



**2973**  
**16th Street**

**Full Floor**  
**Creative Office**

Sublease Term  
**Dec 2023**

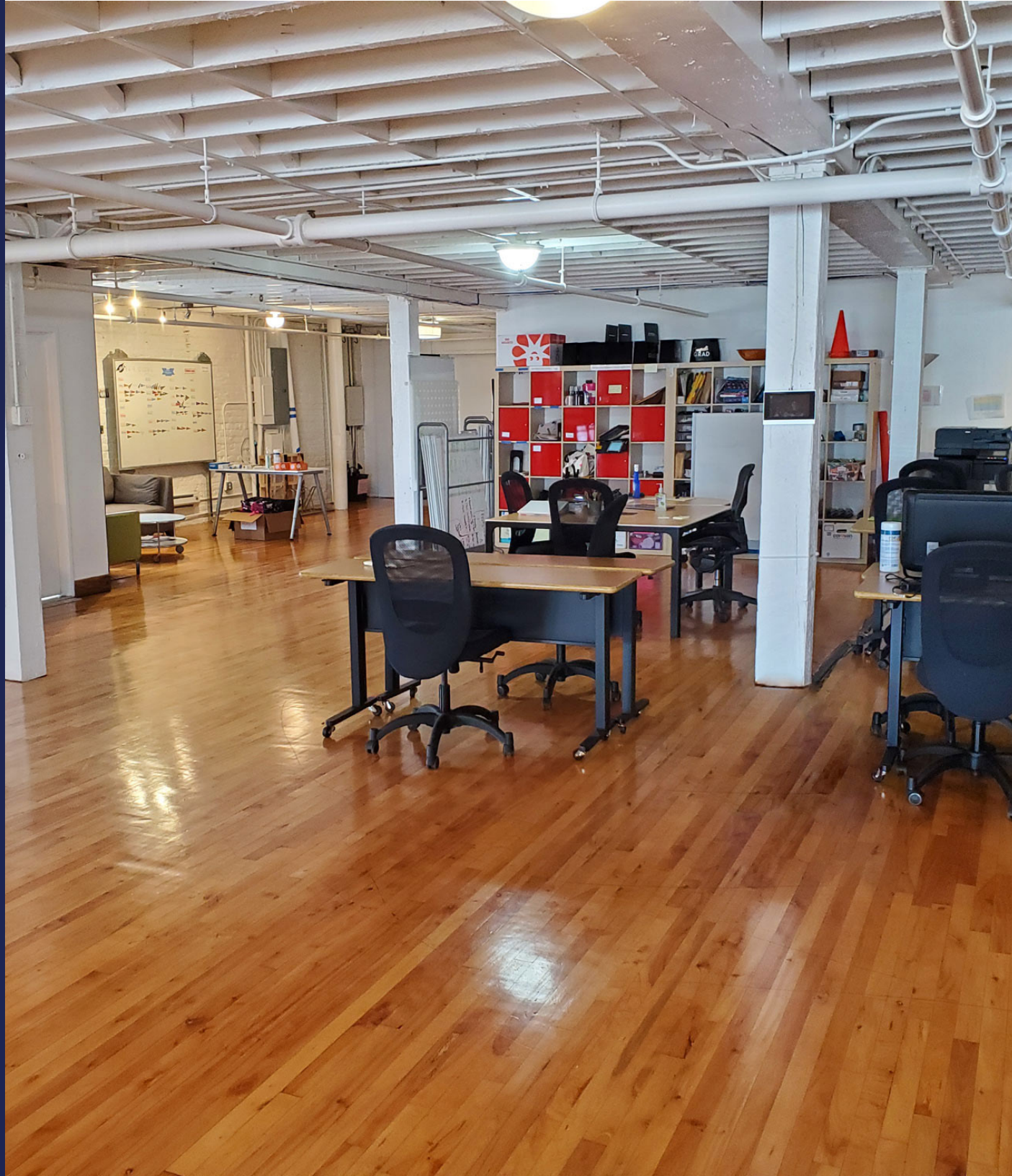
Single Desk  
**3,551 RSF Available**

Mission District  
**San Francisco**

**Innovation Properties Group**  
181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

**Charlie Cutler** | Vice President  
(415) 850-4935 | [charlie@ipgsf.com](mailto:charlie@ipgsf.com)  
BRE 02026787

**Casaldra Andreassen** | Associate  
(631) 478-8343 | [casaldra@ipgsf.com](mailto:casaldra@ipgsf.com)  
BRE 02028086





# Highlight Features

- Open plan creative office
  - Three (3) meeting rooms
  - Multiple lounge/soft seating area's
  - High ceilings
  - Exposed original timbers throughout
  - Available furnished (Plug & Play)
  - Hardwood floors
- 
- Central Mission district location
  - Easy access to freeways
  - Steps to 16th St Bart

