

# 340 Bryant St.

Rincon Hill | San Francisco, CA

I | P | G

Flux

1,000 RSF - 10,000 RSF

Turnkey R&D Center

Sublease Available

Flux AI Tech Hub

Unique R&D building, Oversized windows, Large roof deck, Heavy power

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

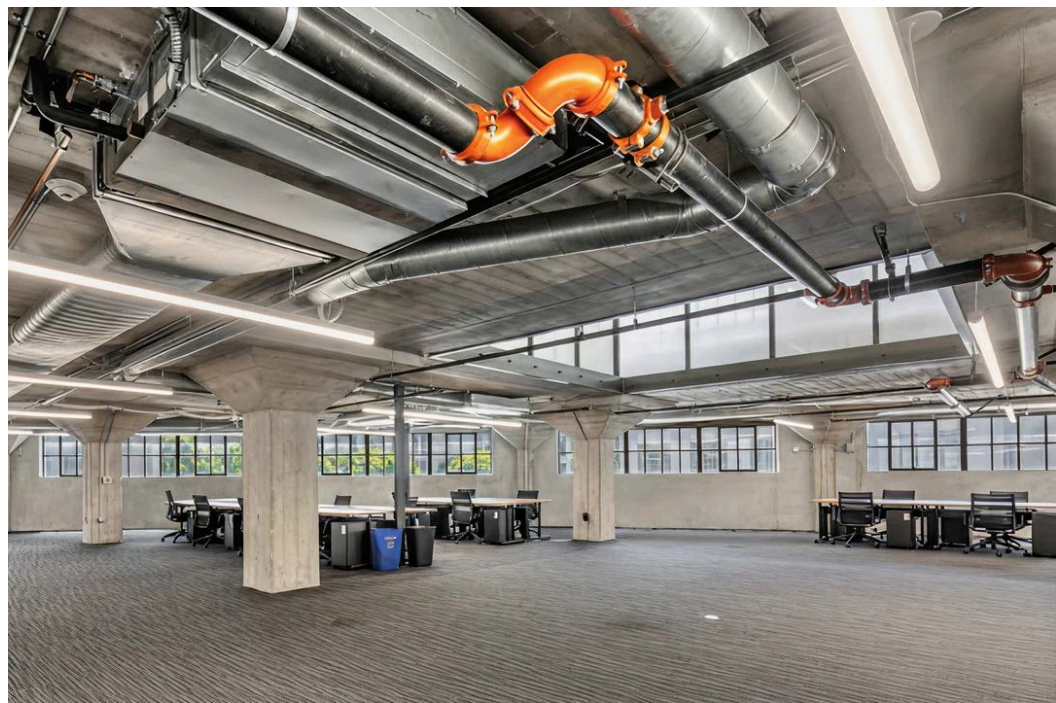
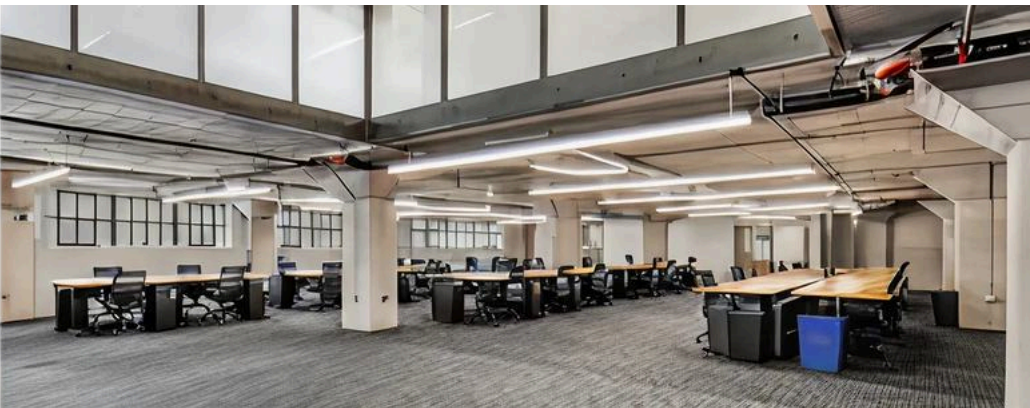
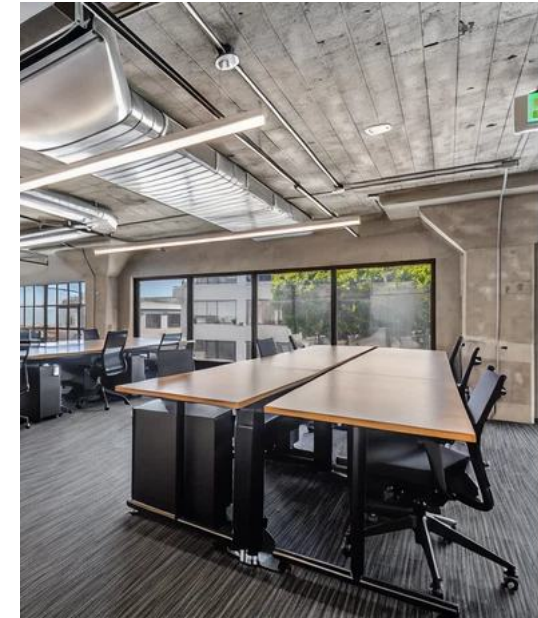
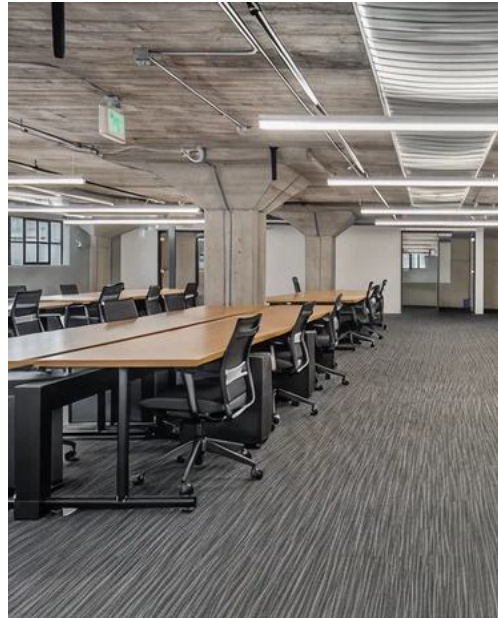
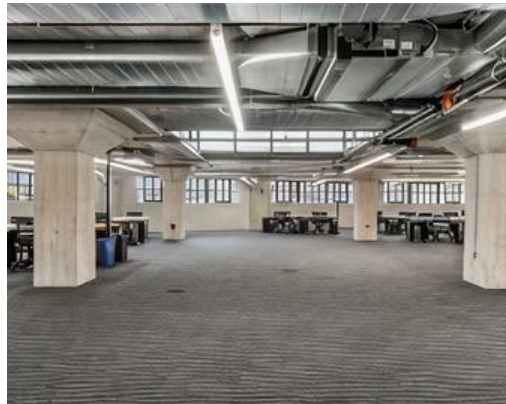
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DRE 01995999

