

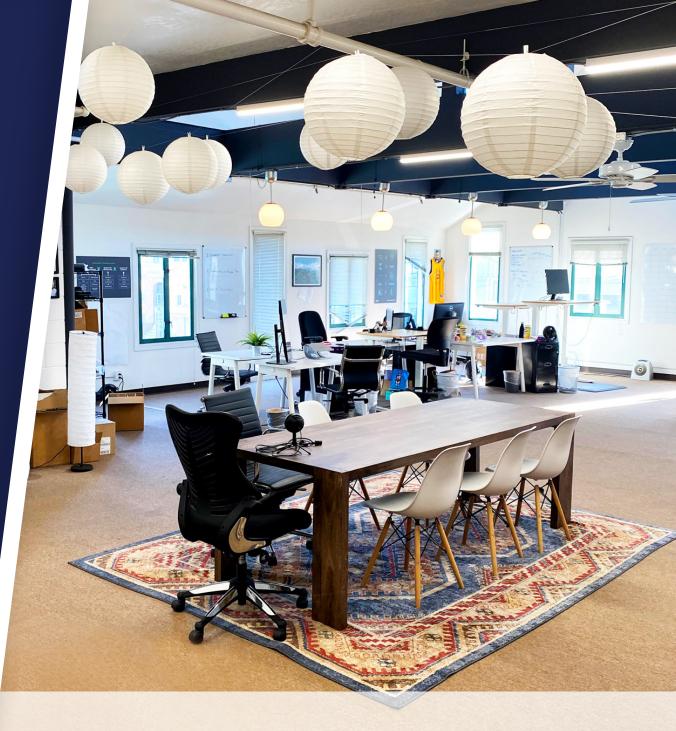
611 South Van Ness Avenue

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 | <u>charlie@ipgsf.com</u> 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)

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IPG 611 South Van Ness Ave

Gallery









I PG 611 South Van Ness Ave

Neighborhood



Restaurants & Bars

- Atlas Cafe
- Southern Pacific Brewery
- Limon Rotisserie
- Flour + Water
- True Laurel
- Heirloom Cafe
- Tartine
- Barrel Proof
- Rosamunde

10 Myriad Gastropub

19 Spice Jar

22 Pop's Bar

24 Amnesia

23 Sake Bomb

21 Zita Wine Bar

20 Lolo

- Beretta
- 12 Mission Picnic
- 13 Senor Sisig
- 14 Barzotto
- 15 Bear Vs. Bull
- 16 Dr. Teeth
- 17 Bon Nene
- 18 Asiento

Fitness Center

- Hit Fit SF
- Mission Recreation Center
- Mission Cliffs
- Max Fitness Crossfit
- Movement Lab
- Burn SF
- Moxie: 20th Street
- Golden Gate Fencing Center
- Soul Sanctuary

Parks & Attractions

- Mission Bowl
- Urban Putt
 - Jose Coronado Park
- Parque Ninos Unidos
- Mission Dolores Park
- PanIQ Escape Room
- Mission Arts Center
- The Marsh
- Alioto Park

CDC Theatre

Balmy Alley