

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 | CL 02031924

Charlie Cutler | Senior Vice President (415) 850-4935 | <u>charlie@ipgsf.com</u> BRE 02026787

Casaldra Andreassen | Associate (631) 478-8343 | <u>casaldra@ipgsf.com</u> 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

Innovation Properties Group

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

Charlie Cutler | Senior Vice President (415) 850-4935 | <u>charlie@ipgsf.com</u> BRE 02026787

Casaldra Andreassen | Associate (631) 478-8343 | <u>casaldra@ipgsf.com</u> BRE 02028086

99 Shotwell Street









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

Innovation Properties Group

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

Charlie Cutler | Senior Vice President (415) 850-4935 | <u>charlie@ipgsf.com</u> BRE 02026787

Casaldra Andreassen | Associate (631) 478-8343 | <u>casaldra@ipgsf.com</u> BRE 02028086

99 Shotwell Street











Floorplan



1st Floor



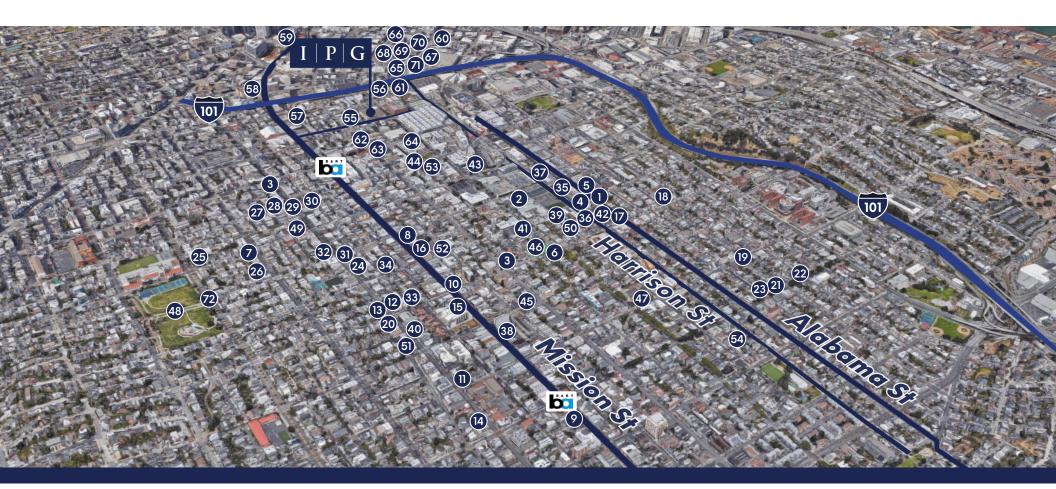
Floorplan



2nd Floor



Amenities



- Atlas Cafe
- Southern Pacific Brewery
- Limon Rotisserie
- Flour + Water
- True Laurel
- Heirloom Cafe
- **Tartine**
- Barrel Proof
- Rosamunde
- 10 Myriad Gastropub
- Beretta
- 12 Mission Picnic

- 13 Senor Sisig
- 14 Barzotto
- 15 Bear Vs. Bull
- 16 Dr. Teeth
- 17 Bon Nene
- Asiento
- 19 Spice Jar
- 20 Lolo
- 21 Zita Wine Bar
- 22 Pop's Bar
- 23 Sake Bomb
- 24 Amnesia

- **25** Bi-rite market
- Tartine Bakery
- The Monks Kettle
- Cream
- Limon Rottiserie
- Bond Bar
- Boba Guys Mission
- Project Juice
- Valencia Whole Foods
- Garden Creamery
- Hit Fit SF
- Mission Recreation Center

- Mission Cliffs
- Max Fitness Crossfit
- Movement Lab
- Burn SF
- Moxie: 20th Street
- Golden Gate Fencing Center
- Soul Sanctuary
- 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
- Foodsco
- Nihon Whiskey lounge
- The armory Club
- Public works Club
- Cats head BBQ
- Soma Streat Food Park

- 61 Rainbow grocery
- 62 16th st Bart
- **63** Slate
- 64 Mission Bowling Club
- 65 DNA lounge
- 66 Sextant coffee rosters
- 67 Slims
- 68 Audio Nightclub
- 69 Wish
- **70** V Cafe
- Butter
- **72** Tartine bakery



Walk to Unlimited Amenities











Public transportation













This document has been prepared by IPG for advertising and general information only. IPG maker no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. IPG excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of IPG and/or its licensor(s). ©2021. All rights reserved.