



INNOVATION  
PROPERTIES  
GROUP

1265 **Battery St**  
Jackson Square, San Francisco

**Bay Bridge Views**  
**Restaurant Caliber Bar**  
**Historic Swiss Colony Wine Building HQ**

Full Floor **17,237RSF** Demisable to **5,000RSF**

**Term Thru May 2027** (shorter terms considered)

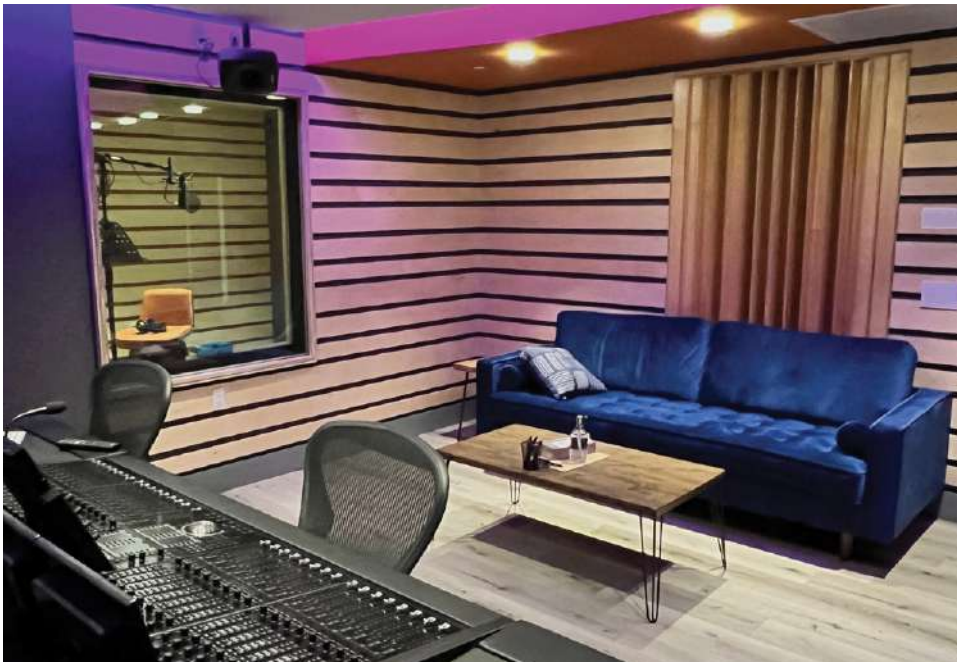
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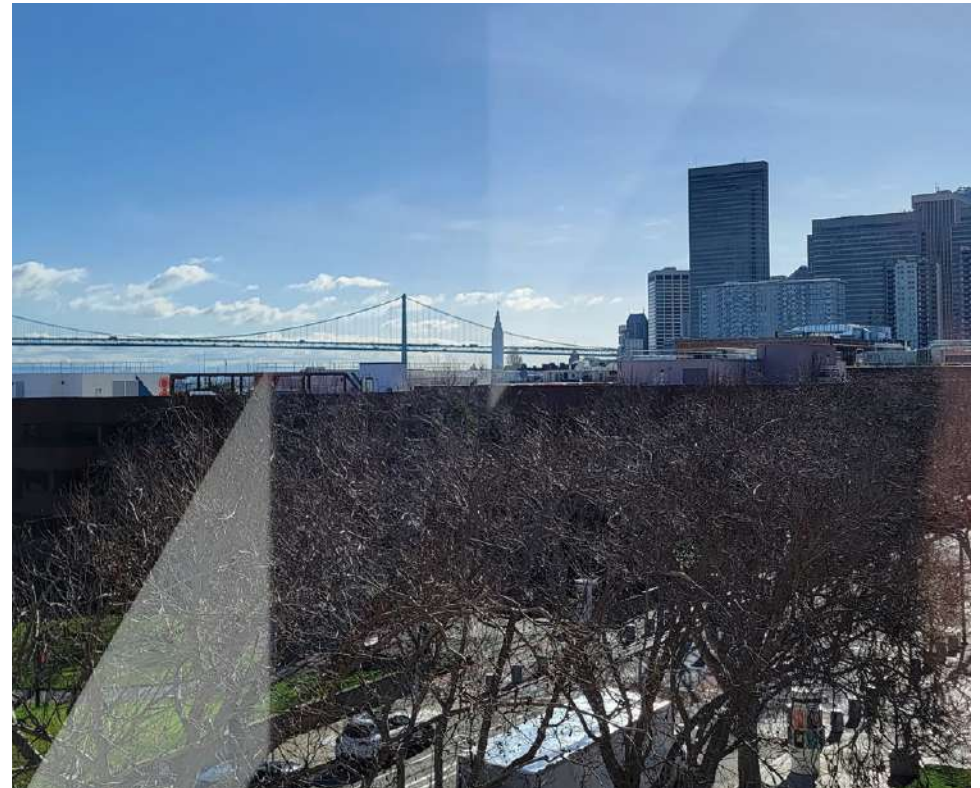