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## 2973 16th St



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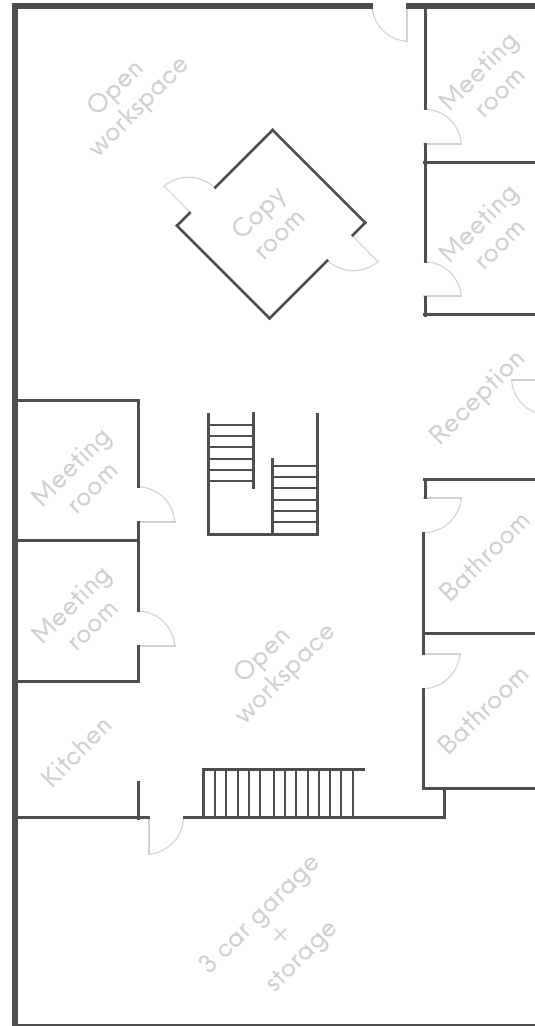
