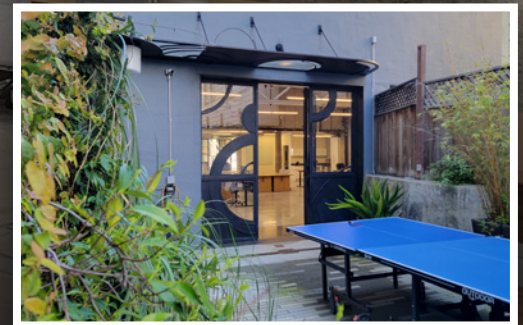




INNOVATION  
PROPERTIES  
GROUP

1144 Capp St  
San Francisco, CA



# Best Creative Building In Mission Former Notion HQ

Private Garden, Parking, Plug & Play

4,440 RSF

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

**Take a break in the onsite private zen garden featuring:**

- Living Wall
- Weights
- Ping Pong
- BBQ
- Sound System

**Stunning Polished Industrial Aesthetic:**

- exposed concrete
- high ceilings
- sandblasted columns

**Onsite Secure Parking:**

- 2 or 3 parking spaces
- electric roll-up door

**Excellent Lighting:**

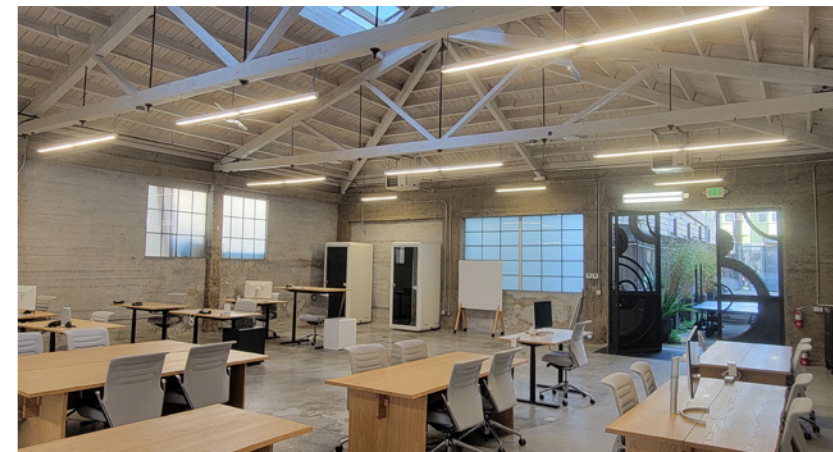
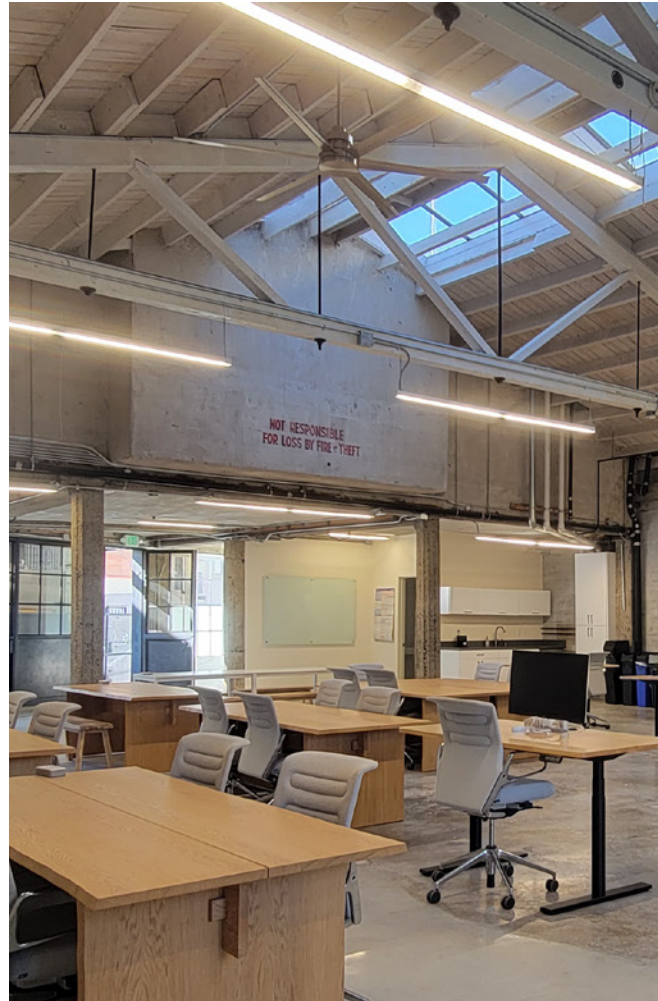
- Skylights throughout
- low impact modern LED lighting
- 3 sides of natural light

