



611 South Van Ness Avenue

**MISSION CREATIVE
OFFICE SUBLEASE**

2,500 RSF AVAILABLE

**San Francisco,
California**

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



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

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



611 South Van Ness Ave

Space Highlights:

- Fully furnished Plug & Play
- Excellent natural light throughout
- Open space for 15-20 workstations
- 2 meeting rooms
- 2 phone booths
- Lounge area with soft seating
- 5-minute walk to BART
- Superb location 1 blocks to MissionValencia restaurants
- Flexible Lease Terms (short term OK)

Innovation Properties Group

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

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

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







The **Mission District** is one of San Francisco's most dynamic livework neighborhoods. Ground-zero for trendsetting restaurants, cafes, nightlife, tech and yet one of the city's oldest icons. Founded in 1776 as a Spanish Mission, the neighborhood boasts a uniquely San Francisco melting pot of contagious, ahead of it's time spirit.

Restaurants & Bars

- | | | |
|----------------------------|---------------------|------------------|
| 1 Atlas Cafe | 10 Myriad Gastropub | 19 Spice Jar |
| 2 Southern Pacific Brewery | 11 Beretta | 20 Lolo |
| 3 Limon Rotisserie | 12 Mission Picnic | 21 Zita Wine Bar |
| 4 Flour + Water | 13 Senor Sisig | 22 Pop's Bar |
| 5 True Laurel | 14 Barzotto | 23 Sake Bomb |
| 6 Heirloom Cafe | 15 Bear Vs. Bull | 24 Amnesia |
| 7 Tartine | 16 Dr. Teeth | |
| 8 Barrel Proof | 17 Bon Nene | |
| 9 Rosamunde | 18 Asiento | |

Fitness Center

- 1 Hit Fit SF
- 2 Mission Recreation Center
- 3 Mission Cliffs
- 4 Max Fitness Crossfit
- 5 Movement Lab
- 6 Burn SF
- 7 Moxie: 20th Street
- 8 Golden Gate Fencing Center
- 9 Soul Sanctuary

Parks & Attractions

- | | |
|------------------------|----------------|
| 1 Mission Bowl | 10 CDC Theatre |
| 2 Urban Putt | 11 Balmy Alley |
| 3 Jose Coronado Park | |
| 4 Parque Ninos Unidos | |
| 5 Mission Dolores Park | |
| 6 PanIQ Escape Room | |
| 7 Mission Arts Center | |
| 8 The Marsh | |
| 9 Alioto Park | |