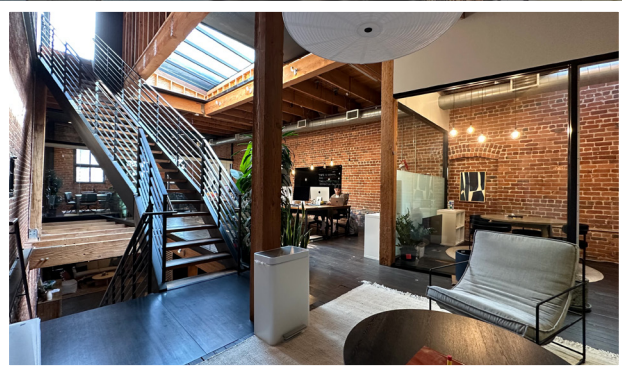




INNOVATION  
PROPERTIES  
GROUP

74 **LANGTON**  
SAN FRANCISCO



# High-End Brick & Timber Creative Office Full Building Roof Deck & Panoramic City Views

Sublease thru May 2024

3,750SF

[ipgsf.com](http://ipgsf.com)

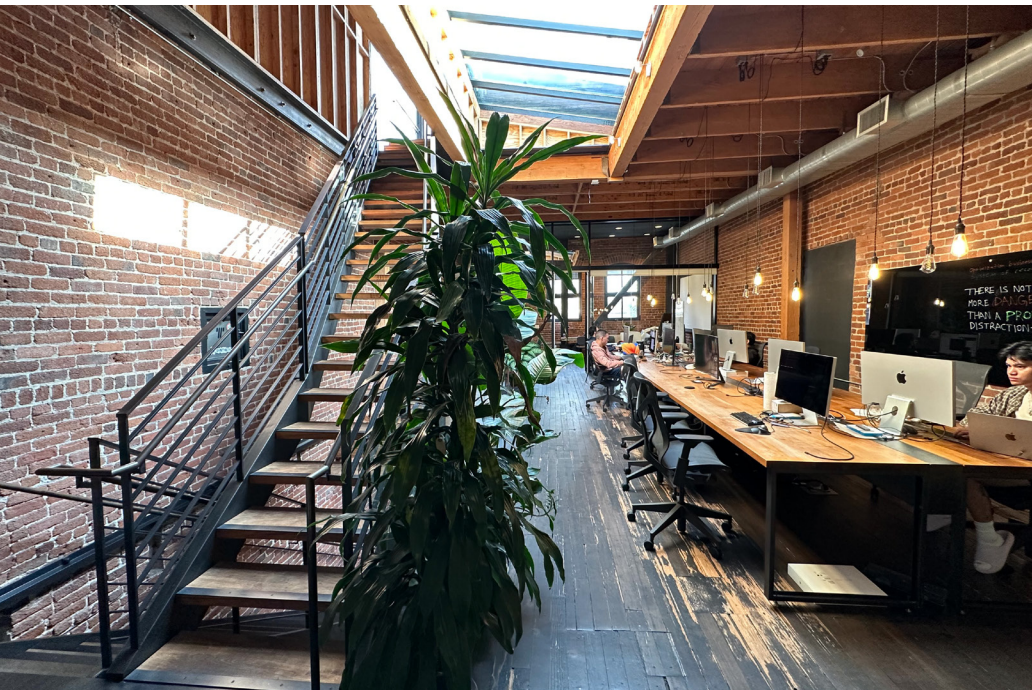


# Space Highlights:

- 2 Brand new phone booths
- 1 Boardroom (10-8 people)
- 1 Large conference room
- 4 Medium breakout/conference rooms
- Self-contained central air and heating
- Roof deck with view of San Francisco skyline and wet bar and gas fire pit
- Key card access system
- Stereo system throughout the building
- Full kitchen with Wolf range and Sub Zero refrigerator
- 2 resort-quality bathrooms, 1 shower with Locker rooms