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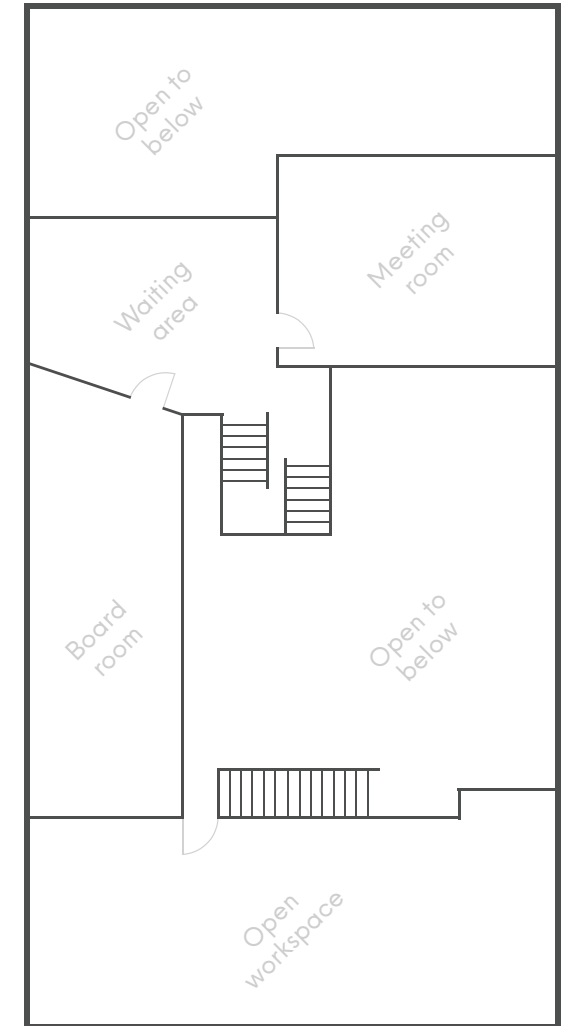
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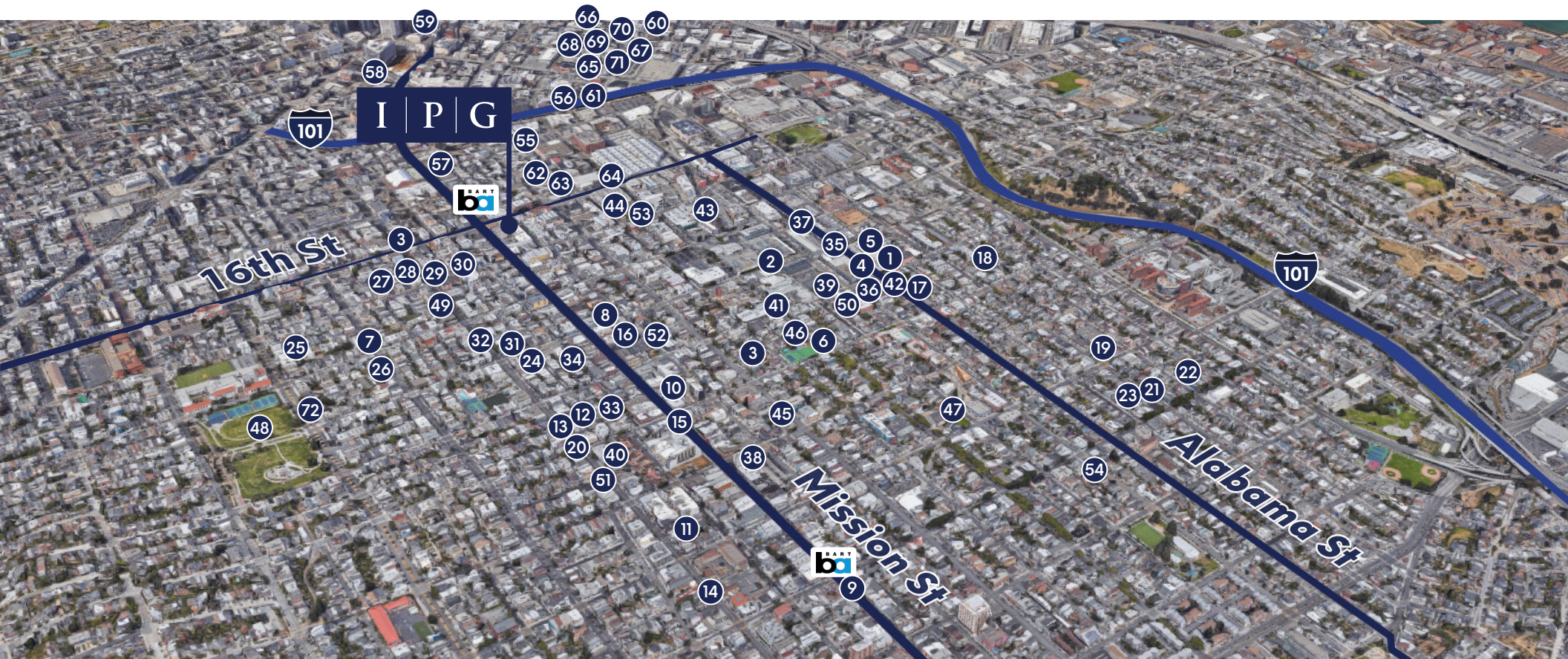
### 1st floor