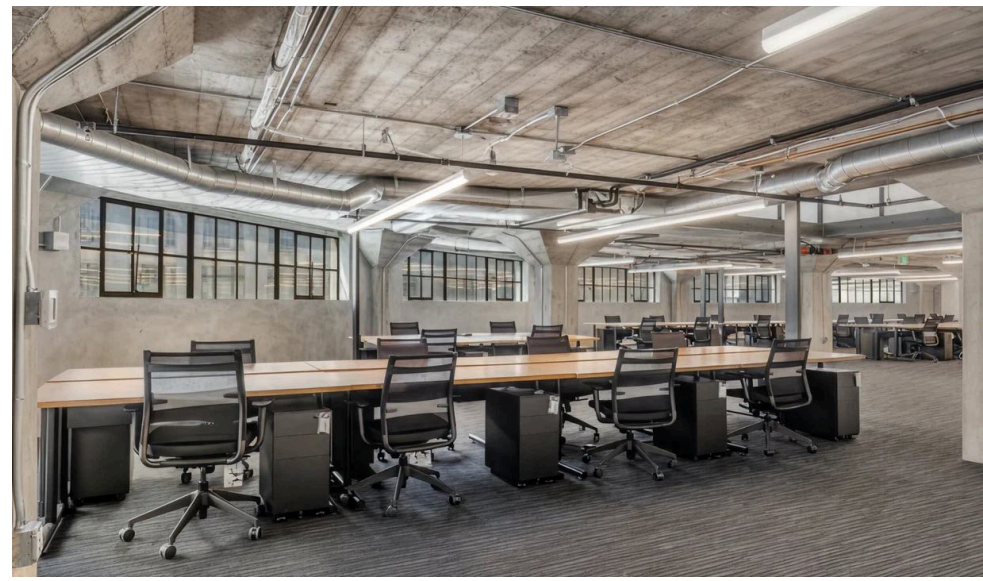
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## Space Features