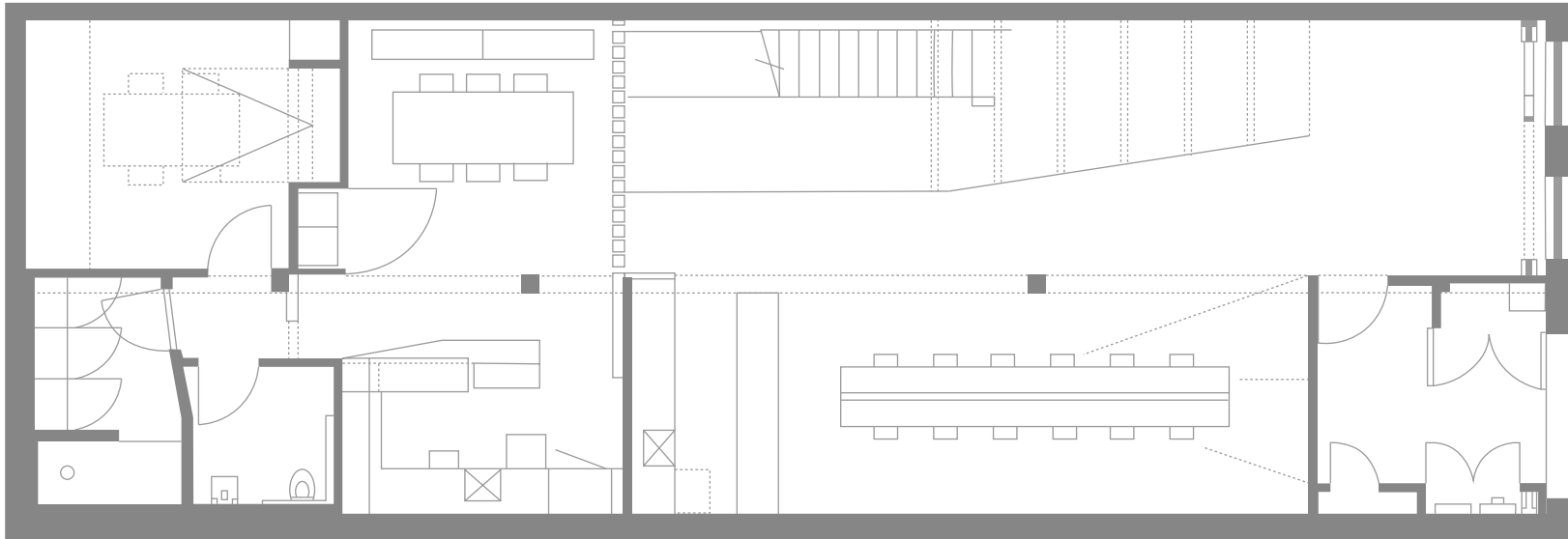




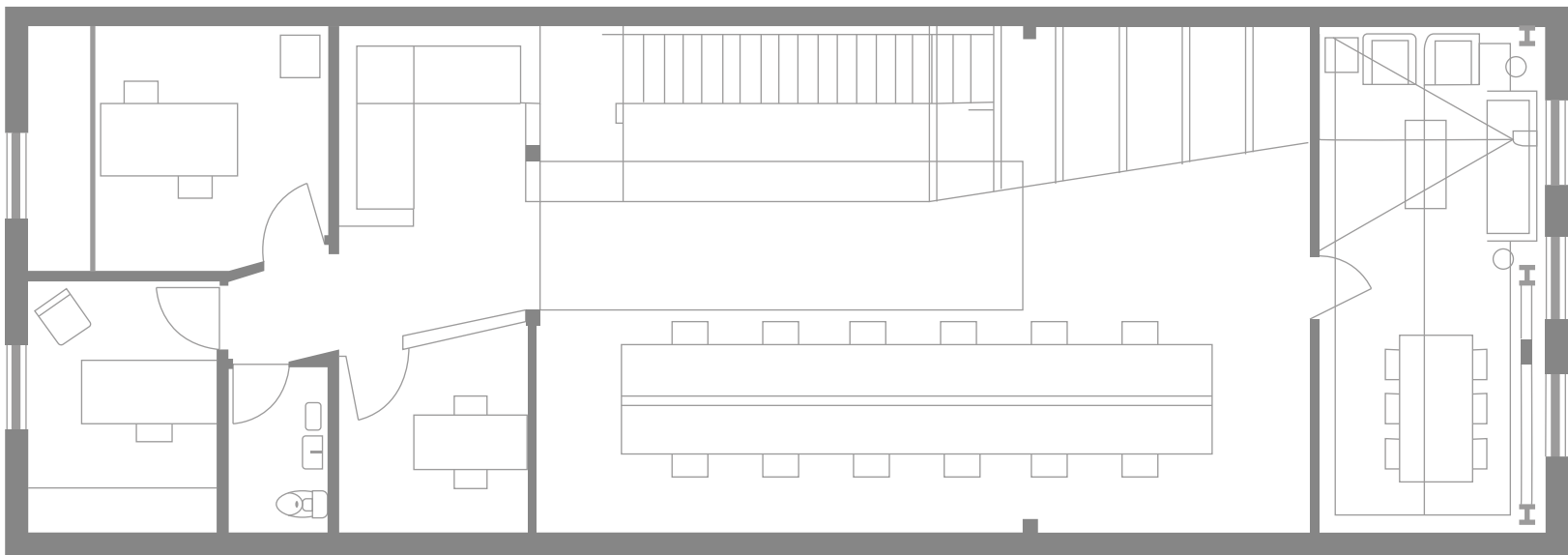




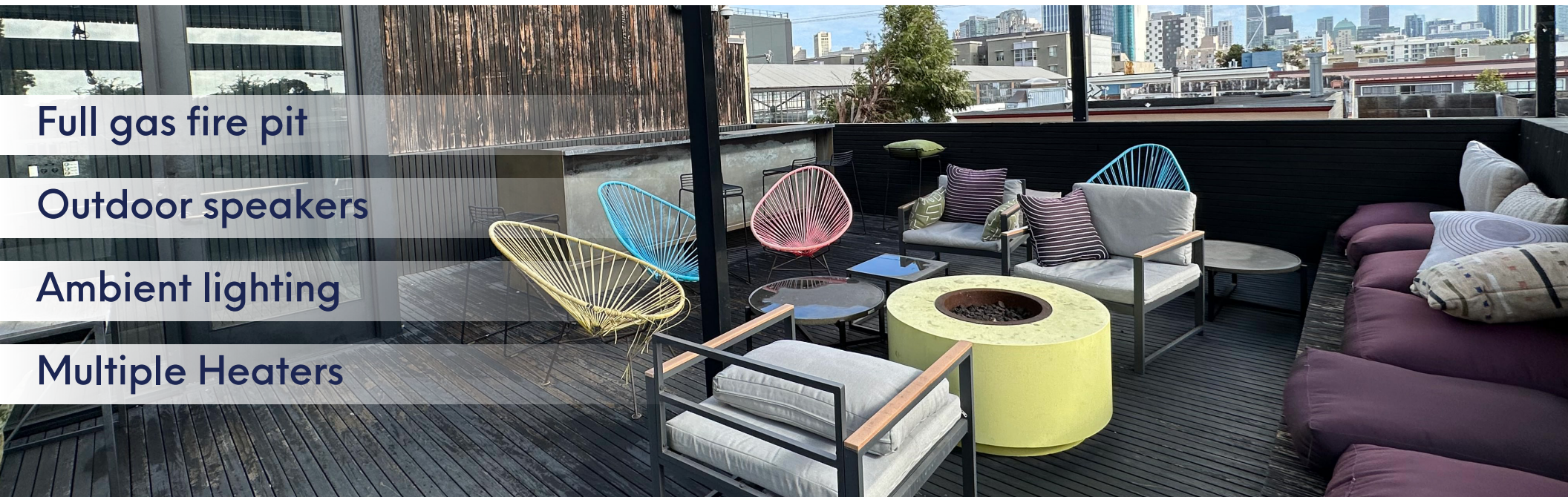
## FIRST FLOOR



## SECOND FLOOR







Full gas fire pit

Outdoor speakers

Ambient lighting

Multiple Heaters





### Best West Soma Location:

- ③ Michelin Star Restaurant  
Californios Next Door
- ⑤ Soma Streetfood park

### Nightlife options

- ③① Audio      ③③ Butter
- ③② Bergerac

### 1 Block to

- ① Costco      ③④ Target

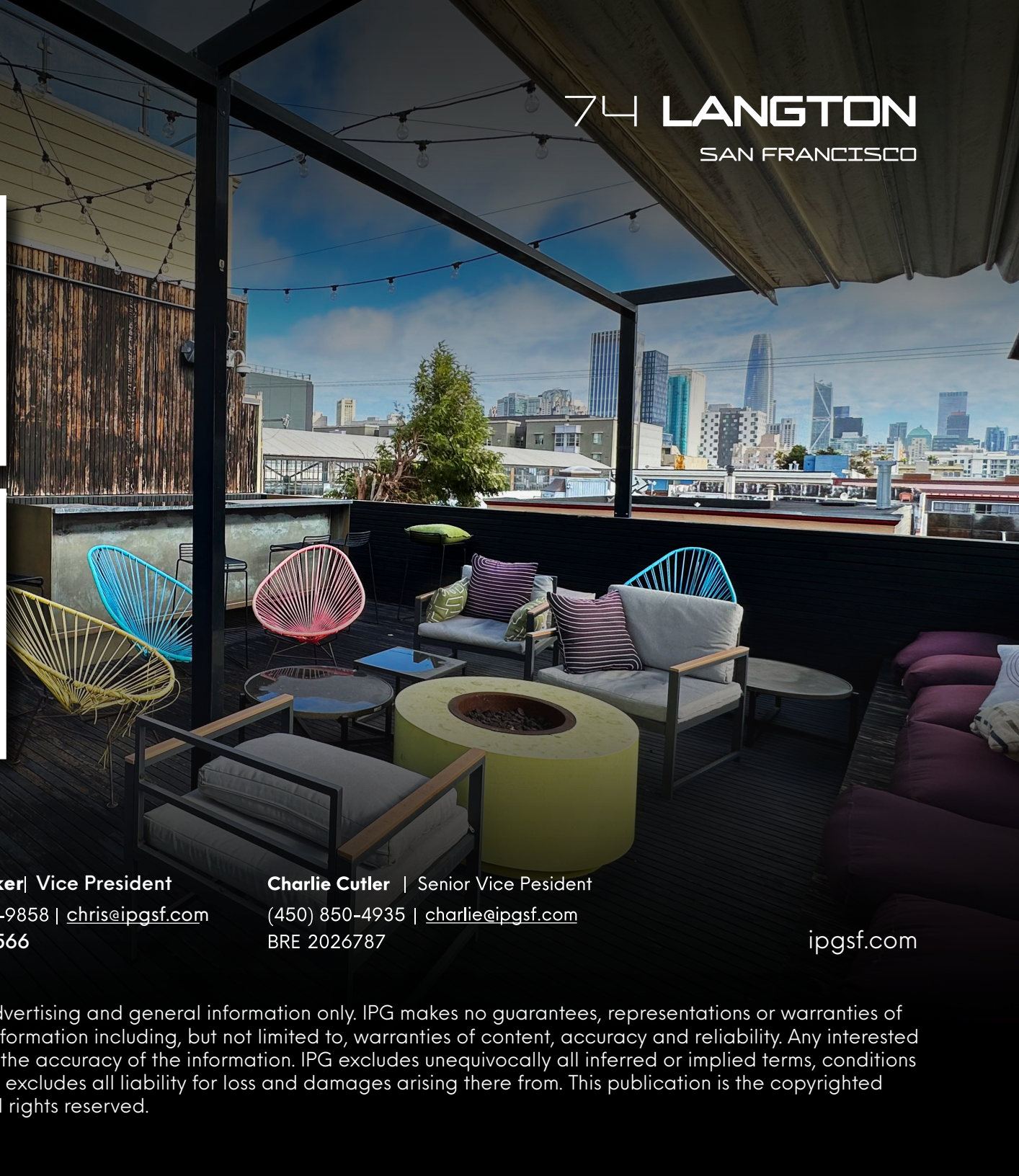
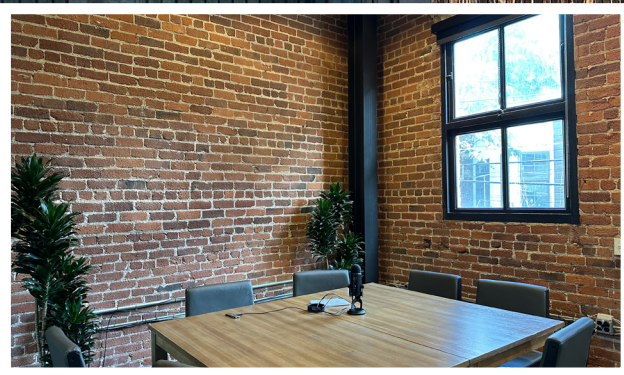
- |                    |                     |                         |                              |                               |                           |
