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INNOVATION
PROPERTIES
GROUP

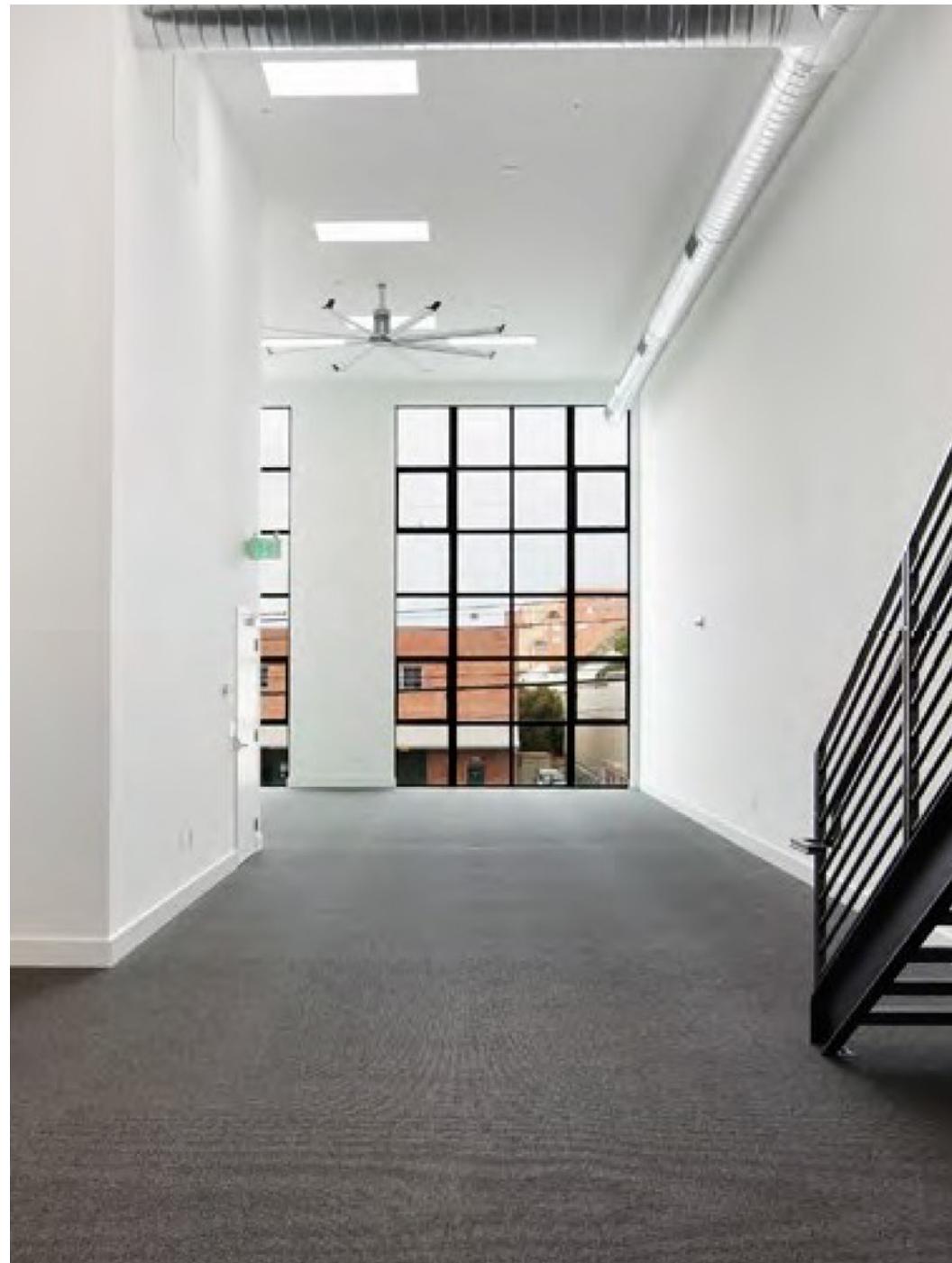
1235 Connecticut St.
San Francisco, CA

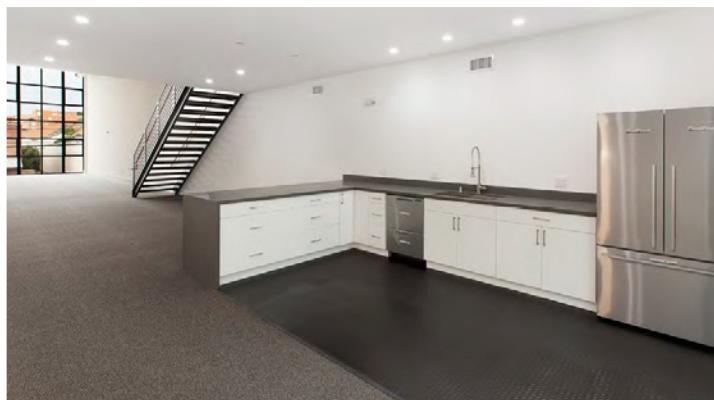


Potrero Hill Creative Office & Warehouse
5,000 Sqft of Warehouse/Lab Space + 3,500sqft of Office Space

