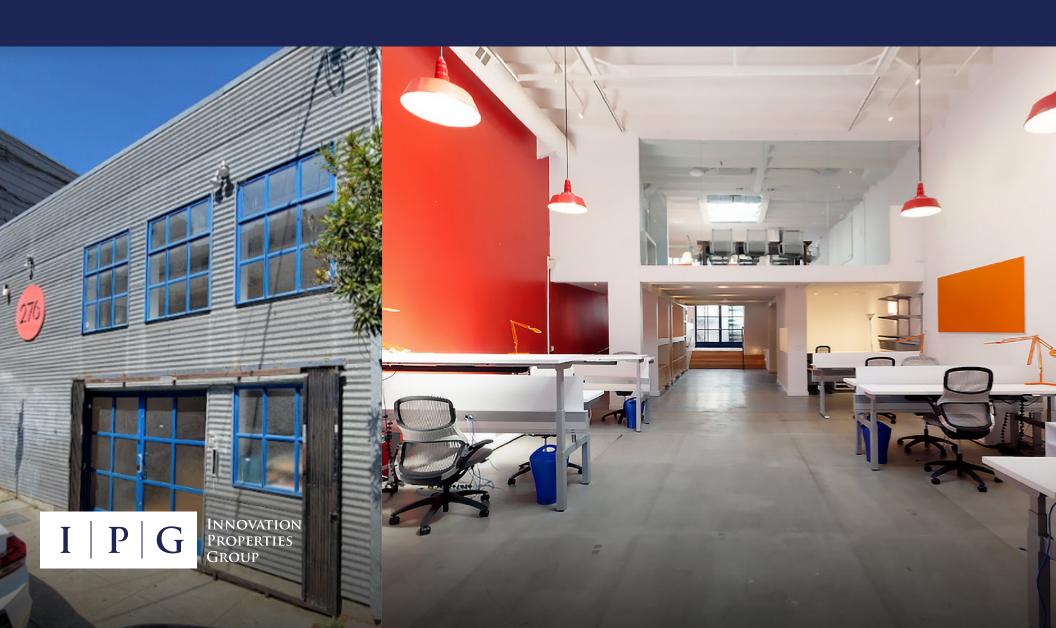
Flex-Lab Standalone Building

Lab Space with Heavy Power

ipgsf.com



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

Charlie Cutler | Senior Vice President (415) 850-4935 | <u>charlie@ipgsf.com</u> BRE 02026787

Johan Quie | Vice President (415) 349-7738 | <u>Johan@ipgsf.com</u> BRE 01948103

William Castleberry | Associate (650) 678-9371 | <u>castleberry@ipgsf.com</u> BRE 02203255



















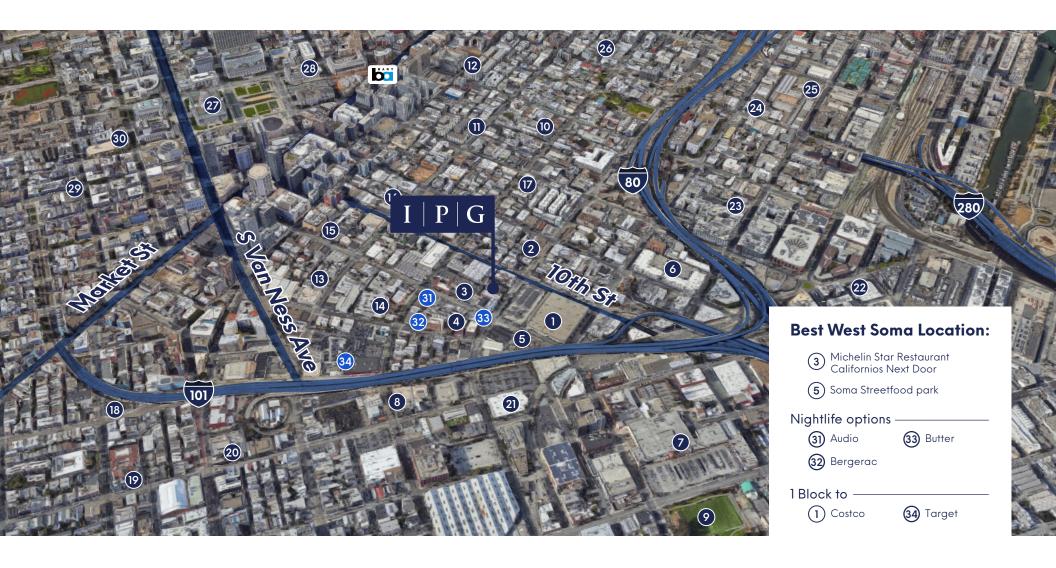






276 Shipley St

Location



- Costco Wholesale
- 2 Lone Star Saloon
- 3 Calofornios
- 4 Butter
- 5 District Six

- 6 Trader Joe's
- 7 Potero Center
- 8 Rainbow Grocery
- Franklin Square
- 10 Sightglass Coffee
- Cellarmaker Brewing
- 12 Square Pie Guys
- 13 Sushi Ondo
- 14 The Willows
- Joint Venture Kitchen
- (6) Chantal Guillon Patisserie
- 17 Driftwood
- 18 Zeitgeist
- 19 Shizen Vegan Sushi Bar
- 20 Standard Deviant Brewing
- 21 Best Buy
- 22 Dumpling Time
- 23 REI
- 24 Turtle Tower
- 25 San Francisco Flower Market
- 26 Tin Vietnamese Cuisine
- 27 San Francisco City Hall
- 28 Asian Art Museum
- 29 Blue Bottle Coffee
- 30 BAIA



276 Shipley St

Amenities











This document has been prepared by IPG for advertising and general information only. IPG makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. IPG excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of IPG and/or its licensor(s). ©2023. All rights reserved.