### 2nd floor







- |                            |                  |                              |                               |                          |                           |
|----------------------------|------------------|------------------------------|-------------------------------|--------------------------|---------------------------|
| 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         |

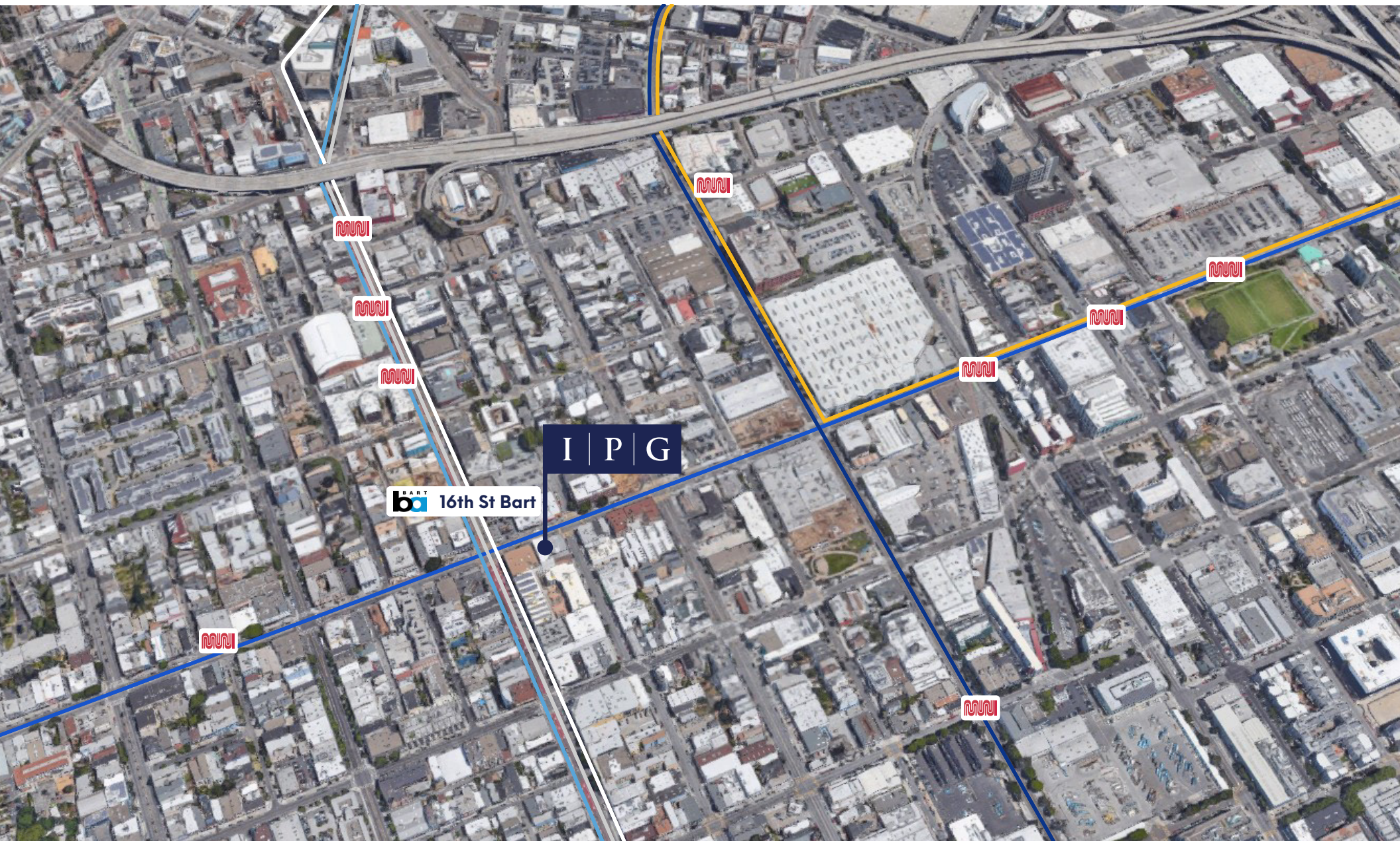




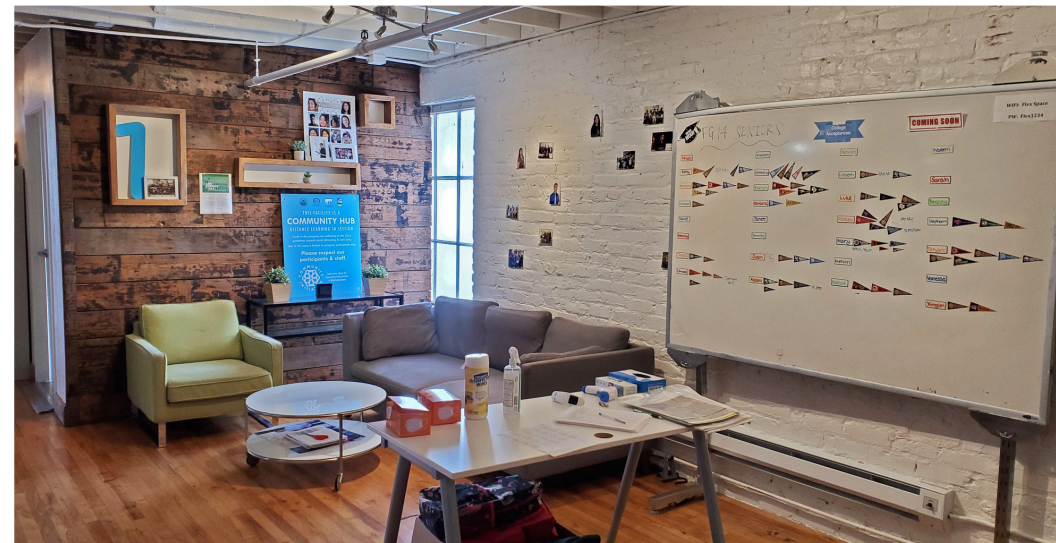
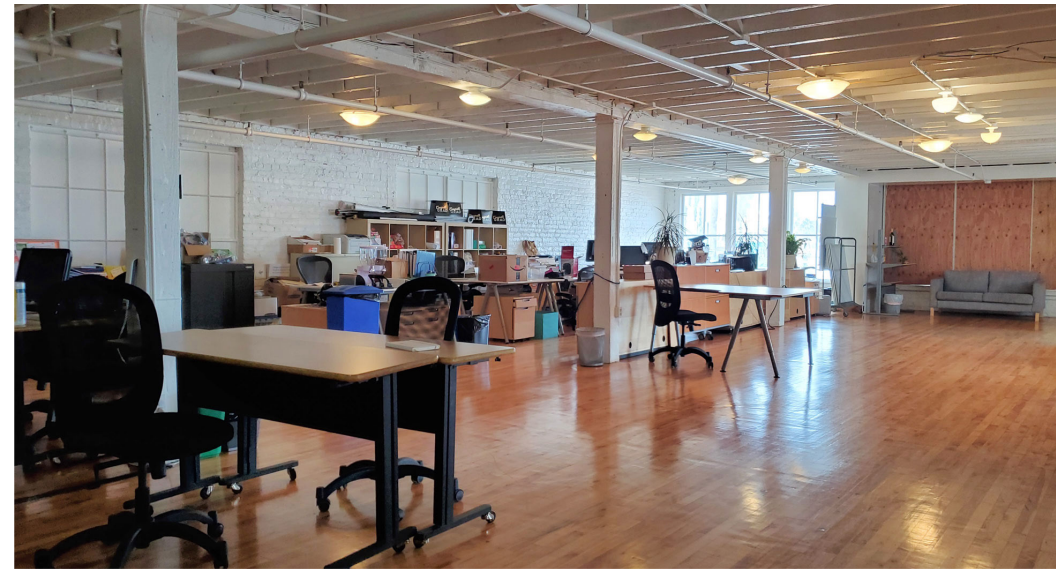
# Walk to Unlimited Amenities











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