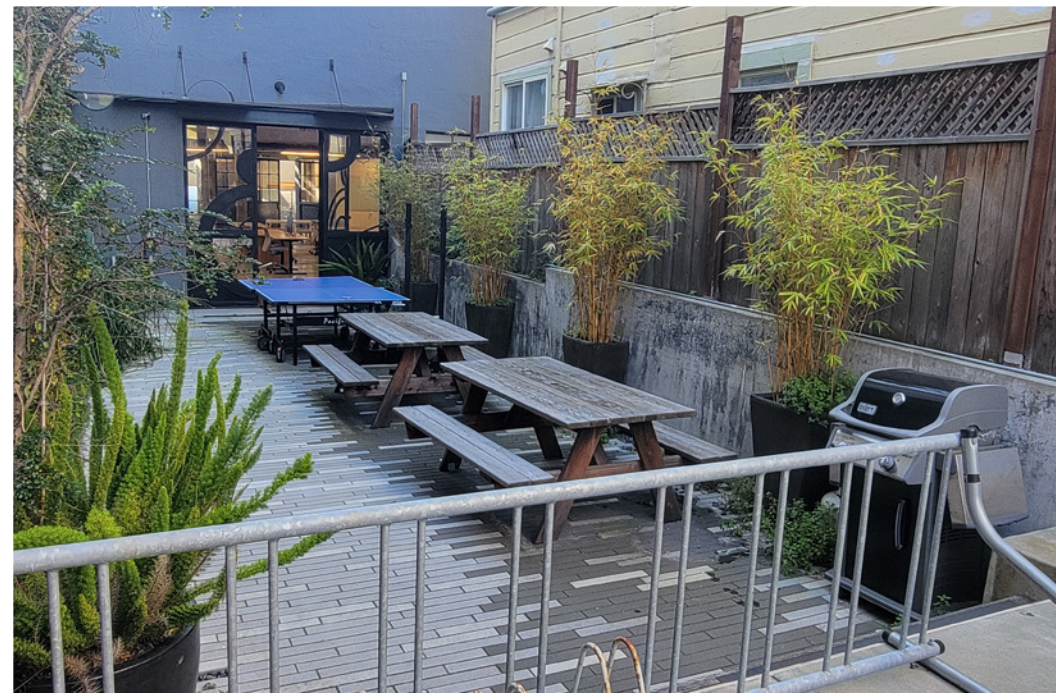
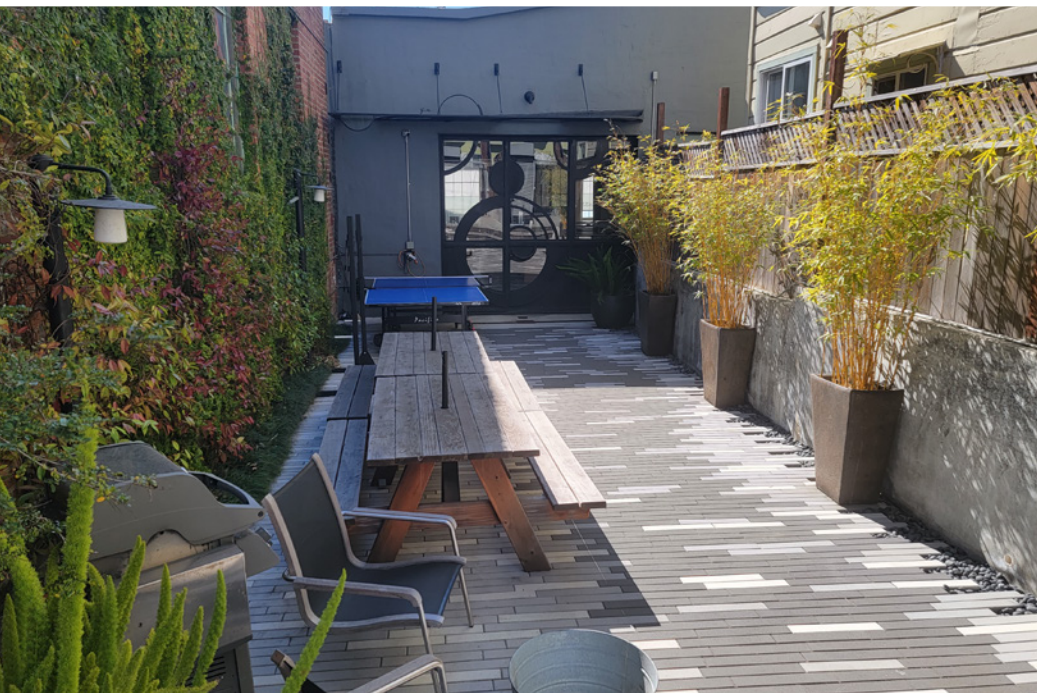
**Plug & Play:**

