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INNOVATION PROPERTIES GROUP

587 Shotwell Street

**High-End Manufacturing
and Office Space**

Sublease Term:
Through Feb 2022
Longer-Term Available Direct

22,039 RSF
Demisable to 3,000 RSF

**Mission District
San Francisco, CA**

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

Chris Baker | Senior Associate
(650) 315-9858 | chriseipgsf.com
BRE 02116566

Charlie Cutler | Vice President
(415) 850-4935 | charlie@ipgsf.com
BRE 02026787





Unique Versatility - Multiple Demisable Sections

Warehouse / Manufacturing space

- Roll-Up Door
- 50% Clear Span Warehouse
- 50% Manufacturing Space
- Heavy Power
- Polished Concrete Floors

40 Person Exposed Brick Creative Office

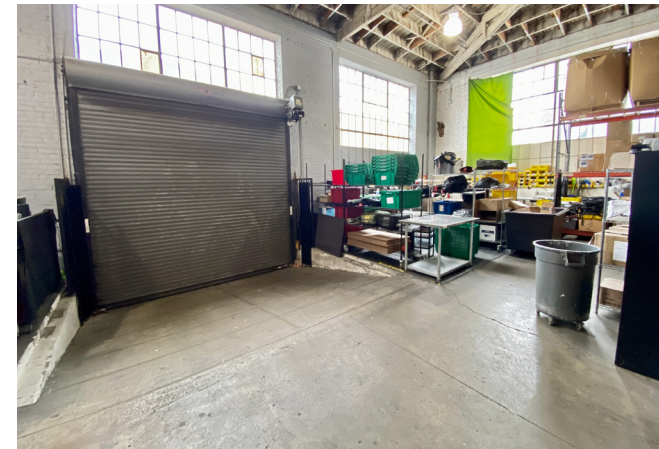
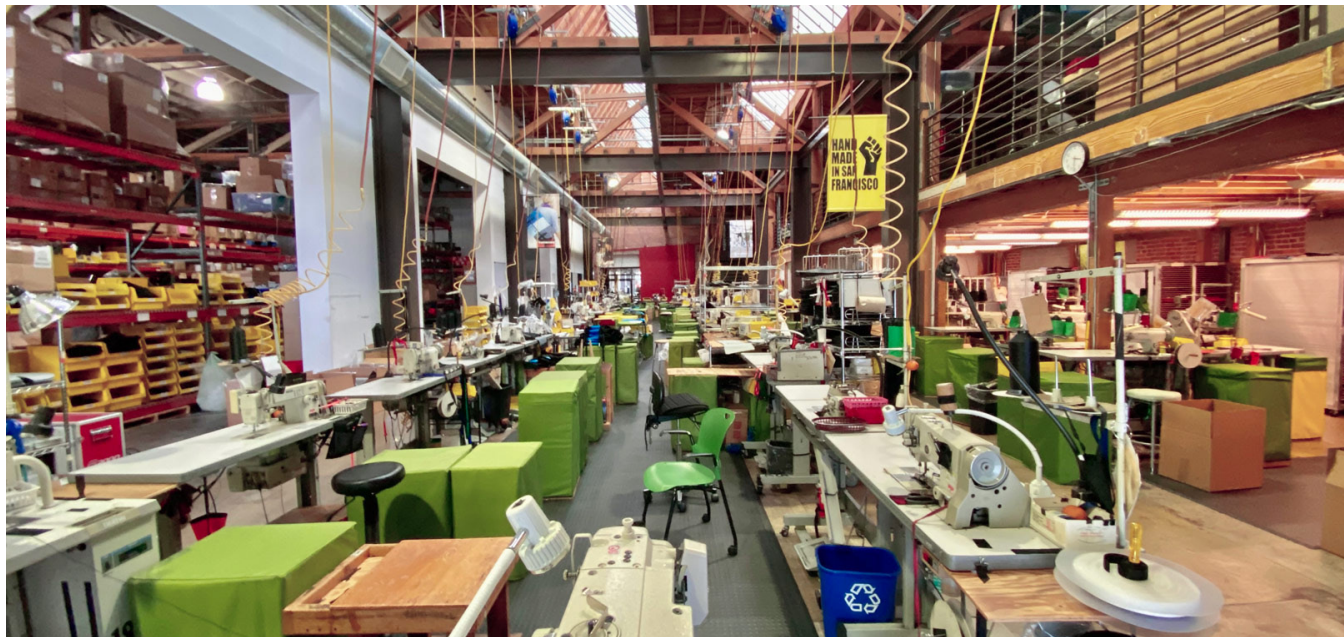
- Full Kitchen: Dishwasher, Stove Top, & Cantina Area
- HVAC Throughout
- High Ceilings 16-20"
- Exposed Original Timbers Throughout
- 2 Conference Rooms

