

I | P | G

INNOVATION PROPERTIES GROUP

**3178-80
17th Street**

**Mission District
Full Building**

8,200 SQFT AVAILABLE

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

Chris Baker | Senior Associate
(650) 315-9858 | chris@ipgsf.com
BRE 02116566

Casaldra Andreassen | Associate
(631) 478-8343 | casaldra@ipgsf.com
BRE 02028086

Ivan Smiljanic | Partner
(510) 717-5008 | ivan@ipgsf.com
BRE 01995999





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Space features:

- Full Building Opportunity in the heart of the Mission
- Three floors of polished, turnkey space
- Top two floors - Creative live work office
- Ground floor polished warehouse
- Demisable by floor
- Fully furnished Plug & Play
- Two outdoor decks with downtown views
- In-suite bathrooms
- Steps from BART, walkable to countless amenities

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Ground floor



Penthouse



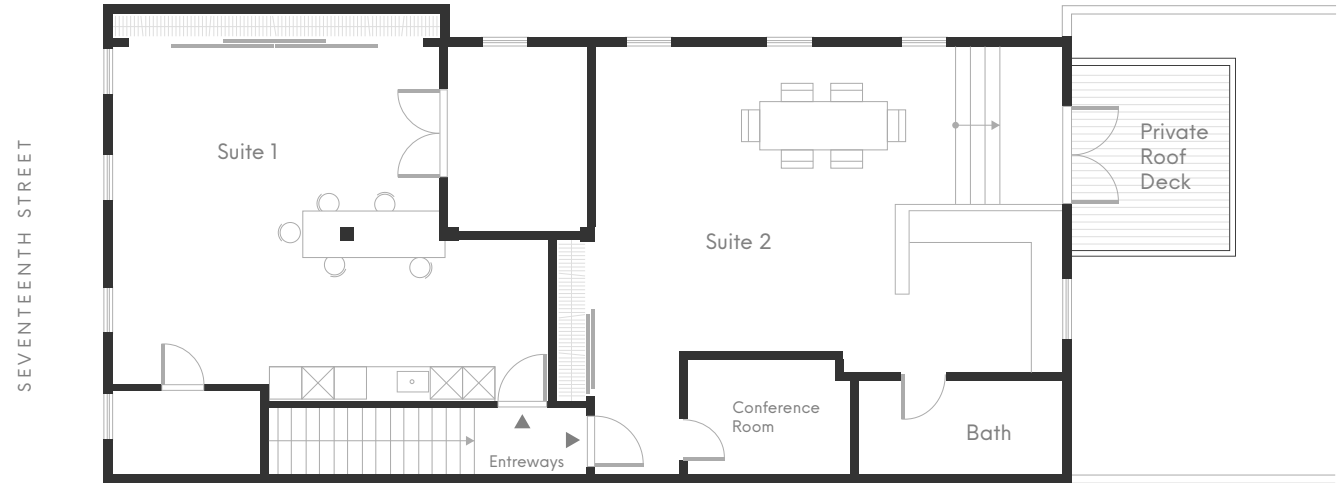
2nd Floor



2nd Floor

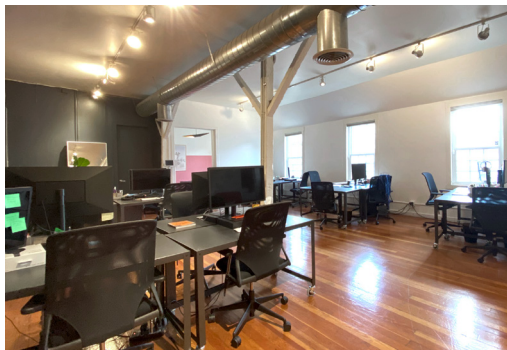
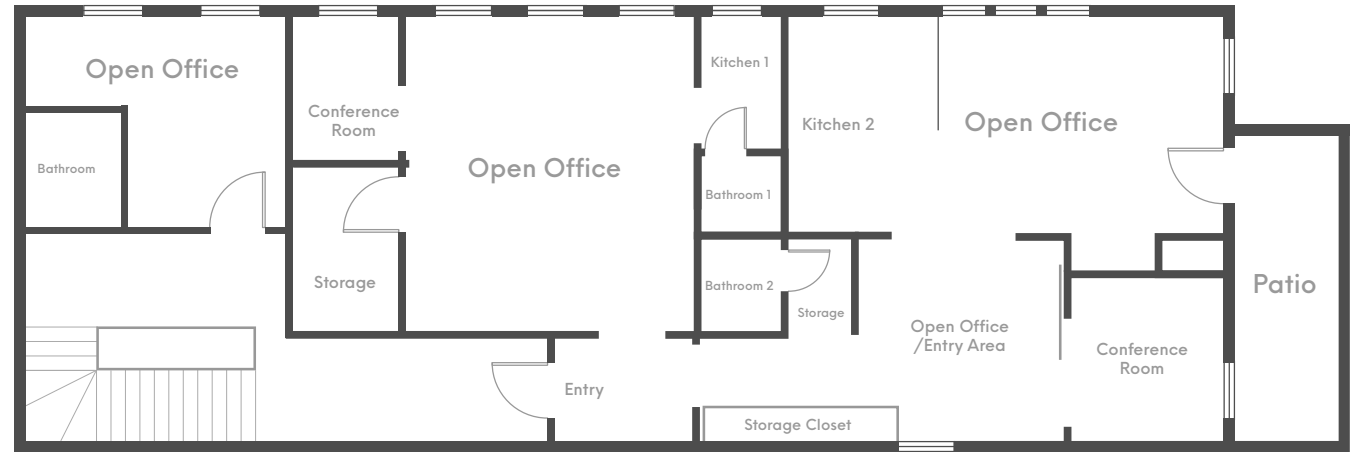
Penthouse Floor

- Private roof deck
- Two meeting rooms
- Two bathrooms (has shower)
- Open workspace ~15 desks
- High end kitchen
- Superb lighting 270 degree windows



2nd Floor

- Private patio deck
- Original hardwood finishes
- Soaring ceilings throughout
- Two meeting rooms
- Open workspace for ~15 desks
- High end kitchen
- Two restrooms (with shower)



Ground Floor

- Polished Flex warehouse
- Rollup door
- Two parking spots
