



INNOVATION  
PROPERTIES  
GROUP

1711 Bayshore Rd



# Boutique Warehouse with Heavy Power

## 600 AMPS 480 Volts

Redwood City - 4,267 RSF

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

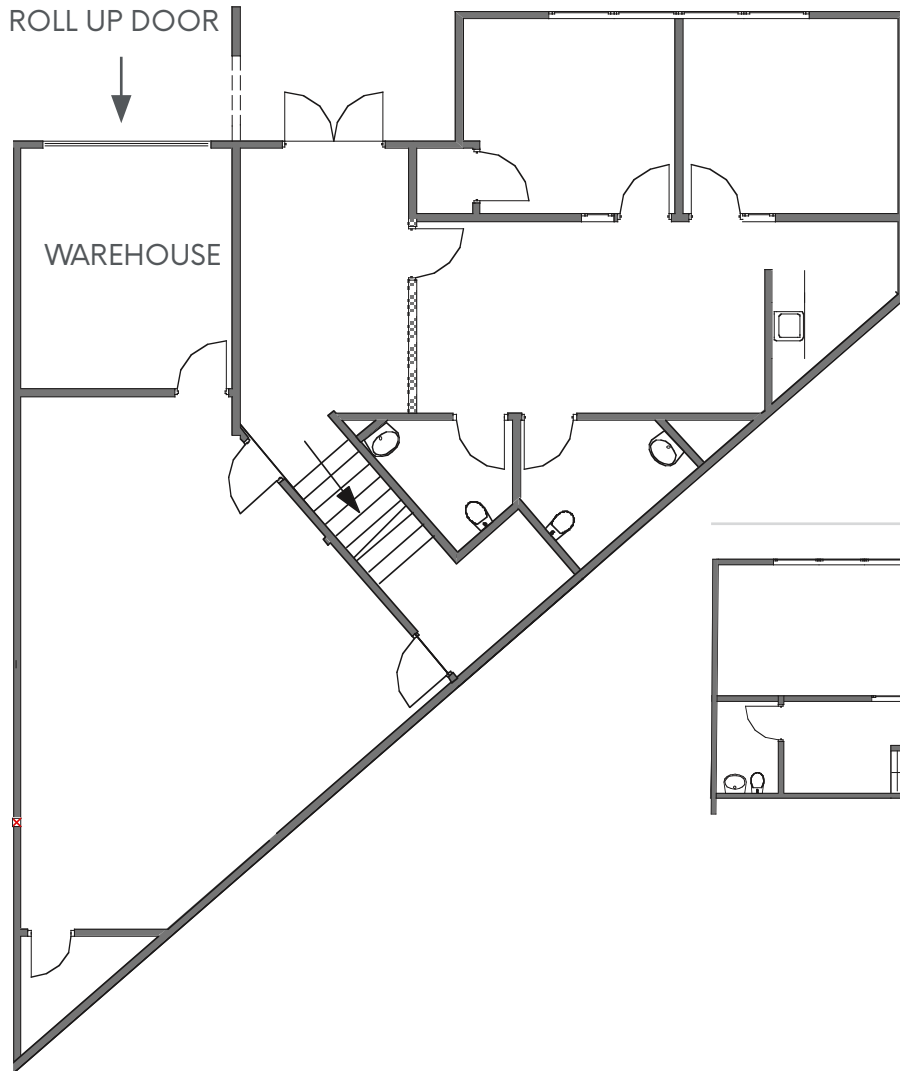
# Property Highlights:

- 600 Amps 480 Volt 3 Phase Power
- 2 Private Offices
- 3 Large Conference Rooms
- 2 Kitchenettes
- 3 Private Restrooms
- Open Office for 38 Seats on the 2nd Floor w/ Bay Views
- Open Flex + R&D Space on the Ground Floor w/ VCT Flooring
- 185 SF Warehouse w Roll Up Door

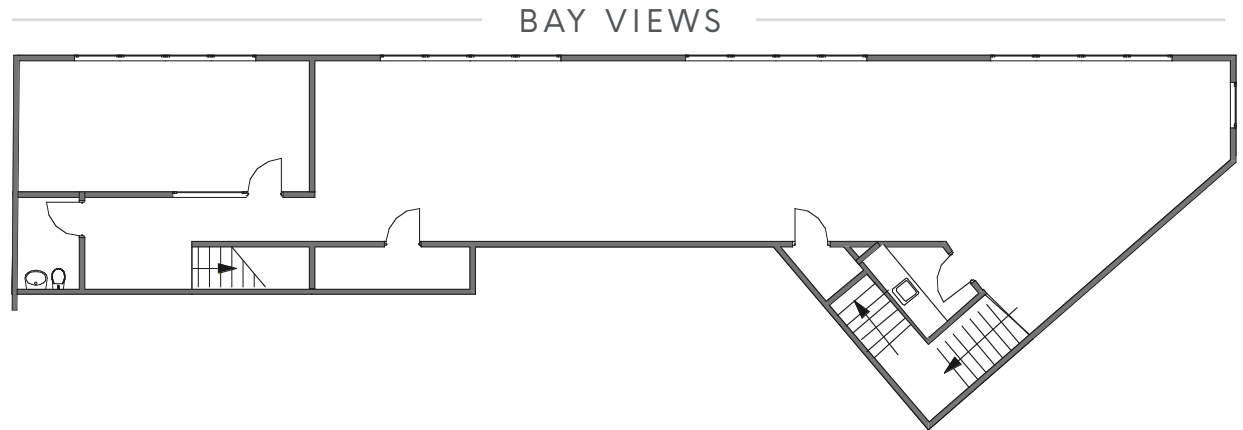




**SUITE B (1<sup>st</sup> Floor)**  
±2,247 SF



**SUITE C (2<sup>nd</sup> Floor)**  
±2,020 SF





### Amenities

- |                          |                          |                             |                                   |
|--------------------------|--------------------------|-----------------------------|-----------------------------------|
| 1 In-N-Out Burger        | 6 Milagros Latin Kitchen | 11 Cocola Bakery            | 16 Amausaan Uji matcha            |
| 2 Denny's                | 7 Crouching Tiger        | 12 La Casita Chilanga       | 17 Starbucks                      |
| 3 Chick-fil-A            | 8 Harry's Hofbrau        | 13 Brew Coffee and Bakery   | 18 La Honda Winery                |
| 4 Gourmet Gyros & kebabs | 9 Capelo's Barbecue      | 14 Freewheel Brewing Compan | 19 Cocola Bakery                  |
| 5 Angelicas              | 10 McDonald's            | 15 Tortas Mexican Food      | 20 Zareen's Restaurant & Catering |

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## For leasing information

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