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Building Highlights

- Pin Drop Best Mission Location
- Controlled Environment with Five Entrances
- 5 Restrooms
- Major Signage Potential
- Sunny 180-degree Window Line
- Walkable to Bart and Muni
- Easy Access to Freeways 280/101

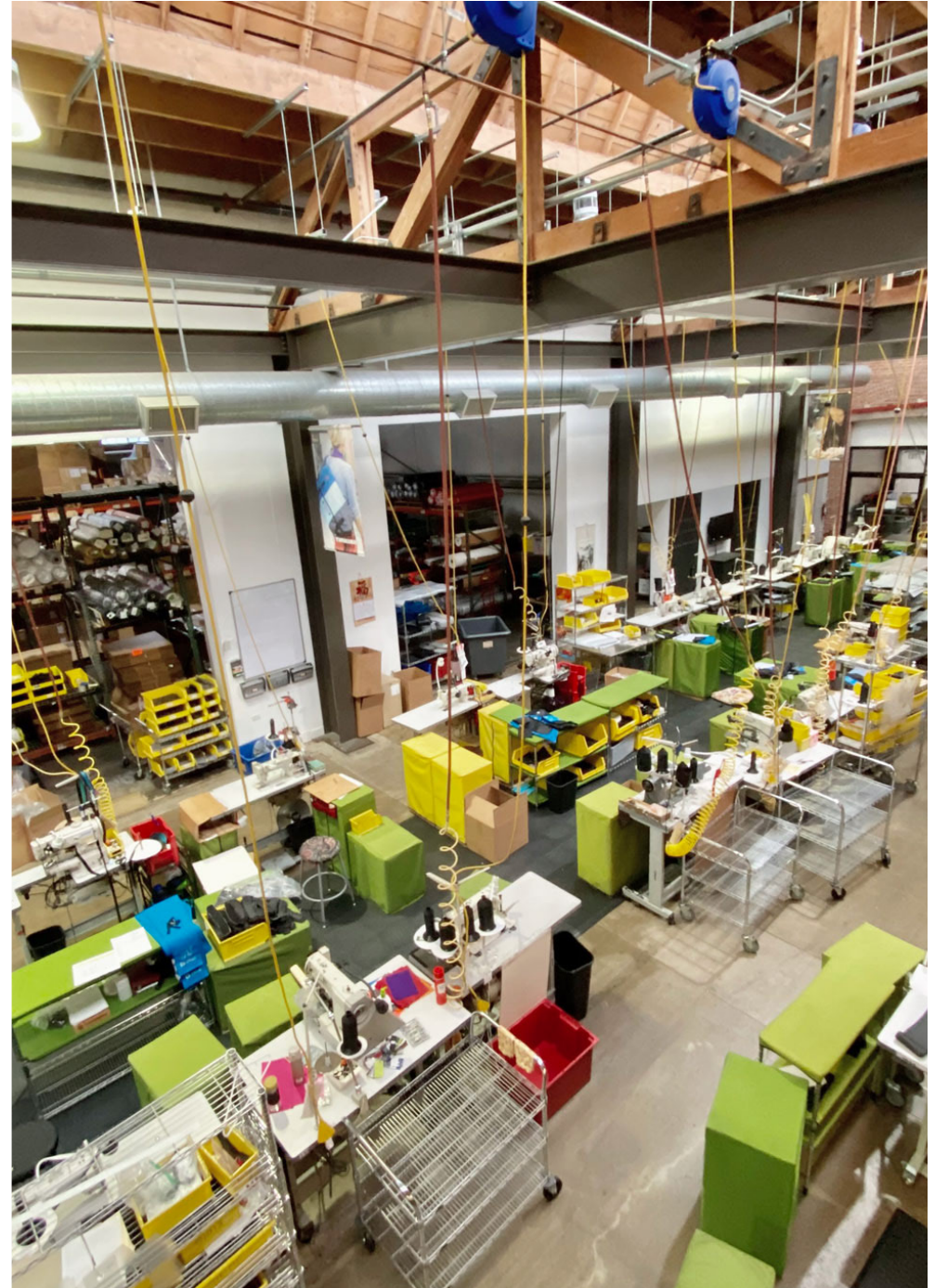
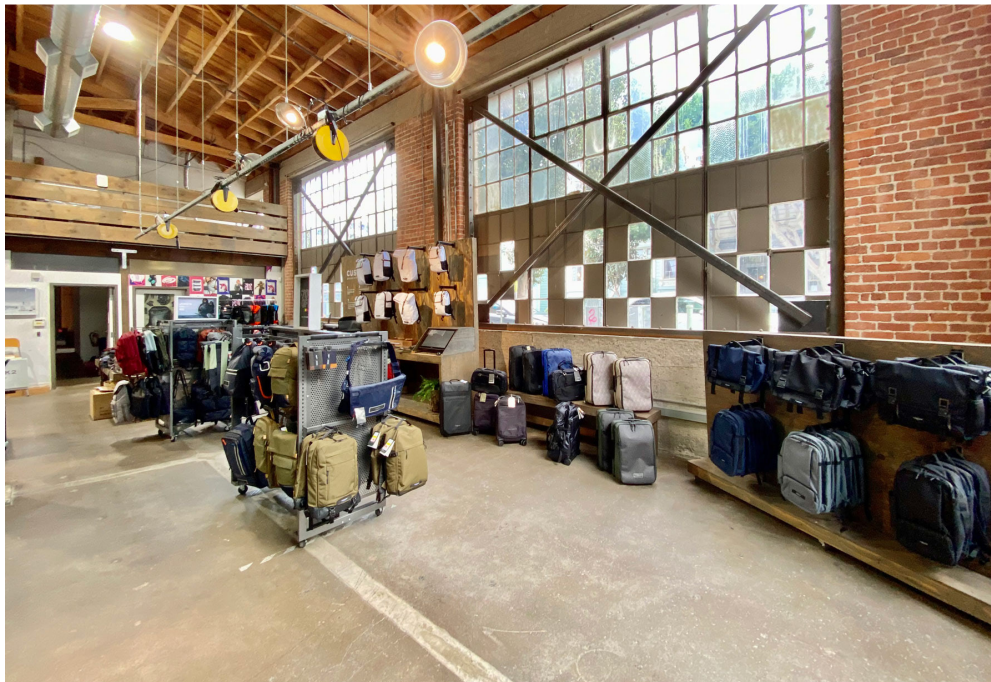
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