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- Top 1% Creative Style Office In SF
- Restaurant Caliber Kitchen/Hosting Area
- Fully Stocked Bar With Original Stained Glass Art Piece
- Inspiring Views Of Bay Bridge & Downtown
- Multiple Soundproofed Recording/Video Studios
- Tasteful Exposed Brick Buildout
- 5 Meeting Rooms
- 1 Board Room
- 2 Mothers Rooms
- 2 Soundproofed Video/Audio Recording • Rooms
- Yoga/Meditation Room
- 180 Degree Sunny Window Line
- Willing To Demise To 5,000 RSF
- Shorter Term Ok
- High Credit Sublandlord



# History At A Glance



Italian Swiss Colony building in 1903 soon after its construction. Notice that to the right of the building Telegraph Hill is still coming down to its back edge. Today the edge of Telegraph Hill is two blocks further west.



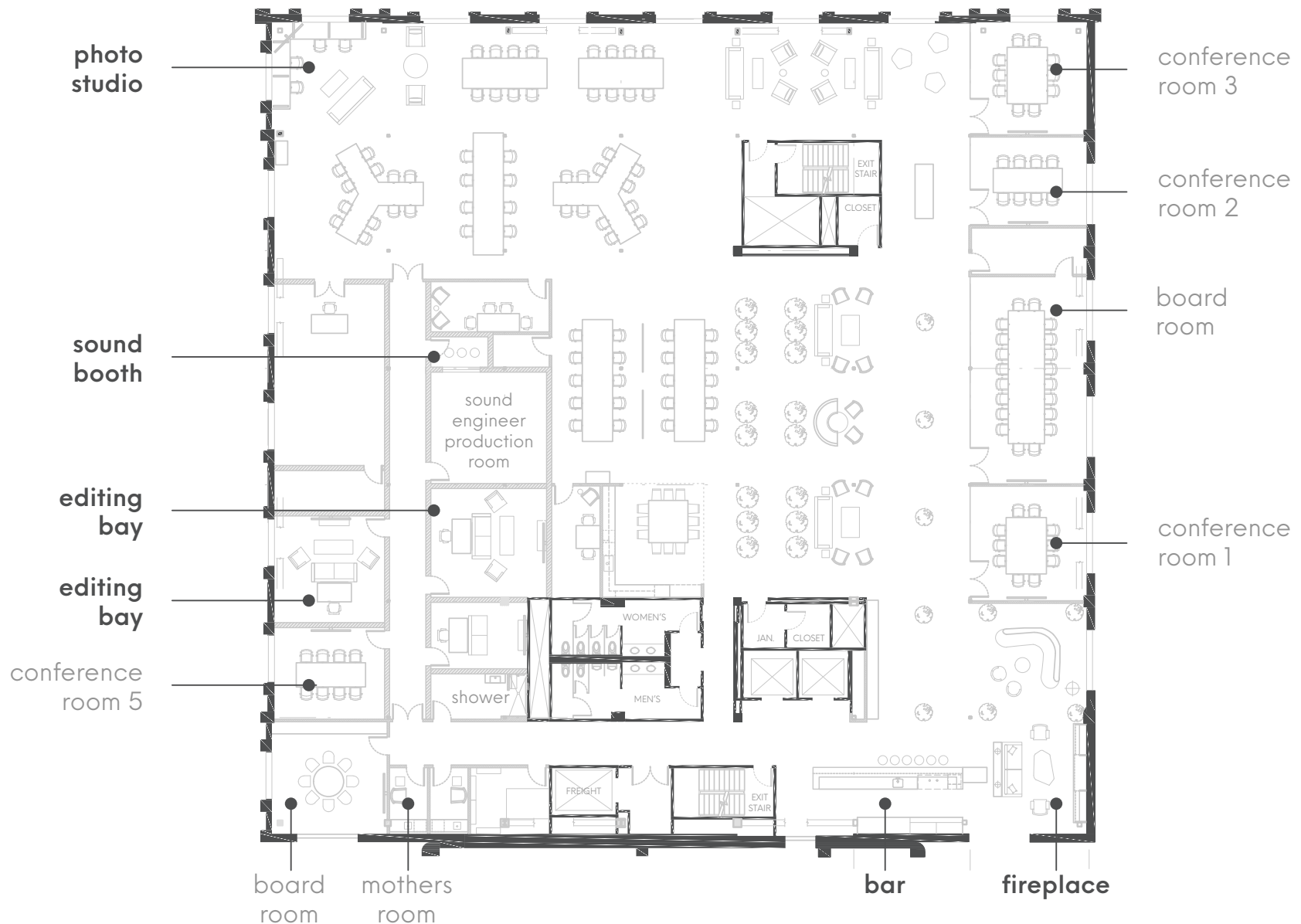
The Italian Swiss Company building as it appeared in 1975 when it was in poor condition. Note that lengths of the balustraded parapet have been removed.