- High-end furniture
- sit stand desks
- meeting rooms
- kitchen ware
- telecom and TV's

**Transportation:**

- 5 minute walk to Bart
- 3 minute drive to Freeway
- Access, Central location







\$95M in Funding  
picnichealth.com



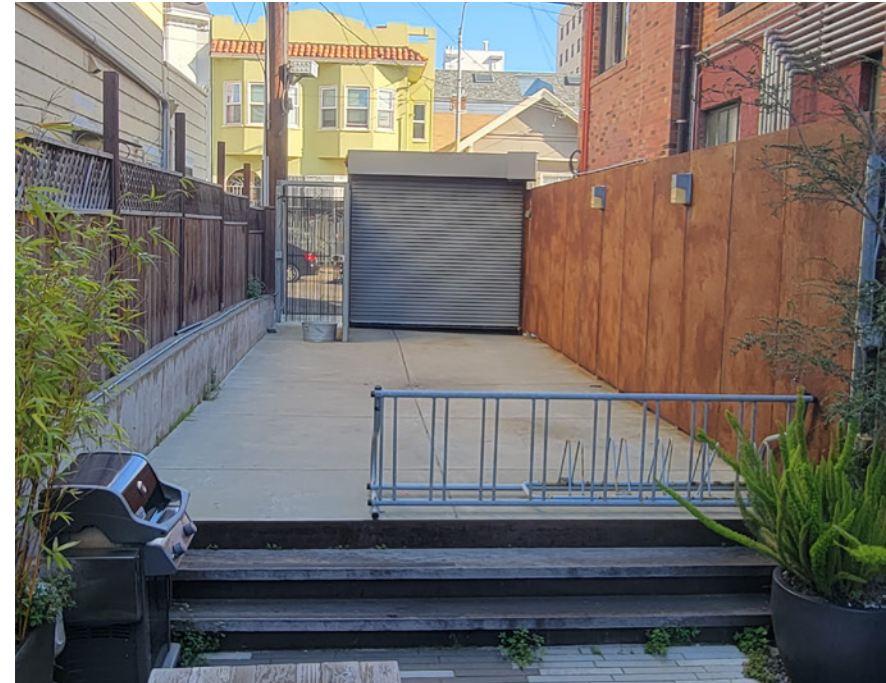
Acquired  
skiff.com

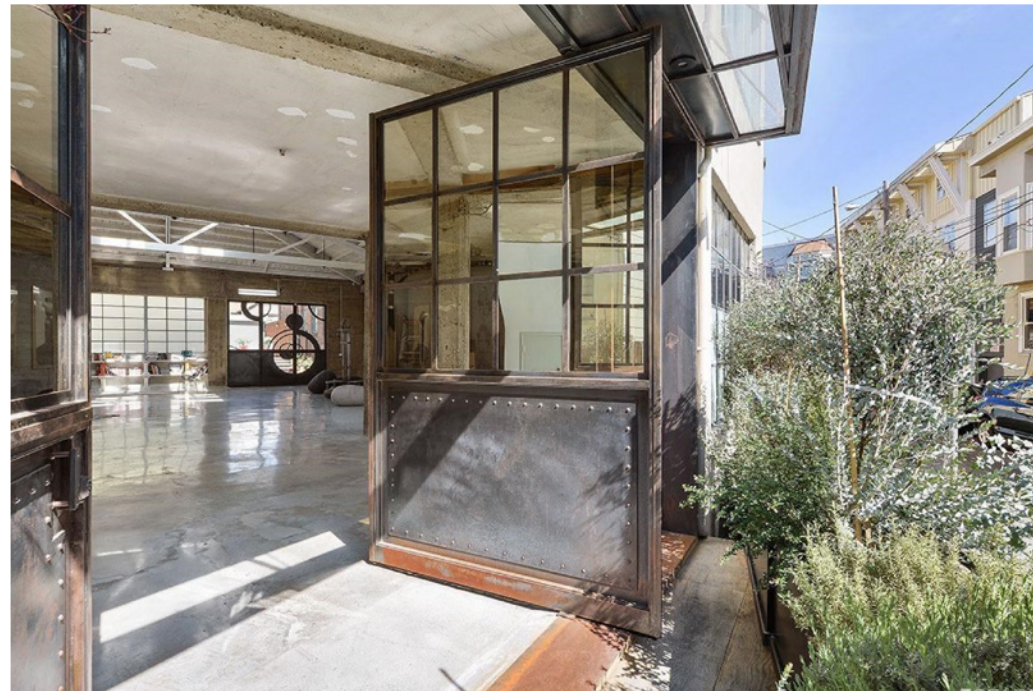


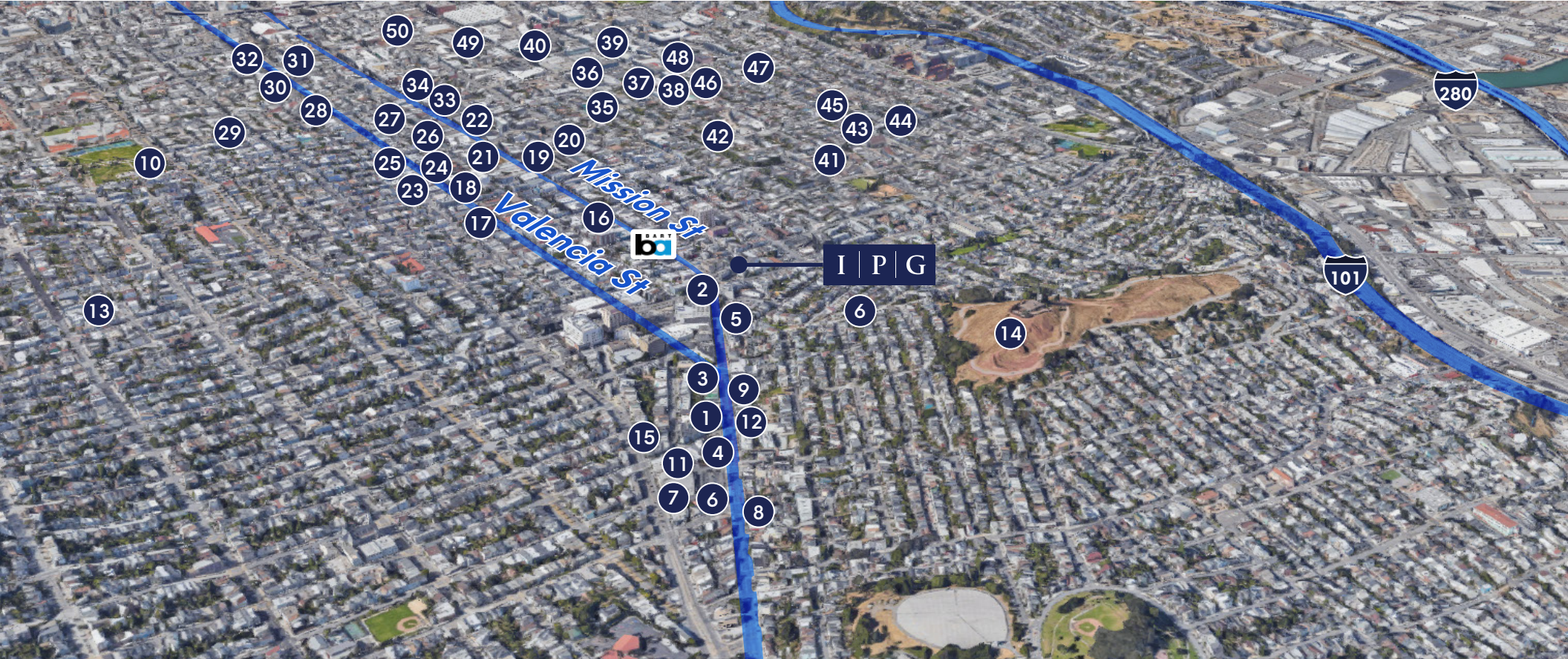
**Notion**

\$10B + Evaluation  
notion.so



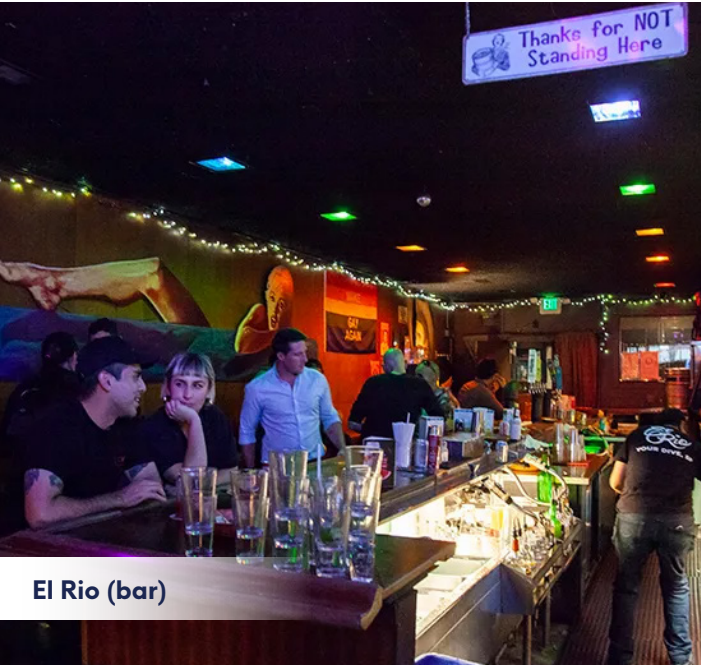






- |                       |                         |                         |                              |                        |