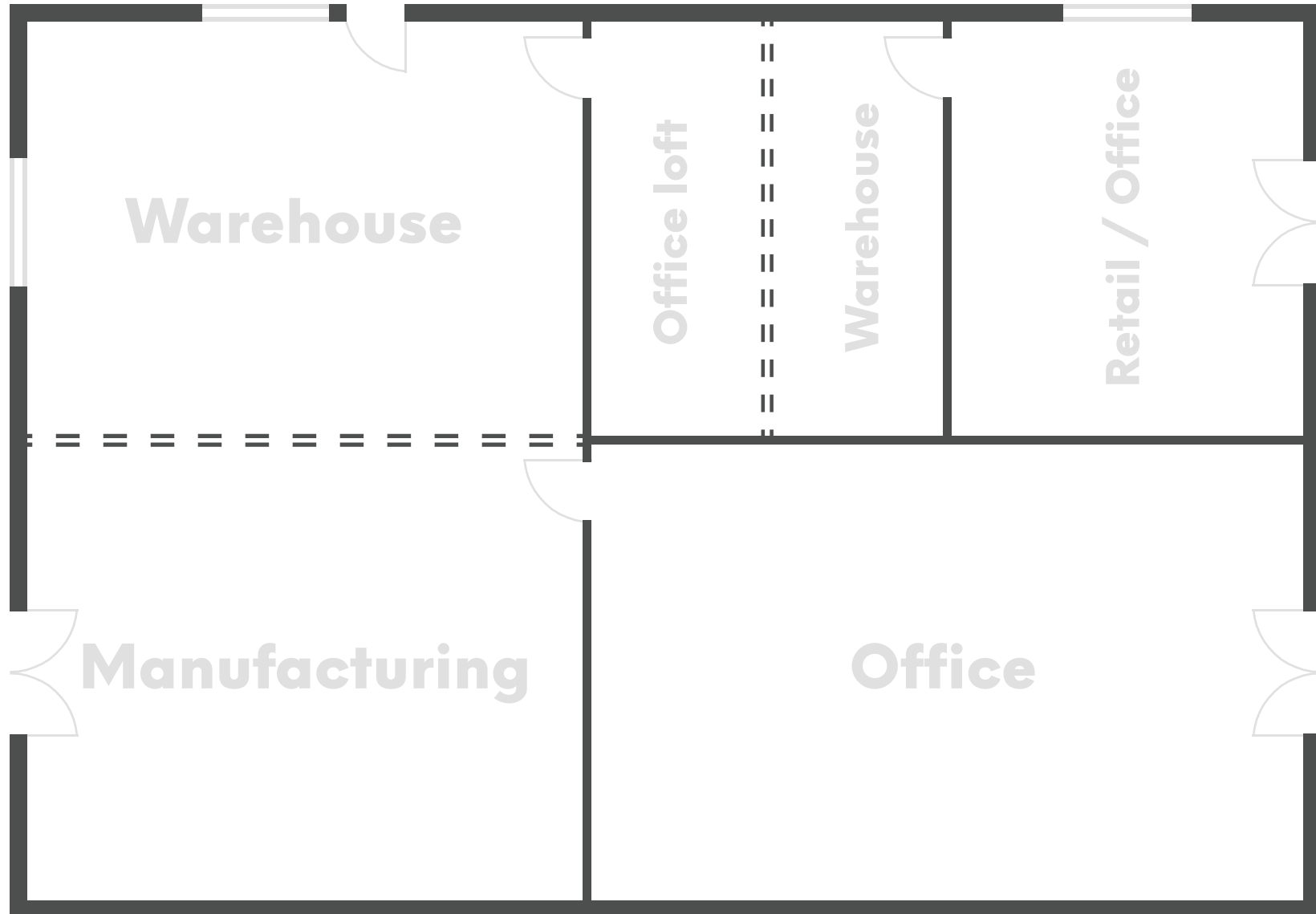
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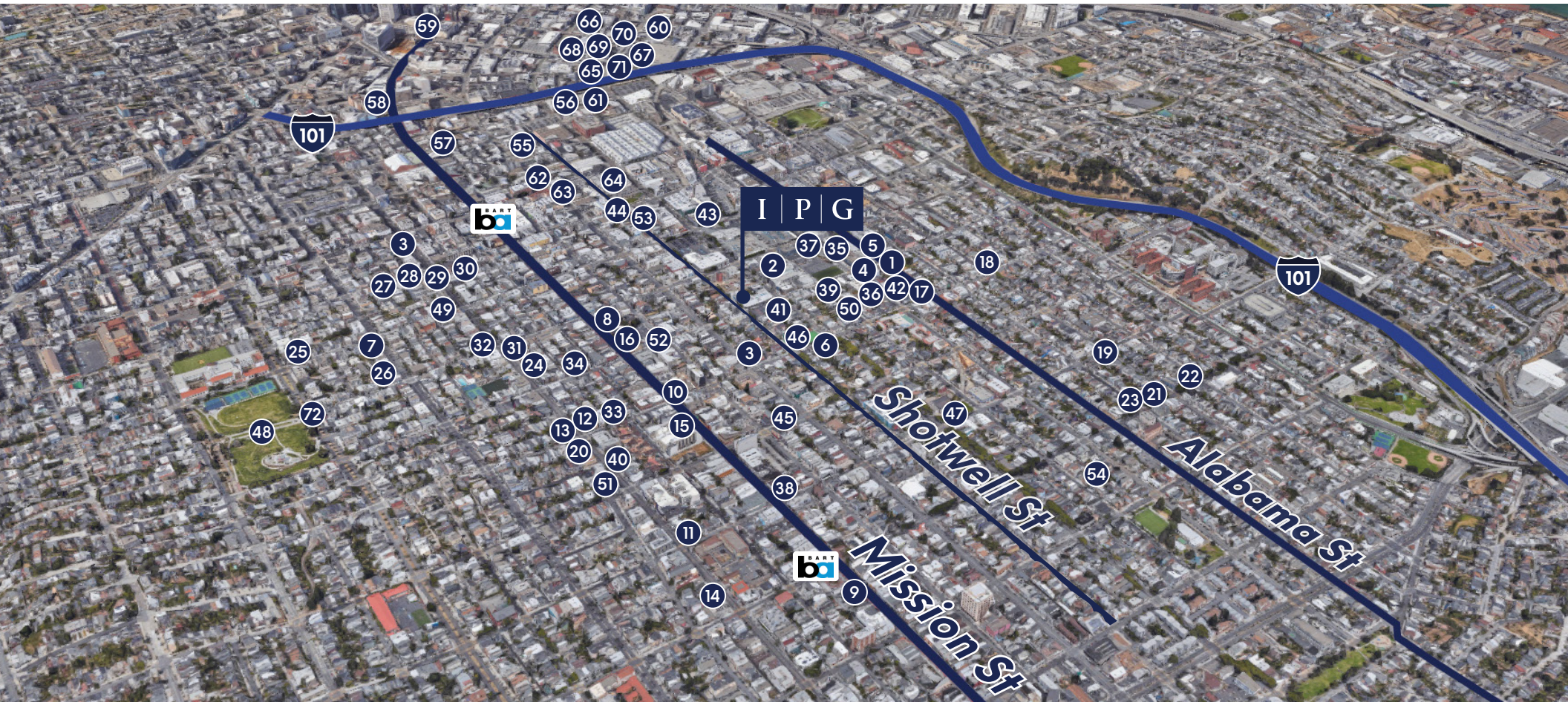
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[-----] Removable partitions