- Subtenants can easily go from idea to prototype using Flux's AI-driven hardware design technology
- Turnkey R&D Office and Lab
- Space Available From 1,000 - 10,000 RSF
- Abundant Natural Light with Oversized Windows Throughout
- Roof Deck with Panoramic Bay Views
- Modern Polished concrete, steel beams and high ceilings





### Floor Plan

- 17,490 SF
- Six Conference Rooms / Offices
- Kitchen Area
- Room for 150 Desks

- Seating Areas: 4-35 people
- Shared Amenities
- Manufacturing Lab

# Flux: AI-Powered PCB Design

| A browser-based platform for designing professional, multi-layer PCBs.

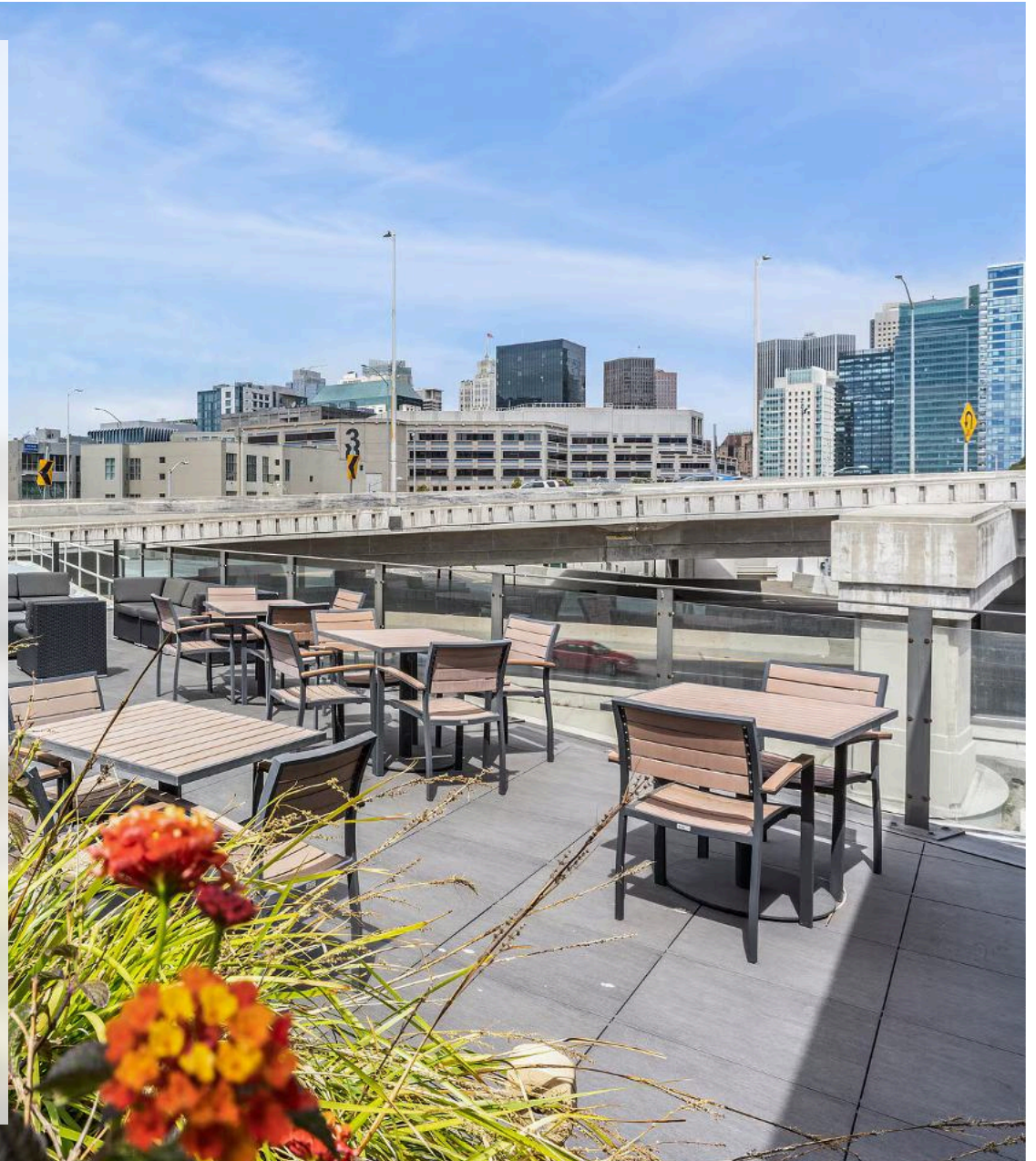
- **Hardware AI Copilot:** Automates parts research, schematic generation, and layout routing.
- **Fosters Collaboration:** Features real-time, team-based co-design with cloud version control.
- **Streamlines Manufacturing:** Links to live supply chain data and exports production-ready files.
- **Market Adoption:** Used by over 1 million hardware engineers in IoT, robotics, and tech.