- High end kitchen
- High ceilings
- Two meeting rooms
- Two restrooms (has shower)



3178-80 17th Street Neighborhood



The **Mission District** is one of San Francisco's most dynamic livework neighborhoods. Ground-zero for trendsetting restaurants, cafes, nightlife, tech and yet one of the city's oldest icons. Founded in 1776 as a Spanish Mission, the neighborhood boasts a uniquely San Francisco melting pot of contagious, ahead of it's time spirit.

Restaurants & Bars

- | | | |
|----------------------------|---------------------|------------------|
| 1 Atlas Cafe | 10 Myriad Gastropub | 19 Spice Jar |
| 2 Southern Pacific Brewery | 11 Beretta | 20 Lolo |
| 3 Limon Rotisserie | 12 Mission Picnic | 21 Zita Wine Bar |
| 4 Flour + Water | 13 Senor Sisig | 22 Pop's Bar |
| 5 True Laurel | 14 Barzotto | 23 Sake Bomb |
| 6 Heirloom Cafe | 15 Bear Vs. Bull | 24 Amnesia |
| 7 Tartine | 16 Dr. Teeth | |
| 8 Barrel Proof | 17 Bon Nene | |
| 9 Rosamunde | 18 Asiento | |

Fitness Center

- 1 Hit Fit SF
- 2 Mission Recreation Center
- 3 Mission Cliffs
- 4 Max Fitness Crossfit
- 5 Movement Lab
- 6 Burn SF
- 7 Moxie: 20th Street
- 8 Golden Gate Fencing Center
- 9 Soul Sanctuary

Parks & Attractions

- | | |
|------------------------|----------------|
| 1 Mission Bowl | 10 CDC Theatre |
| 2 Urban Putt | 11 Balmy Alley |
| 3 Jose Coronado Park | |
| 4 Parque Ninos Unidos | |
| 5 Mission Dolores Park | |
| 6 PanIQ Escape Room | |
| 7 Mission Arts Center | |
| 8 The Marsh | |
| 9 Alioto Park | |