

I | P | G

INNOVATION PROPERTIES GROUP

599 Valencia Street

Iconic Mission
Building – Top Floor

5,000 SF
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 | Tenant Advisor

(650) 315-9858 | chris@ipgsf.com
BRE 02116566





INNOVATION PROPERTIES GROUP

599 Valencia St

- Pin drop best Mission location
- Top floor with high ceilings
- Excellent natural light throughout
- Open plan suitable for many uses
- Cost-effective: Sub \$2/sf pricing
- Ample outdoor dining on block
- Same-day tours available

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Restaurants & Bars

- | | | | |
|----------------------------|---------------------|---------------------|-------------------------|
| 1 Atlas Cafe | 10 Myriad Gastropub | 19 Spice Jar | 28 Cream |
| 2 Southern Pacific Brewery | 11 Beretta | 20 Lolo | 29 Limon Rottiserie |
| 3 Limon Rotisserie | 12 Mission Picnic | 21 Zita Wine Bar | 30 Bond Bar |
| 4 Flour + Water | 13 Senor Sisig | 22 Pop's Bar | 31 Boba Guys Mission |
| 5 True Laurel | 14 Barzotto | 23 Sake Bomb | 32 Project Juice |
| 6 Heirloom Cafe | 15 Bear Vs. Bull | 24 Amnesia | 33 Valencia Whole Foods |
| 7 Tartine | 16 Dr. Teeth | 25 Bi-rite market | 34 Garden Creamery |
| 8 Barrel Proof | 17 Bon Nene | 26 Tartine Bakery | |
| 9 Rosamunde | 18 Asiento | 27 The Monks Kettle | |

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 | |