The Italian Swiss Colony building in 1977, the year it was designated as a local landmark. Note the complete removal of the cornice and parapet, which were both later restored.



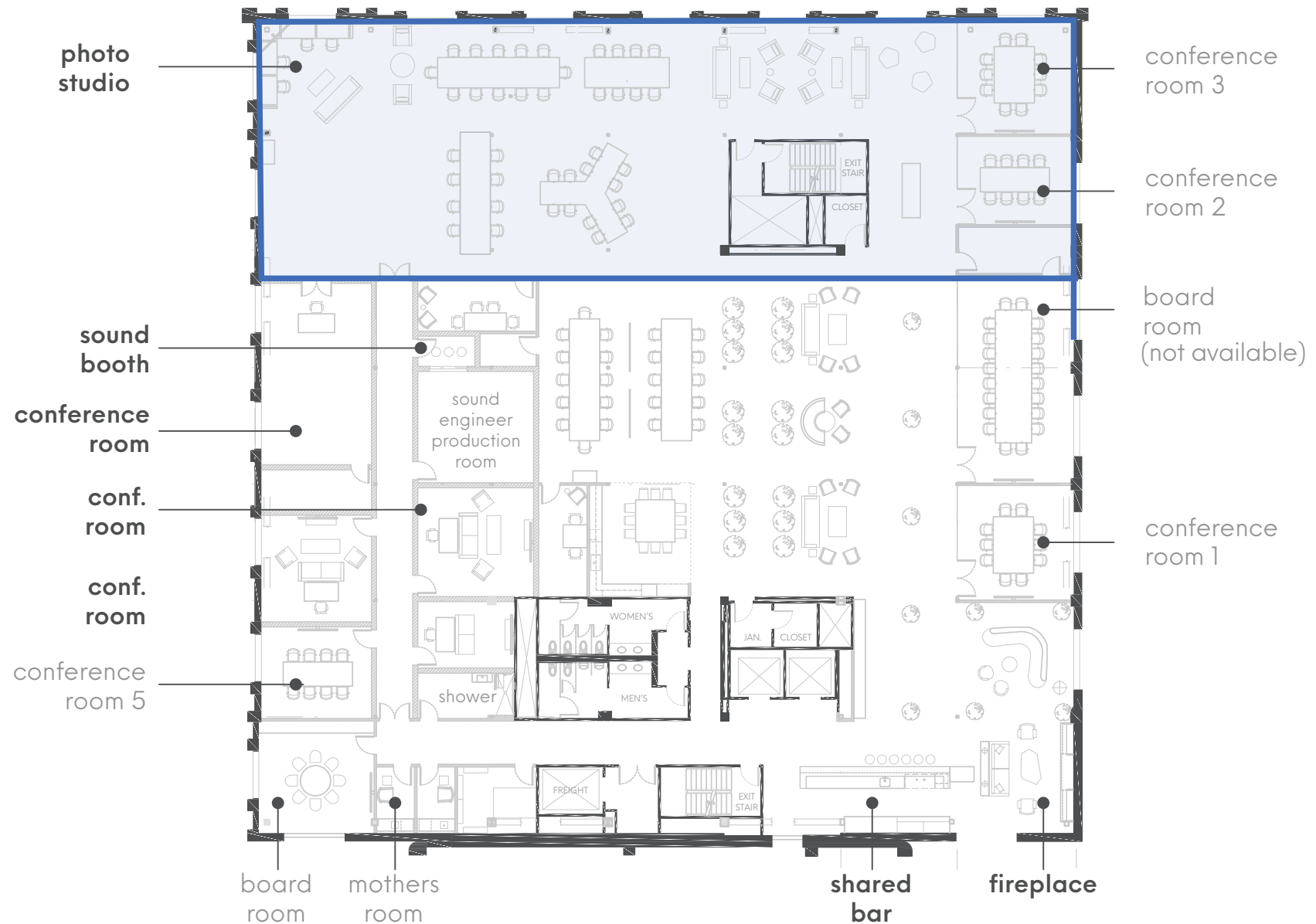
**Full Floor with Full Built Out Bar, Recording Studio, Water Views**