|-----------------------|-------------------------|-------------------------|------------------------------|------------------------|
| 1 Pizza Hacker        | 11 The Front Porch      | 21 Bear Vs. Bull        | 31 Bond Bar                  | 41 Balmy Alley         |
| 2 El Rio              | 12 Cocos Ramen          | 22 Myriad Gastropub     | 32 Limon Rotisserie          | 42 Parque Ninos Unidos |
| 3 Good Frikin Chicken | 13 Whole Foods          | 23 The Marsh            | 33 Dr. Teeth                 | 43 Sake Bomb           |
| 4 STIIIZY Mission     | 14 Bernal Heights Park  | 24 Burn SF              | 34 Barrel Proof              | 44 Pop's Bar           |
| 5 Baby Blues BBQ      | 15 Mitchells Ice Cream  | 25 Lolo                 | 35 Jose Coronado Park        | 45 Spice Jar           |
| 6 Walgreens           | 16 Rosamunde            | 26 Valencia Whole Foods | 36 Southern Pacific Brewery  | 46 Bon Nene            |
| 7 Safeway             | 17 Barzotto             | 27 Garden Creamery      | 37 Movement Lab              | 47 Asiento             |
| 8 Muni Bus Stop       | 18 Beretta              | 28 Project Juice        | 38 Mission Recreation Center | 48 True Laurel         |
