

276 Shipley Street

Term Thru May 2024

2,437 RSF

Flex-Lab Standalone Building

Lab Space with Heavy Power

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INNOVATION
PROPERTIES
GROUP

Property Highlights:

- Boutique flex/lab building
- Heavy power 3 phase 400 amps
- Separated lab space/shop space
- Double door access for easy loading
- Ideal for hardware or lab users
- 4 private rooms
- 100% Plug and Play (fully furnished)
- Excellent natural light throughout
- Full HVAC
- 1 reserved parking spot

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Best West Soma Location:

- ③ Michelin Star Restaurant Californios Next Door
- ⑤ Soma Streetfood park

Nightlife options

- ③① Audio ③③ Butter
- ③② Bergerac

1 Block to

- ① Costco ③④ Target

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

Californios



Audio SF



Bergerac



West Soma



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Soma - San Francisco

For leasing information

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