## Open Office with Views and Recording Studio



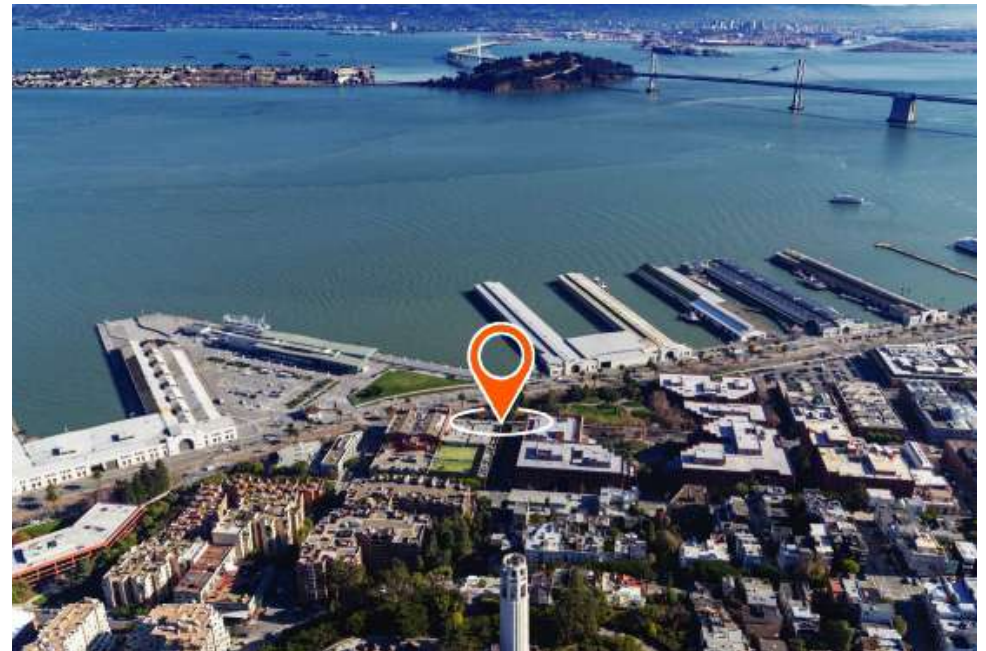
## Open Office With Two Meeting Rooms and Unobstructed Bay Bridge Views





