



INNOVATION PROPERTIES GROUP

# 42 Dore Street

Creative Flex  
Building in SOMA

3,700 SQFT

Through: November 2023

**Available ASAP**

**San Francisco, CA**

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

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## Space Features

- Fully updated in 2013
- Separate entry
- One (1) roll up door
- Alarm System
- Interior and Exterior Security Cameras
- Open Space Work Area
- 4 Meeting rooms
- Full Kitchen with high-end finishes
- Build Out Dining / Break Area
- Two ADA compliant bathrooms
- Acid Wash Polished Concrete Flooring
- Exposed Beams
- Server Room
- Storage Room











-  7 min walk to BART 9th @ Market
-  18 min walk to BART 16th St Mission
-  23 min walk to BART Powell Street

## Amenities

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





**Lone Star Saloon**



**Sightglass Coffee**



**Square Pie Guys**



**The Willows**



**Zeitgeist**



**Dumpling Time**





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## For leasing information

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