



INNOVATION  
PROPERTIES  
GROUP

1235 Connecticut St.

San Francisco, CA

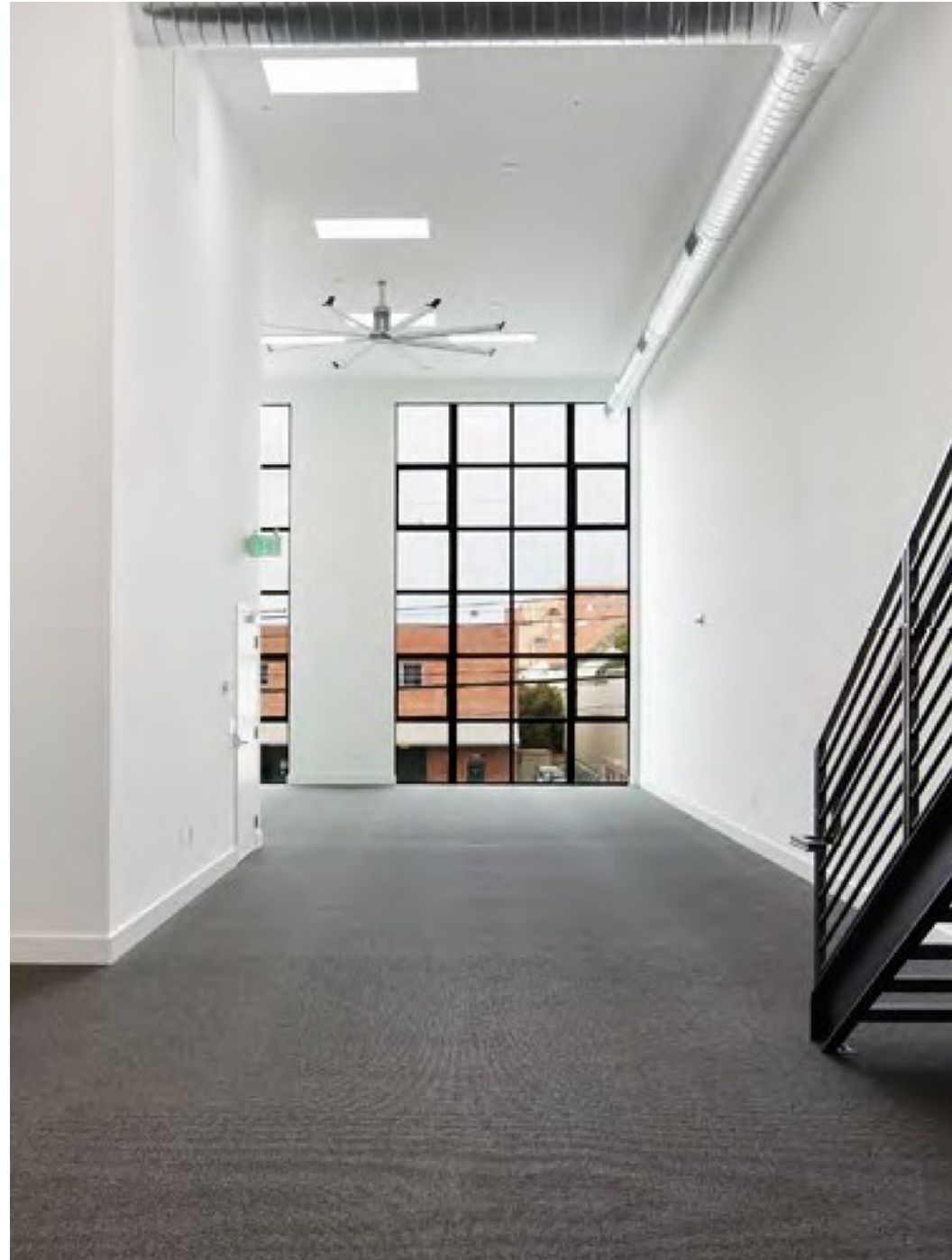
# Potrero Hill Creative Office & Warehouse