|--------------------|---------------------|-------------------------|------------------------------|-------------------------------|---------------------------|
| ① Costco Wholesale | ⑥ Trader Joe's      | ⑪ Cellarmaker Brewing   | ⑬ Chantal Guillon Patisserie | ⑮ Best Buy                    | ⑮ Tin Vietnamese Cuisine  |
| ② Lone Star Saloon | ⑦ Potero Center     | ⑫ Square Pie Guys       | ⑭ Driftwood                  | ⑮ Dumpling Time               | ⑮ San Francisco City Hall |
| ③ Calofornios      | ⑧ Rainbow Grocery   | ⑬ Sushi Ondo            | ⑮ Zeitgeist                  | ⑮ REI                         | ⑮ Asian Art Museum        |
| ④ Butter           | ⑨ Franklin Square   | ⑭ The Willows           | ⑮ Shizen Vegan Sushi Bar     | ⑮ Turtle Tower                | ⑮ Blue Bottle Coffee      |
| ⑤ District Six     | ⑩ Sightglass Coffee | ⑮ Joint Venture Kitchen | ⑮ Standard Deviant Brewing   | ⑮ San Francisco Flower Market | ⑮ BAIA                    |





INNOVATION  
PROPERTIES  
GROUP

74 **LANGTON**  
SAN FRANCISCO



## For leasing information

### Innovation Properties Group

181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

### Chris Baker | Vice President

(650) 315-9858 | [chris@ipgsf.com](mailto:chris@ipgsf.com)  
BRE 2116566

### Charlie Cutler | Senior Vice President

(450) 850-4935 | [charlie@ipgsf.com](mailto:charlie@ipgsf.com)  
BRE 2026787

[ipgsf.com](http://ipgsf.com)

This document has been prepared by IPG for advertising and general information only. IPG makes 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). ©2023. All rights reserved.