- | | | | | | |
|----------------------------|------------------|------------------------------|-------------------------------|--------------------------|---------------------------|
| 1 Atlas Cafe | 13 Senor Sisig | 25 Bi-rite market | 37 Mission Cliffs | 49 PanIQ Escape Room | 61 Rainbow grocery |
| 2 Southern Pacific Brewery | 14 Barzotto | 26 Tartine Bakery | 38 Max Fitness Crossfit | 50 Mission Arts Center | 62 16th st Bart |
| 3 Limon Rotisserie | 15 Bear Vs. Bull | 27 The Monks Kettle | 39 Movement Lab | 51 The Marsh | 63 Slate |
| 4 Flour + Water | 16 Dr. Teeth | 28 Cream | 40 Burn SF | 52 Alioto Park | 64 Mission Bowling Club |
| 5 True Laurel | 17 Bon Nene | 29 Limon Rottiserie | 41 Moxie: 20th Street | 53 CDC Theatre | 65 DNA lounge |
| 6 Heirloom Cafe | 18 Asiento | 30 Bond Bar | 42 Golden Gate Fencing Center | 54 Balmy Alley | 66 Sextant coffee rosters |
| 7 Tartine | 19 Spice Jar | 31 Boba Guys Mission | 43 Soul Sanctuary | 55 Foodsco | 67 Slims |
| 8 Barrel Proof | 20 Lolo | 32 Project Juice | 44 Mission Bowl | 56 Nihon Whiskey lounge | 68 Audio Nightclub |
| 9 Rosamunde | 21 Zita Wine Bar | 33 Valencia Whole Foods | 45 Urban Putt | 57 The armory Club | 69 Wish |
| 10 Myriad Gastropub | 22 Pop's Bar | 34 Garden Creamery | 46 Jose Coronado Park | 58 Public works Club | 70 V Cafe |
| 11 Beretta | 23 Sake Bomb | 35 Hit Fit SF | 47 Parque Ninos Unidos | 59 Cats head BBQ | 71 Butter |
| 12 Mission Picnic | 24 Amnesia | 36 Mission Recreation Center | 48 Mission Dolores Park | 60 Soma Streat Food Park | 72 Tartine bakery |

Walk to Unlimited Amenities



La Taqueria



Limon Rotisserie



Wise Sons



Flour + Water



Arizmendi Bakery



Dolores Park



Gus's Community Market

587 Shotwell St



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