



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



Space Features:

22ft high wooden beam ceilings

2 ADA restrooms

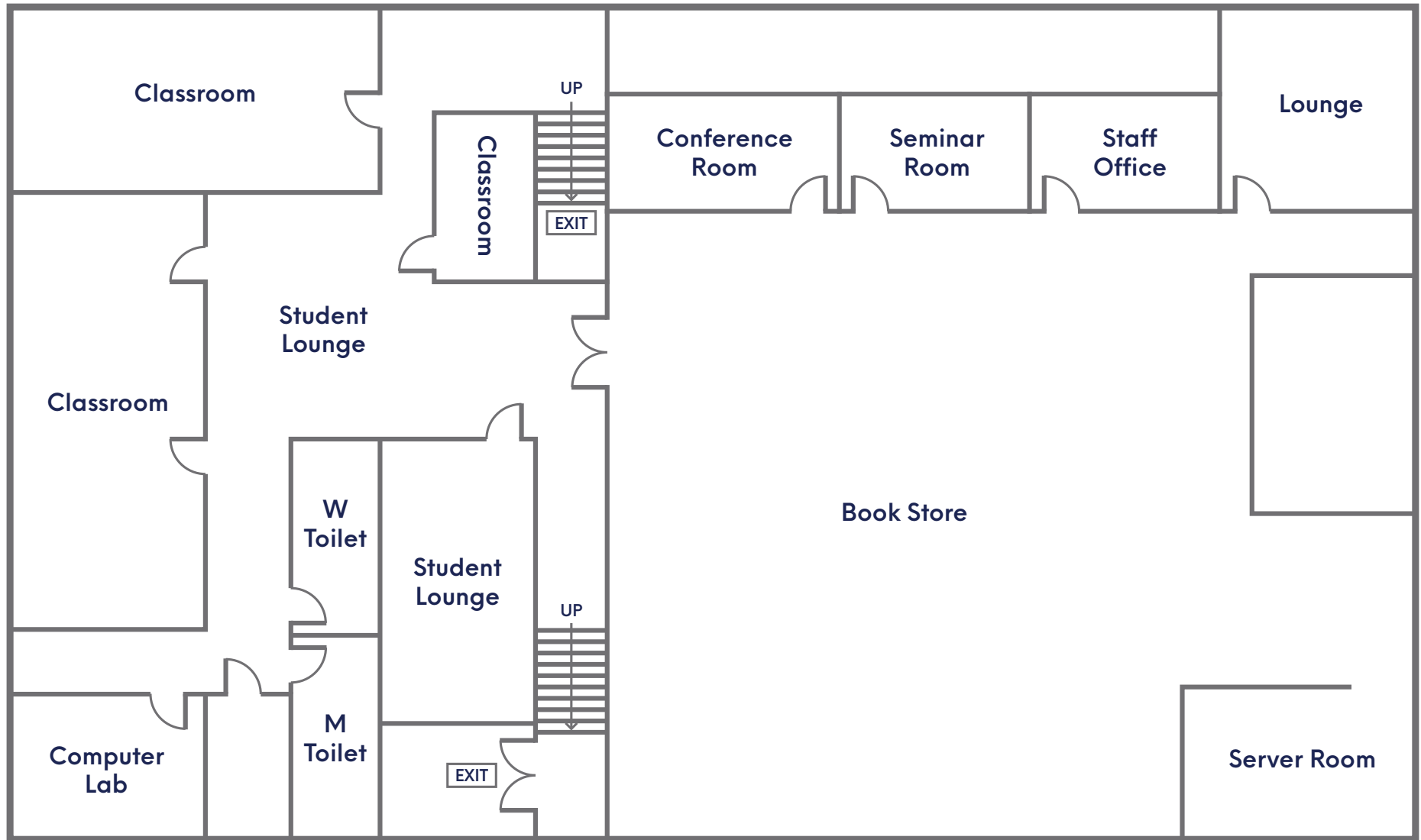
Conference room

