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INNOVATION  
PROPERTIES  
GROUP

1025 **Howard St**  
San Francisco

**CITY OF REFUGE**  
UNITED CHURCH OF CHRIST

# Start-Up HQ

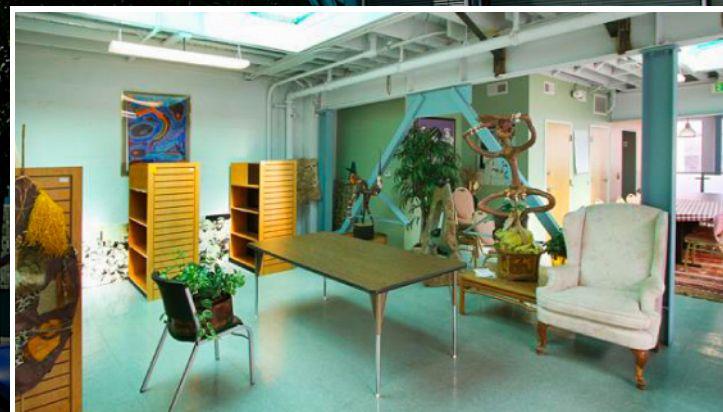
Creative Flex Office in Heart of SOMA

23,862 SF

Divisible to 4,500 or 23,862

ADA Compliant Open Concept,  
Exposed Wood Beam Ceilings and Mezzanine

[ipgsf.com](http://ipgsf.com)





# Space Features:

- 22ft high wooden beam ceilings
- 2 ADA restrooms
- Conference room
- Elevator to mezzanine level
- Seismic Upgrade
- Easy access to public transportation & freeway











- |                            |                                  |                  |                      |                     |
|----------------------------|----------------------------------|------------------|----------------------|---------------------|
| 1 Trader Joe's             | 7 Basil Canteen                  | 13 Okane         | 19 Sightglass Coffee | 25 Best Buy         |
| 2 Peet's Coffee            | 8 DNA Pizza                      | 14 AK Subs       | 20 Lone Star Saloon  | 26 HK Lounge Bistro |
| 3 L'acajou Bakery and Cafe | 9 SoMa StrEat Food Park          | 15 REI           | 21 Deli Board        | 27 Foods Co.        |
| 4 Costco Wholesale         | 10 The Grove - Design District   | 16 Bellota       | 22 City Beer Store   | 28 Starbucks        |
| 5 Cups and Cakes Bakery    | 11 Mars Bar & Restaurant         | 17 Basil         | 23 Bar Agricole      | 29 Rainbow Grocery  |
| 6 Sextant Coffee Roasters  | 12 Sports Basement Bryant Street | 18 Azúcar Lounge | 24 The Willows       | 30 Skool            |





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## For leasing information

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