



Full Floor Creative HQ

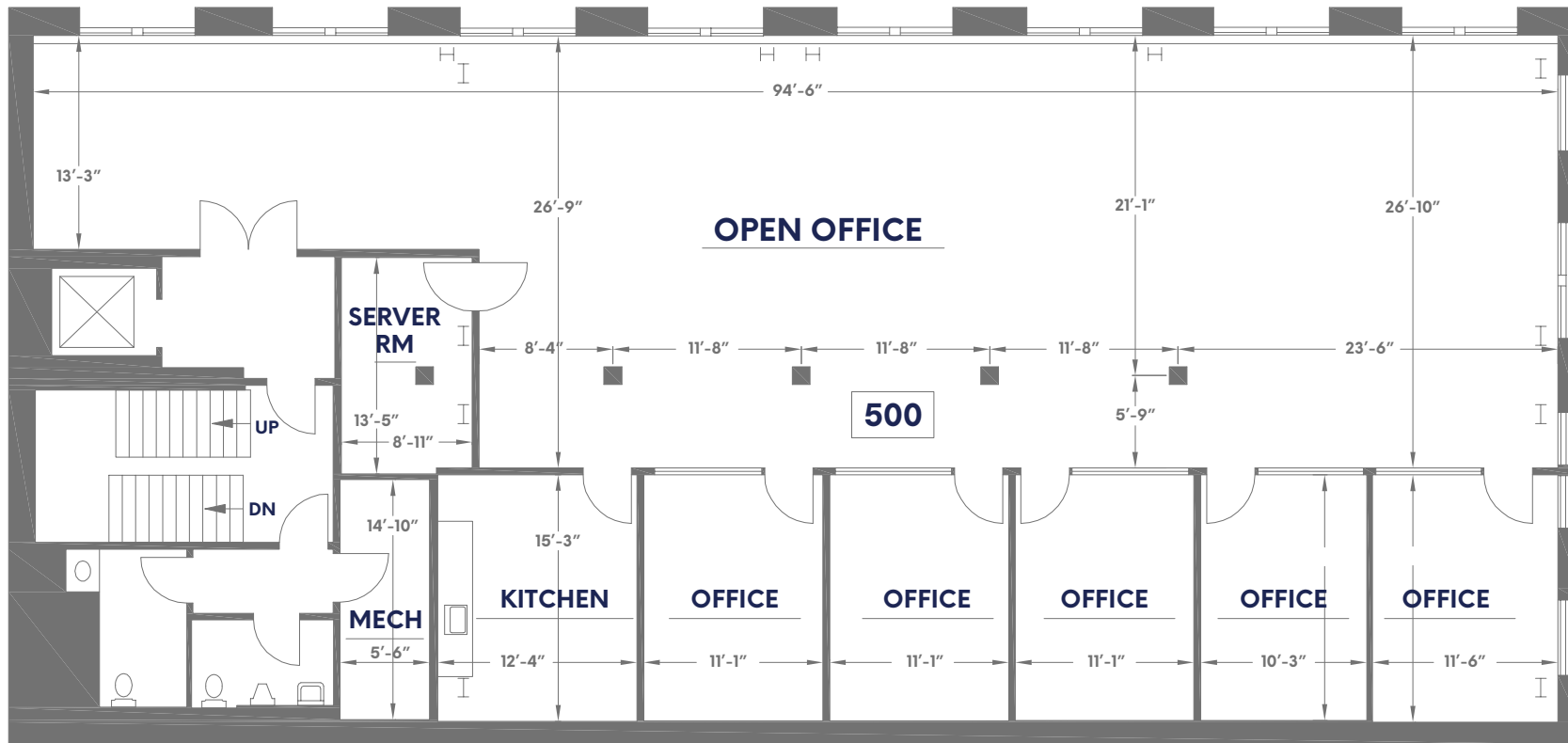
EXPOSED BRICK PLUG & PLAY

4441 SF Full Floor or Shared Sublease

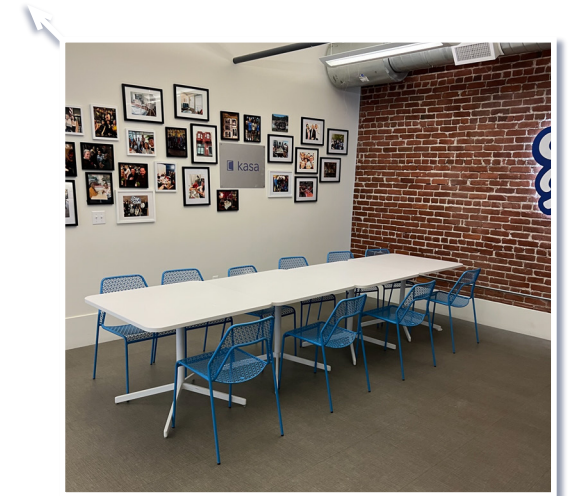
Property Highlights:

- Full floor with direct elevator exposure
- Superb lighting throughout
- Unlimited food/drink options close by
- Full HVAC (AC & Heat)
- Plug & Play
- Furniture, internet, and phone booths provided
- High-ceiling creative aesthetic
- Exceptional downtown views
- Onsite storage
- Bike parking





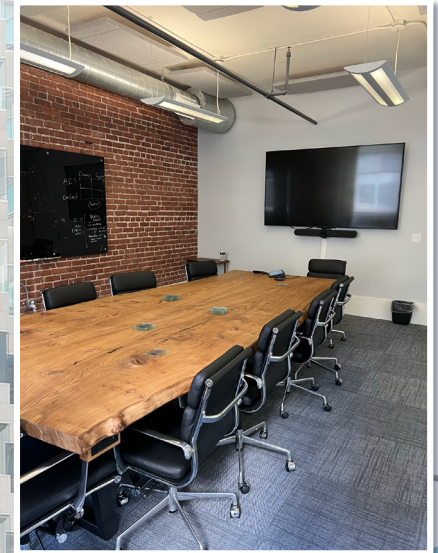
SCALE: 1/16" = 1'-0"





INNOVATION
PROPERTIES
GROUP

221 **Pine St.**
San Francisco



For leasing information

Charlie Cutler | Senior Vice President
(415) 850-4935 | charlie@ipgsf.com
BRE : 02026787

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

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

ipgsf.com

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, condition 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.