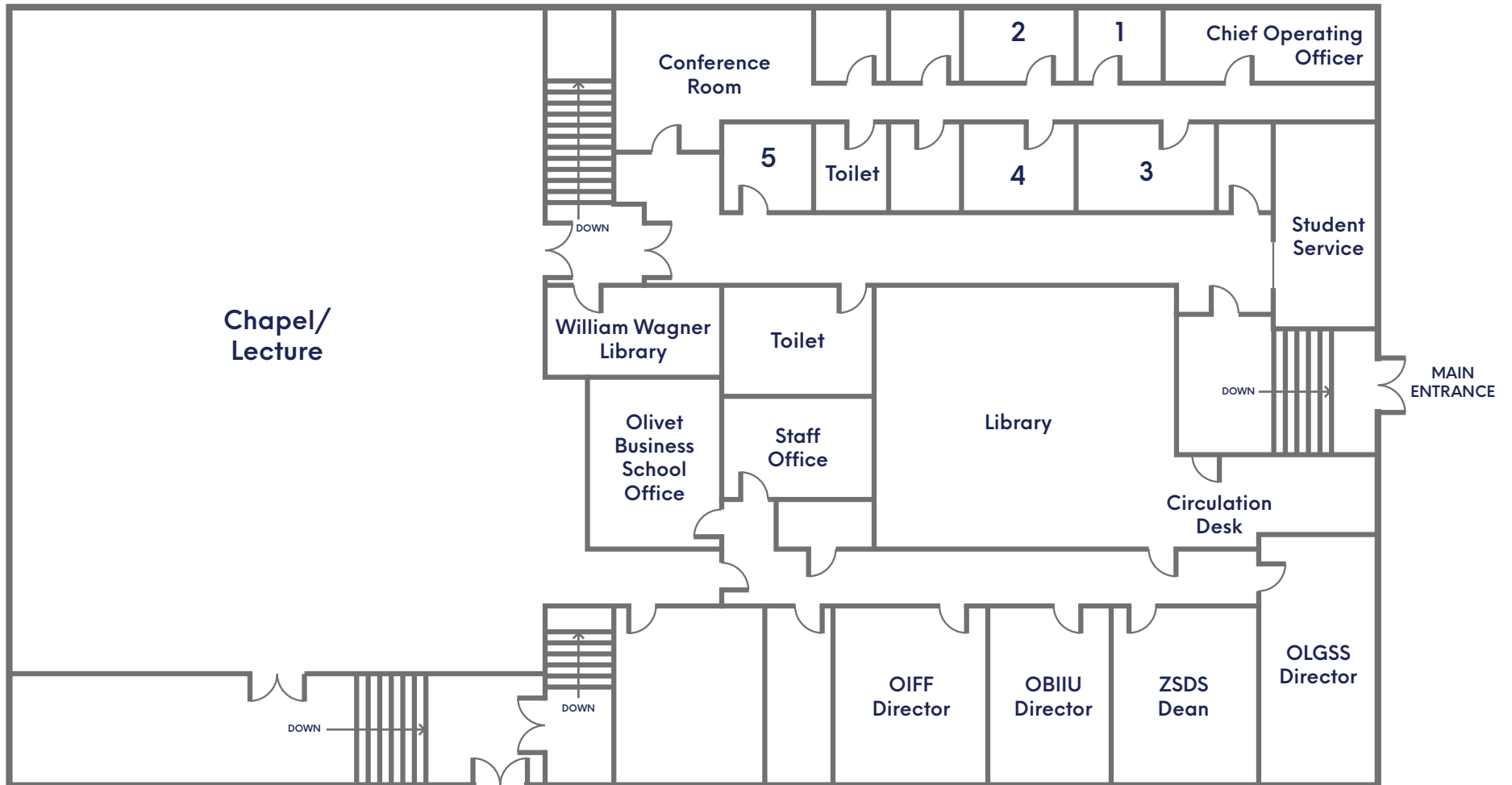
Elevator to mezzanine level

Seismic Upgrade

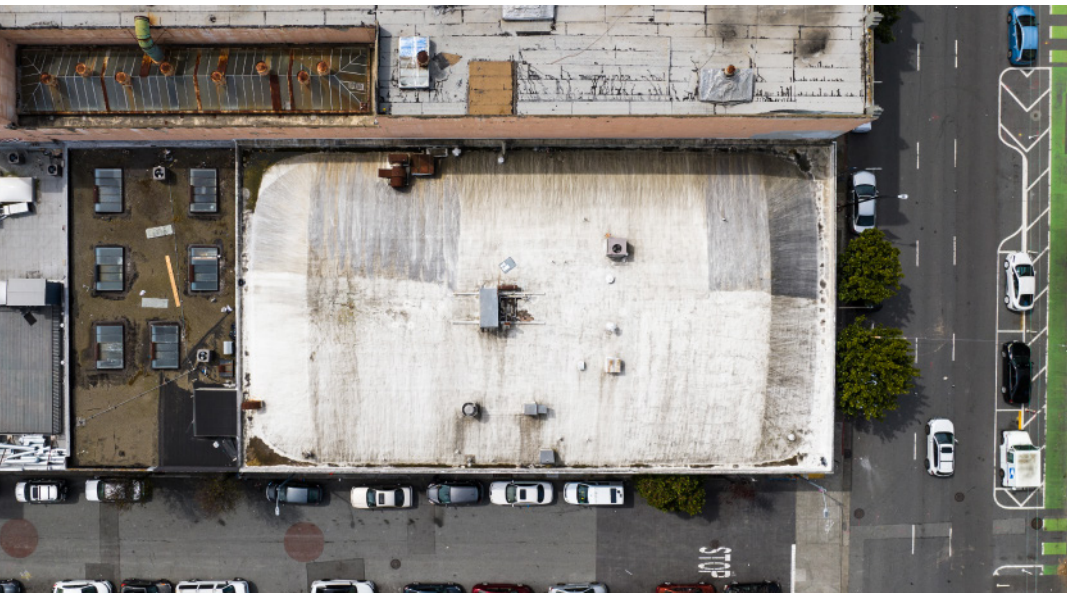
Easy access to public transportation & freeway