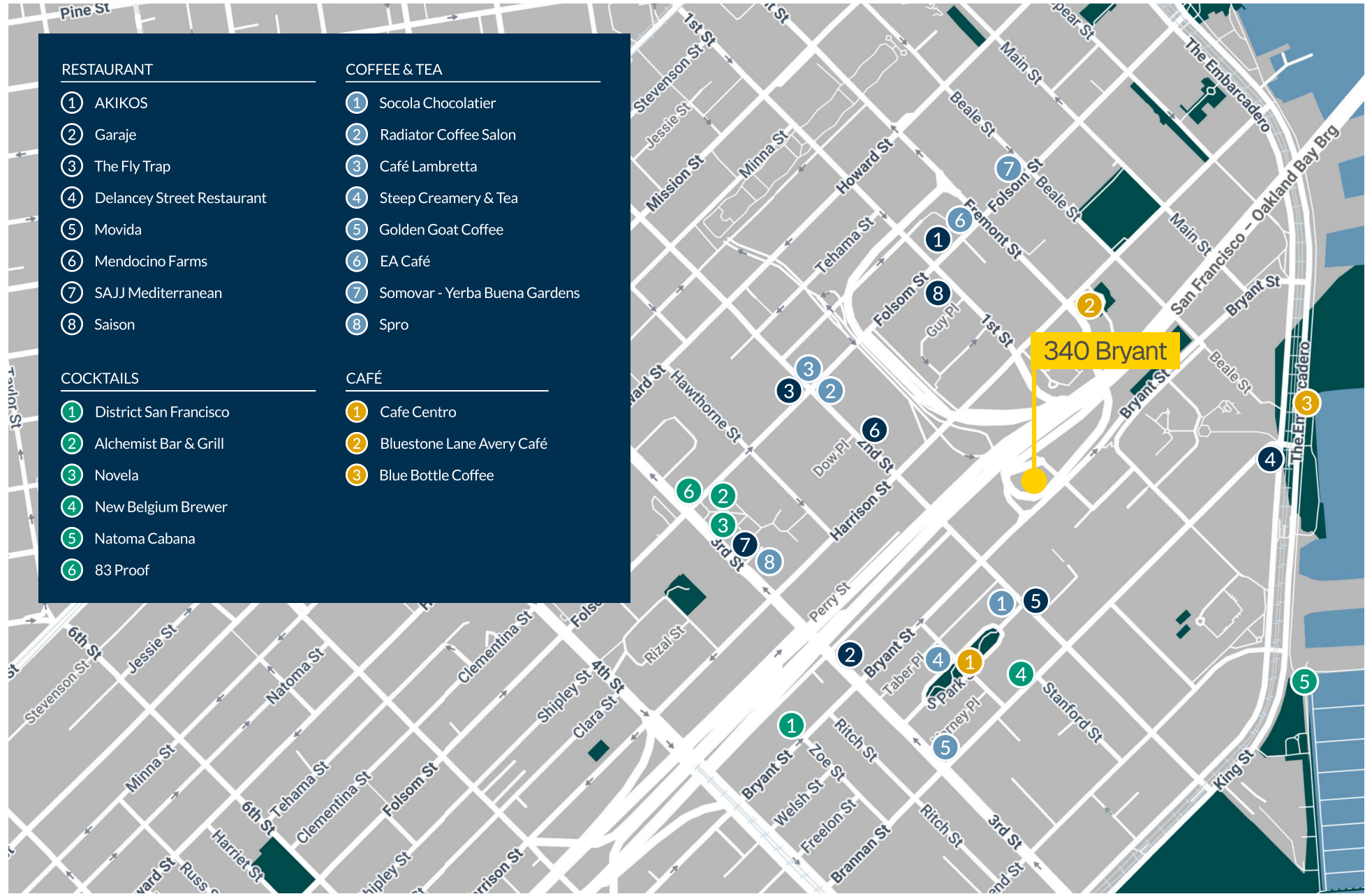


Flux

## Location Highlights

- Located in the Tech Hub of SOMA
- South Park: A quiet, historic green space two blocks away. Great food and craft coffee.
- The Giant's Stadium: Oracle Park is a short 10-minute walk.
- Commuter Hub: Minutes to Caltrain and the Bay Bridge.
- Plentiful Street Parking
- Operable windows and full HVAC
- Showers and Bike Storage
- Passenger elevator and Freight Elevator





- RESTAURANT**
  - 1 AKIKOS
  - 2 Garaje
  - 3 The Fly Trap
  - 4 Delancey Street Restaurant
  - 5 Movida
  - 6 Mendocino Farms
  - 7 SAJJ Mediterranean
  - 8 Saison
- COFFEE & TEA**
  - 1 Socola Chocolatier
  - 2 Radiator Coffee Salon
  - 3 Café Lambretta
  - 4 Steep Creamery & Tea
  - 5 Golden Goat Coffee
  - 6 EA Café
  - 7 Somovar - Yerba Buena Gardens
  - 8 Spro
- COCKTAILS**
  - 1 District San Francisco
  - 2 Alchemist Bar & Grill
  - 3 Novela
  - 4 New Belgium Brewer
  - 5 Natoma Cabana
  - 6 83 Proof
- CAFÉ**
  - 1 Cafe Centro
  - 2 Bluestone Lane Avery Café
  - 3 Blue Bottle Coffee

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## For leasing information

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