

I | P | G

INNOVATION PROPERTIES GROUP

966 Mission Street

**SINGLE-TENANT,
LIVE/WORK,
OFFICE BUILDING**

FOR LEASE

7,300 SQFT

Available now

**San Francisco
CALIFORNIA**



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

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Space features:

- A boutique standalone building
- Four levels:
 - Ground floor: Main reception hall with 5 offices
 - Mezzanine: Main office suite overlooking the reception
 - Penthouse: 8 offices with skylights throughout
 - Lower Level: Full-height with natural light
- Soaring 15' ceilings
- Expansive Mission St. window line
- Incredible natural light
- 1 block from the Powell St Bart
- Adjacent to the Mint Plaza
- Full building signage opportunity
- Keyless entry
- C-3-G Zoning allows for a multitude of uses

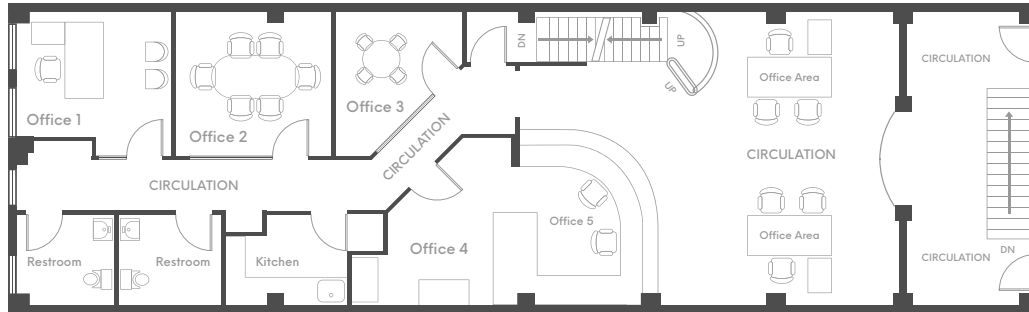


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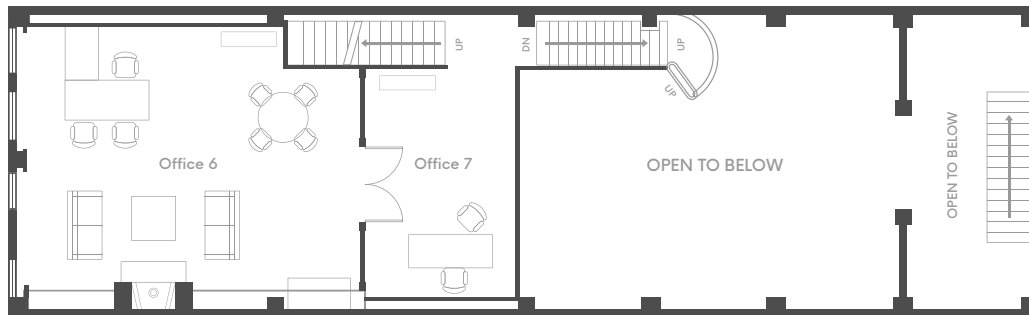
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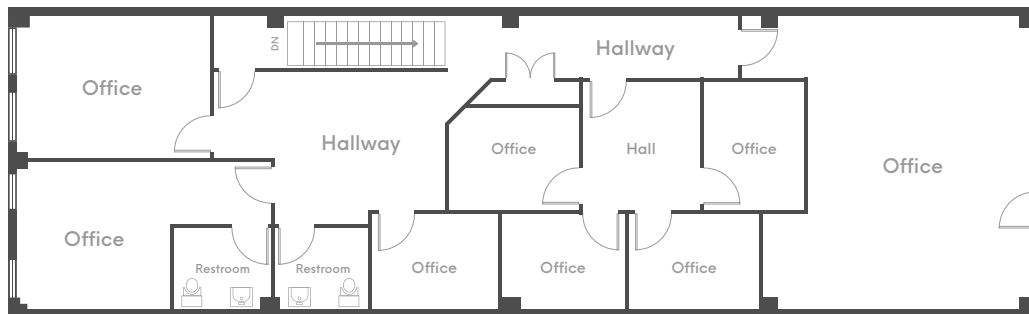
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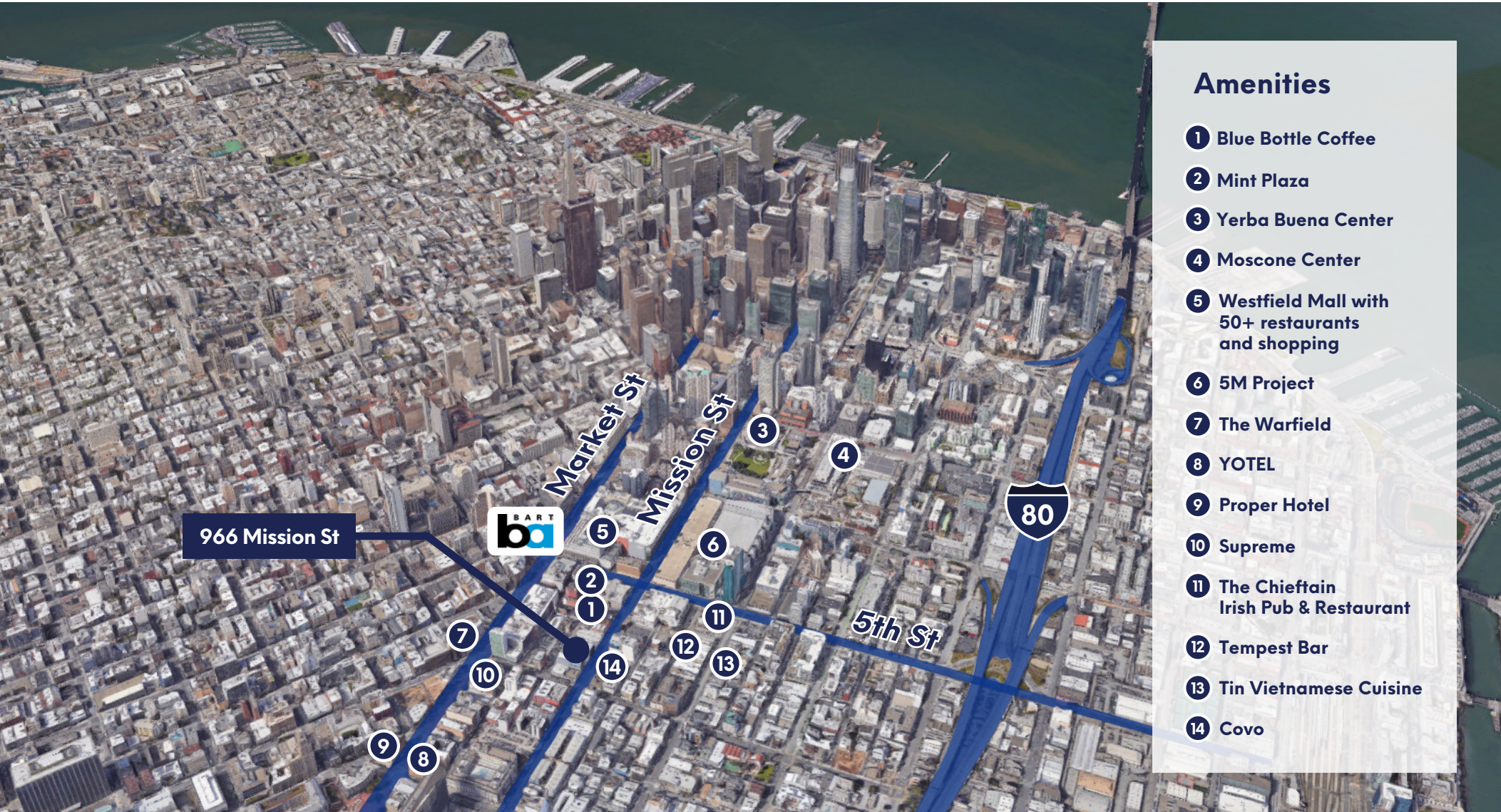
First Floor



Second Floor



Third Floor



Amenities

- 1 Blue Bottle Coffee
- 2 Mint Plaza
- 3 Yerba Buena Center
- 4 Moscone Center
- 5 Westfield Mall with 50+ restaurants and shopping
- 6 5M Project
- 7 The Warfield
- 8 YOTEL
- 9 Proper Hotel
- 10 Supreme
- 11 The Chieftain Irish Pub & Restaurant
- 12 Tempest Bar
- 13 Tin Vietnamese Cuisine
- 14 Covo