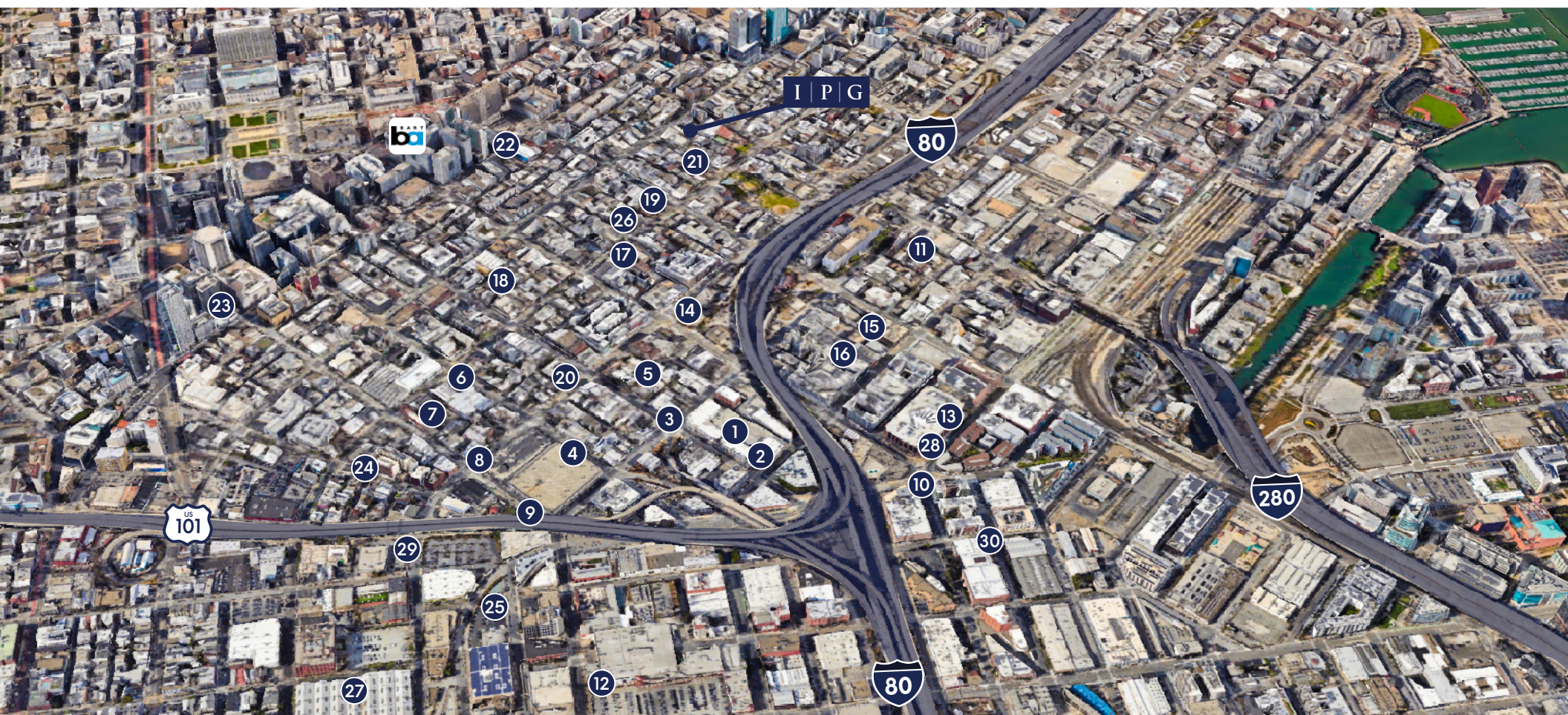






- 1 OIT Director
- 2 International Student Office
- 3 Student Affairs
- 4 Administartor Office
- 5 Finance Office





- | | | | | |
|----------------------------|----------------------------------|------------------|----------------------|---------------------|
| 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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