

I | P | G

INNOVATION PROPERTIES GROUP

455
10th Street

**Creative Flex
Building in SOMA**

4,080 SQFT available

Through: Dec 2022

San Francisco, **CA**

Innovation Properties Group

181 2nd Street, San Francisco, CA

www.ipgsf.com | CL 02031924

Charlie Cutler | Vice President

(415) 850-4935 | charlie@ipgsf.com

BRE 02026787

Casaldra Andreassen | Associate

(631) 478-8343 | casaldra@ipgsf.com

BRE 02028086



Features

- Full building opportunity
~ can demise (2040sf)
- Brick & Timber creative features
- Open Plan Office w 4 Private Rooms
- Excellent natural light
(skylights throughout)
- Original Hardwood Floors upstairs
- Polished Concrete Floors downstairs
- Roll-Up Door
- Plug & Play
- Walkable to BART, Muni, Caltrain
- Signage Potential
- Easy Access to Freeways 280/101

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Amenities

- | | | | | | |
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| 1 Costco Wholesale | 6 Trader Joe's | 11 Cellarmaker Brewing | 16 Chantal Guillon Patisserie | 21 Best Buy | 26 Tin Vietnamese Cuisine |
| 2 Lone Star Saloon | 7 Potero Center | 12 Square Pie Guys | 17 Driftwood | 22 Dumpling Time | 27 San Francisco City Hall |
| 3 Calofornios | 8 Rainbow Grocery | 13 Sushi Ondo | 18 Zeitgeist | 23 REI | 28 Asian Art Museum |
| 4 Butter | 9 Franklin Square | 14 The Willows | 19 Shizen Vegan Sushi Bar | 24 Turtle Tower | 29 Blue Bottle Coffee |
| 5 District Six | 10 Sightglass Coffee | 15 Joint Venture Kitchen | 20 Standard Deviant Brewing | 25 San Francisco Flower Market | 30 BAIA |