Property Highlights

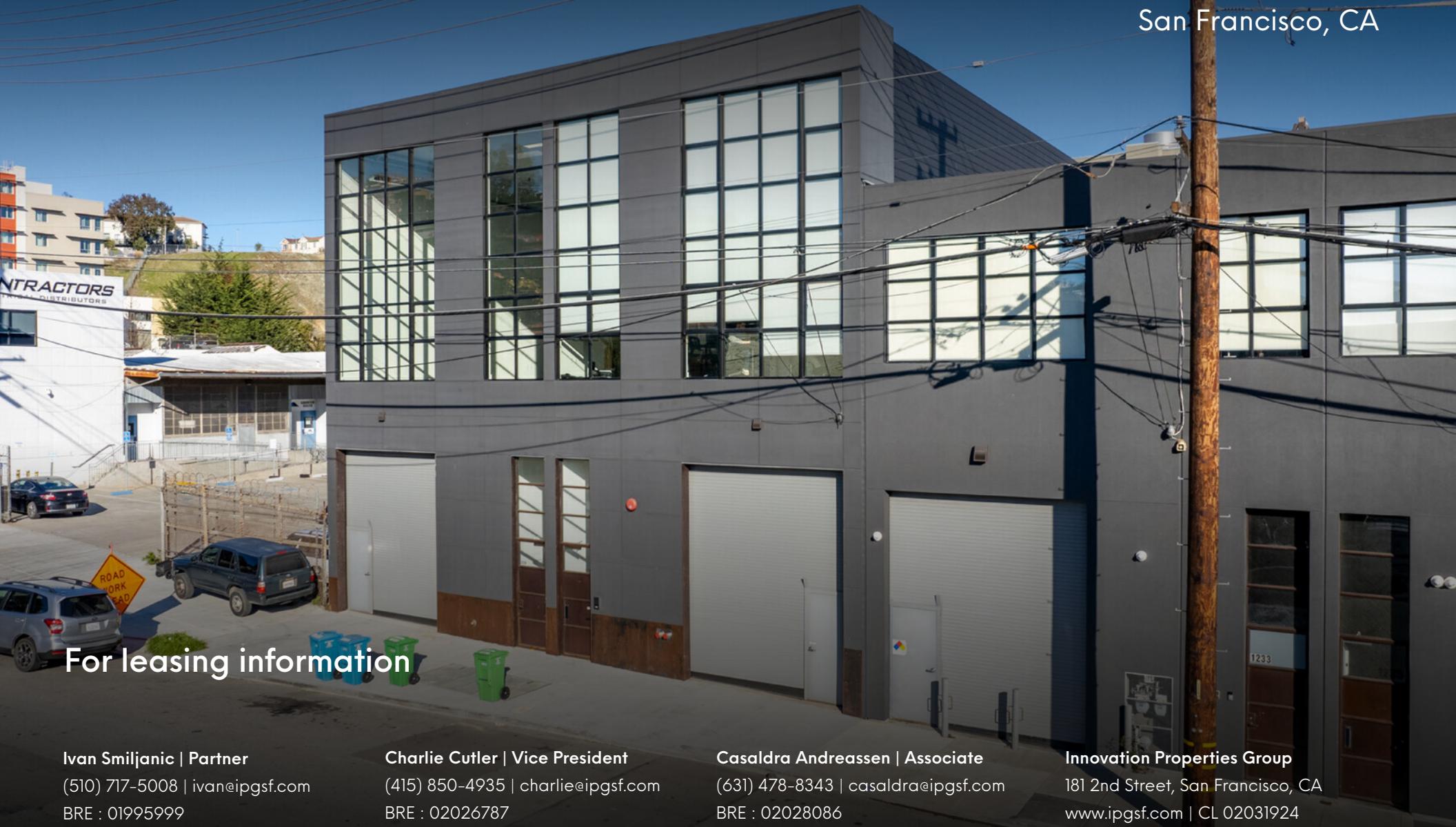
- 800AMPS, 3-Phase, 208V
- Ground Floor Clear Span Warehouse
- 18.5' Clear Height
- Top Floor Features Natural Light via Seven (7) Skylights
- 20' Glass Window Line
- One (1) Roll-Up Door (14')
- Two (2) Restrooms Per Unit
- Full Kitchen Per Unit
- Outdoor Patio Per Unit
- Easy Freeway & Transit Access (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	



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

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

Casaldra Andreassen | Associate
(631) 478-8343 | casaldra@ipgsf.com
BRE : 02028086

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