



INNOVATION  
PROPERTIES  
GROUP

1197 Valencia St  
San Francisco, California

**Serene, Cozy and Bright Office Spaces  
to Share with Other Health Practitioners**

**3 Rooms Available: \$900, \$1050 and \$1150**

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



## Property highlights:

- Versatile Office Space in the Heart of the Mission.
- Coded entryway.
- Shared perks include a shared common area with a waiting room and bathroom.
- Surrounded by restaurants, shopping, and entertainment before, during, and after work.











## Public Transportation

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
24th St Mission Station (Dublin/Pleasanton - Millbrae)	1 min	4 min	0.2 mi
Church and 22nd Street Transit Stop (J Church)	3 min	9 min	0.5 mi
Church St & 22nd St Transit Stop (J Church)	3 min	9 min	0.5 mi
Chattanooga and 21st Street Transit Stop (J Church)	3 min	10 min	0.5 mi
21st Street Transit Stop (J Church)	3 min	10 min	0.5 mi

COMMUTER RAIL	DRIVE	WALK	DISTANCE
San Francisco 4th & King Commuter Rail (Caltrain)	7 min		2.9 mi
22nd Street Commuter Rail (Caltrain)	7 min		3.0 mi

AIRPORT	DRIVE	WALK	DISTANCE
San Francisco International Airport	21 min		12.2 mi
Oakland International Airport	34 min		21.4 mi







I | P | G

INNOVATION  
PROPERTIES  
GROUP

# 1197 Valencia St

San Francisco, California

## For leasing information

**Innovation Properties Group**

181 2nd Street, San Francisco, CA

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

**Sher Santosa | Associate**

(415) 568-6596 | [sher@ipgsf.com](mailto:sher@ipgsf.com)

DRE 02104419

[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.