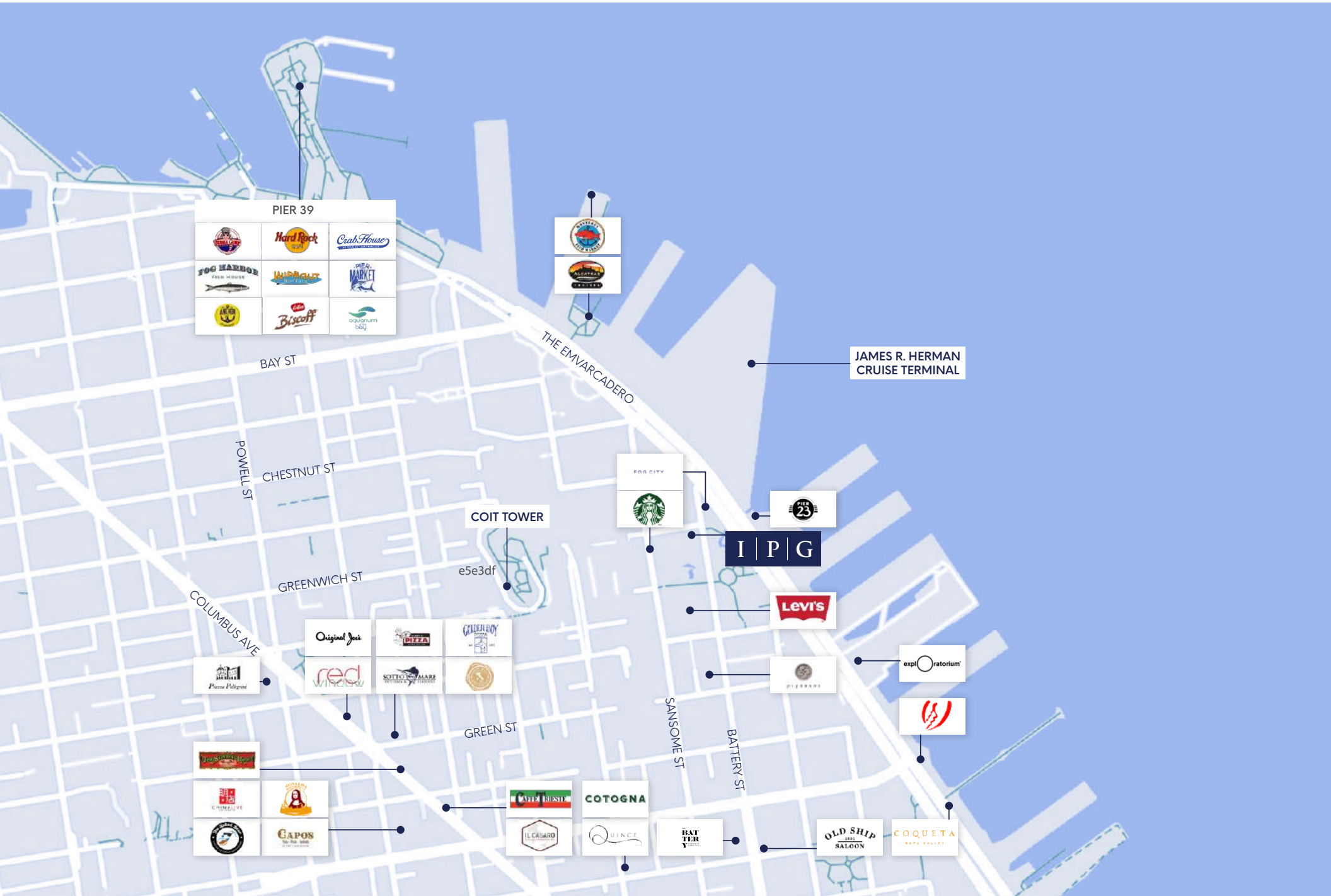
















## CAMPUS AMENITIES

Amenities include:



Hospitality Suite



Showers, Lockers,  
and Towel Service



Food Trucks and  
On-site Restaurants



Campus App



Reserved and Visitor  
Parking



Parks and Outdoor  
Space

CHOOSE YOUR 5 MINUTE RIDE TO LEVI'S PLAZA



Frequent Plaza Express  
Shuttles to BART



Bike Share and  
Secure Bike Storage



F Train, Embarcadero  
& Greenwich St.







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## For leasing information

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