| 9 Bank of America     | 19 Max Fitness Crossfit | 29 Tartine Bakery       | 39 Mission Cliffs            | 49 CDC Theatre         |
| 10 Dolores Park       | 20 Urban Putt           | 30 PanIQ Escape Room    | 40 Soul Sanctuary            | 50 Slate               |

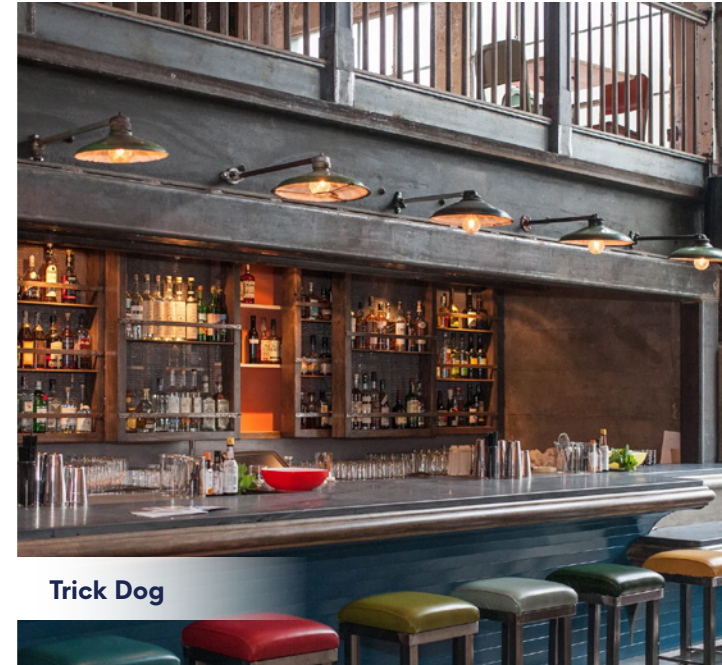




El Rio (bar)



Cellarmaker Pizza House



Trick Dog



Gus' Market



Stable Cafe



Mission Bowling



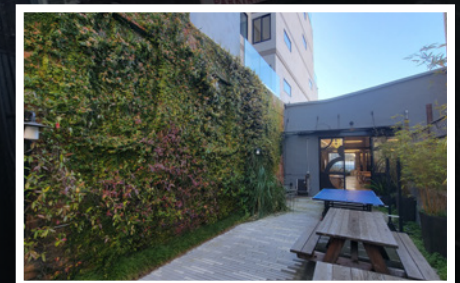
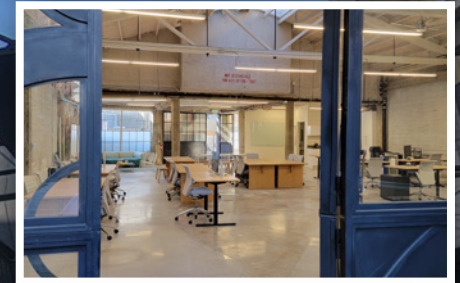
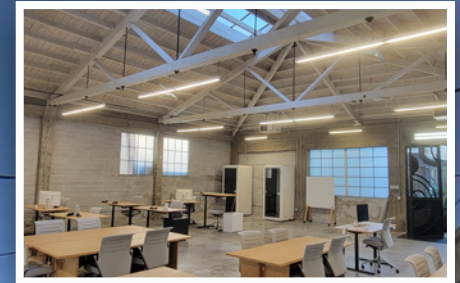
Tartine



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