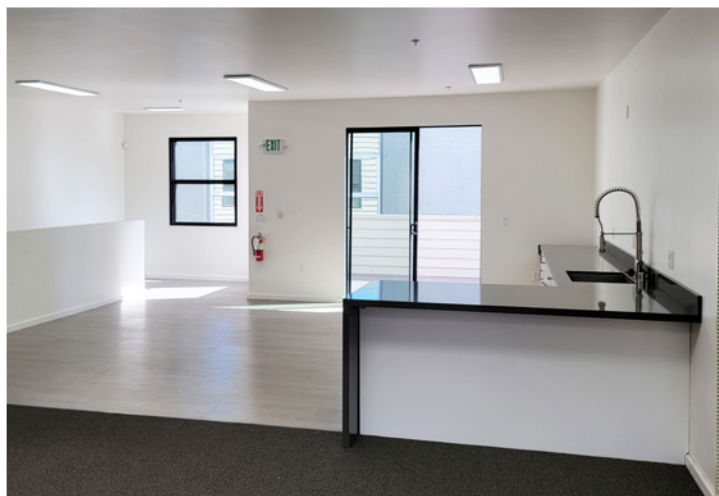
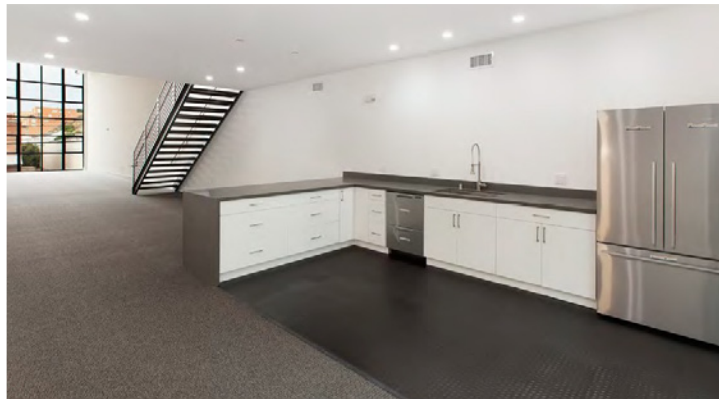
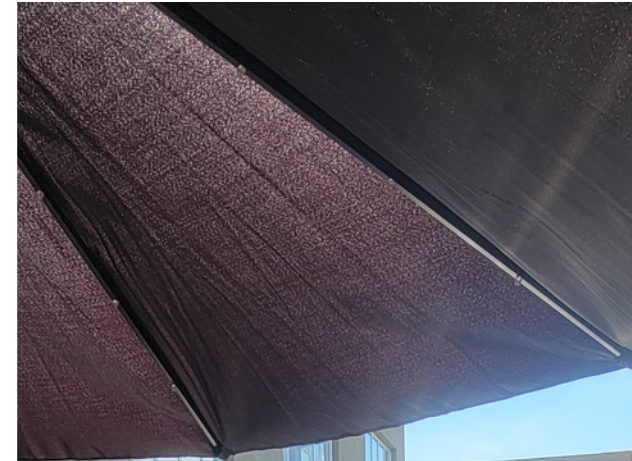
5,000 Sqft of Warehouse/Lab Space + 3,500sqft of Office Space



# Property Highlights

- 800AMPS, 3-Phase, 208V
- Ground Floor Clear Span Warehouse
- 18.5' Clear Height
- Top Floor Features Natural Light via Seven (7) Skylights
- 20' Glass Window Line
- One (1) Roll-Up Door (14')
- Two (2) Restrooms Per Unit
- Full Kitchen Per Unit
- Outdoor Patio Per Unit
- Easy Freeway & Transit Access (280, 101, MUNI T-Rail, Caltrain)
- Amenity Rich Potrero Hill / Dogpatch Location
- Walking distance to bars, restaurants & attractions









- |                   |                            |                        |                         |
|-------------------|----------------------------|------------------------|-------------------------|
| 1 Chase Center    | 5 Southern Pacific Brewing | 9 Flora Grubb Gardens  | 13 Neighbor Bakehouse   |
| 2 Dogpatch Saloon | 6 Magnolia brewery         | 10 Bayview Opera house | 14 Olivier's Butchery   |
| 3 Starbucks       | 7 Dogpatch Barbers         | 11 Philz Coffee        | 15 Dogpatch Barber Shop |
| 4 Piccino         | 8 All Good Pizza           | 12 Triple Voodoo       |                         |





INNOVATION  
PROPERTIES  
GROUP

1235 Connecticut St.

San Francisco, CA

For leasing information

Ivan Smiljanic | Partner

(510) 717-5008 | [ivan@ipgsf.com](mailto:ivan@ipgsf.com)

BRE : 01995999

Charlie Cutler | Vice President

(415) 850-4935 | [charlie@ipgsf.com](mailto:charlie@ipgsf.com)

BRE : 02026787

Casaldra Andreassen | Associate

(631) 478-8343 | [casaldra@ipgsf.com](mailto:casaldra@ipgsf.com)

BRE : 02028086

Innovation Properties Group

181 2nd Street, San Francisco, CA

[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

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). ©2024. All rights reserved.