



INNOVATION PROPERTIES GROUP

# 99 Shotwell Street

## Inner Mission Spec Lab Opportunity

### 4,437 RSF available

### Mission District, San Francisco

#### **Innovation Properties Group**

181 2nd Street, San Francisco, CA

[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

**Charlie Cutler** | Senior Vice President

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BRE 02026787

**Casaldra Andreassen** | Associate

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BRE 02028086





# Interior Features

- Excellent Mission location with parking
- Boutique neighborhood lab opportunity
- Lab areas, designed for 12-14 benches
- 60/40 Lab to Office ratio
- Multiple write-up stations
- 3 meeting rooms
- Full-sized roll-up door
- Shipping & receiving area

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# Building Highlights

- Fully detached single-tenant building
- 100% controlled environment with four entrances
- Sought after Mission district location
- Six (6) parking spots
- Two restrooms
- Rollup door
- Building signage
- Corner building with bright 180-degree window line
- Easy access to Freeways 280/101
- 6-minute walk to 16th St Bart

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## Amenities



- |                            |                  |                              |                               |                          |                           |
|----------------------------|------------------|------------------------------|-------------------------------|--------------------------|---------------------------|
| 1 Atlas Cafe               | 13 Senor Sisig   | 25 Bi-rite market            | 37 Mission Cliffs             | 49 PanIQ Escape Room     | 61 Rainbow grocery        |
| 2 Southern Pacific Brewery | 14 Barzotto      | 26 Tartine Bakery            | 38 Max Fitness Crossfit       | 50 Mission Arts Center   | 62 16th st Bart           |
| 3 Limon Rotisserie         | 15 Bear Vs. Bull | 27 The Monks Kettle          | 39 Movement Lab               | 51 The Marsh             | 63 Slate                  |
| 4 Flour + Water            | 16 Dr. Teeth     | 28 Cream                     | 40 Burn SF                    | 52 Alioto Park           | 64 Mission Bowling Club   |
| 5 True Laurel              | 17 Bon Nene      | 29 Limon Rottiserie          | 41 Moxie: 20th Street         | 53 CDC Theatre           | 65 DNA lounge             |
| 6 Heirloom Cafe            | 18 Asiento       | 30 Bond Bar                  | 42 Golden Gate Fencing Center | 54 Balmy Alley           | 66 Sextant coffee rosters |
| 7 Tartine                  | 19 Spice Jar     | 31 Boba Guys Mission         | 43 Soul Sanctuary             | 55 Foodsco               | 67 Slims                  |
| 8 Barrel Proof             | 20 Lolo          | 32 Project Juice             | 44 Mission Bowl               | 56 Nihon Whiskey lounge  | 68 Audio Nightclub        |
| 9 Rosamunde                | 21 Zita Wine Bar | 33 Valencia Whole Foods      | 45 Urban Putt                 | 57 The armory Club       | 69 Wish                   |
| 10 Myriad Gastropub        | 22 Pop's Bar     | 34 Garden Creamery           | 46 Jose Coronado Park         | 58 Public works Club     | 70 V Cafe                 |
| 11 Beretta                 | 23 Sake Bomb     | 35 Hit Fit SF                | 47 Parque Ninos Unidos        | 59 Cats head BBQ         | 71 Butter                 |
| 12 Mission Picnic          | 24 Amnesia       | 36 Mission Recreation Center | 48 Mission Dolores Park       | 60 Soma Streat Food Park | 72 Tartine bakery         |





# Walk to Unlimited Amenities









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