



INNOVATION  
PROPERTIES  
GROUP

1301 Folsom Street  
Folsom St Corridor, San Francisco



## Full Building HQ

HIGH END POLISHED INDUSTRIAL AESTHETIC

**Robust HVAC System & Heavy Power**

38,020sf Demisable By Floor To 13,400sf

Plug & Play LEX 9/26 Or Longer Direct

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





1301 Folsom Street

# Property Highlights:

- HQ
- Parking Included At the Closest Lot
- Unobstructed Downtown Views
- Sunny 180 Degree Window Line
- Great Natural Light On Every Floor
- Robust HVAC System
- Huge Power 3-Phase, 1200 Amp, 480 Volts
- Very Pet Friendly
- Full ADA (Passenger Elevator & Freight Elevator)
- High Ceilings Throughout Shower & Locker Facilities
- Rollup Doors
- 100% Plug & Play (Immediate Move-In Potential)
- Sandblasted Wood Ceilings & Polished Concrete Floors
- High-Ceiling Creative Aesthetic
- Bike Parking

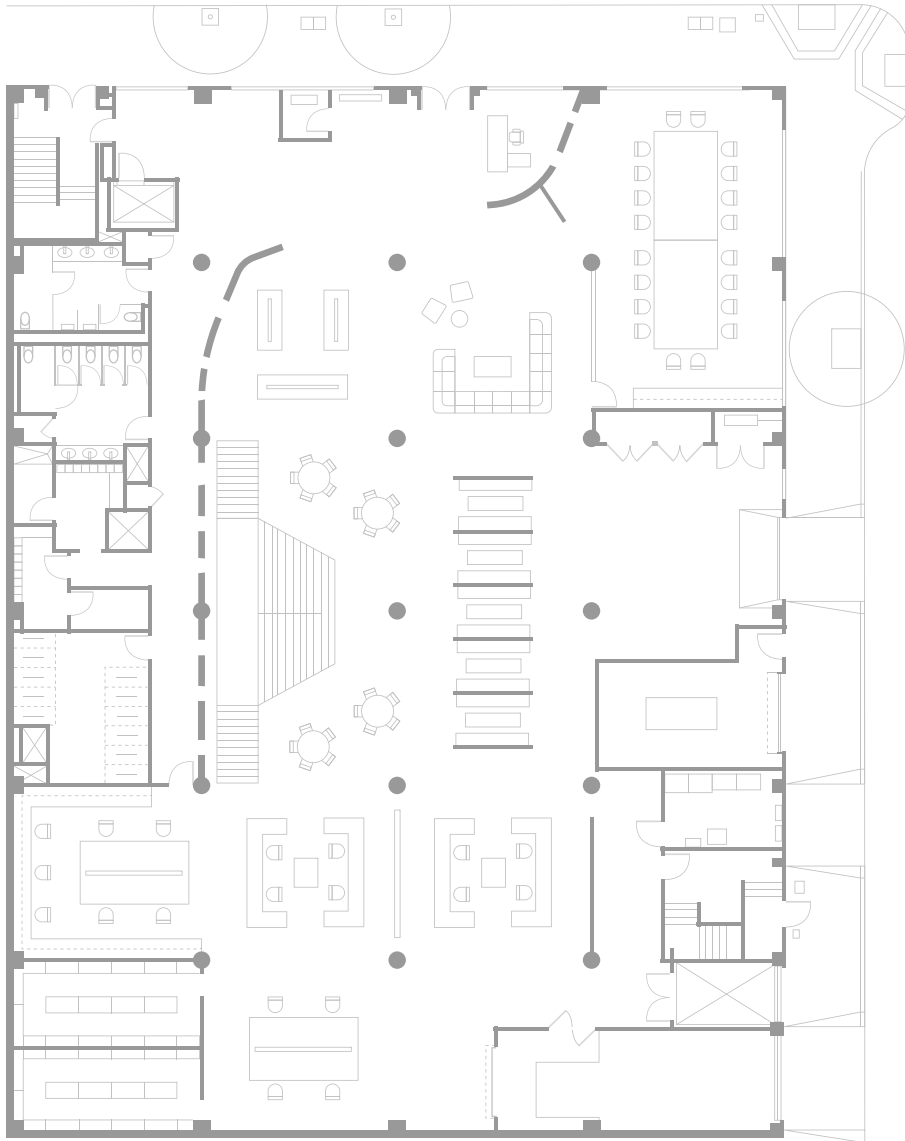




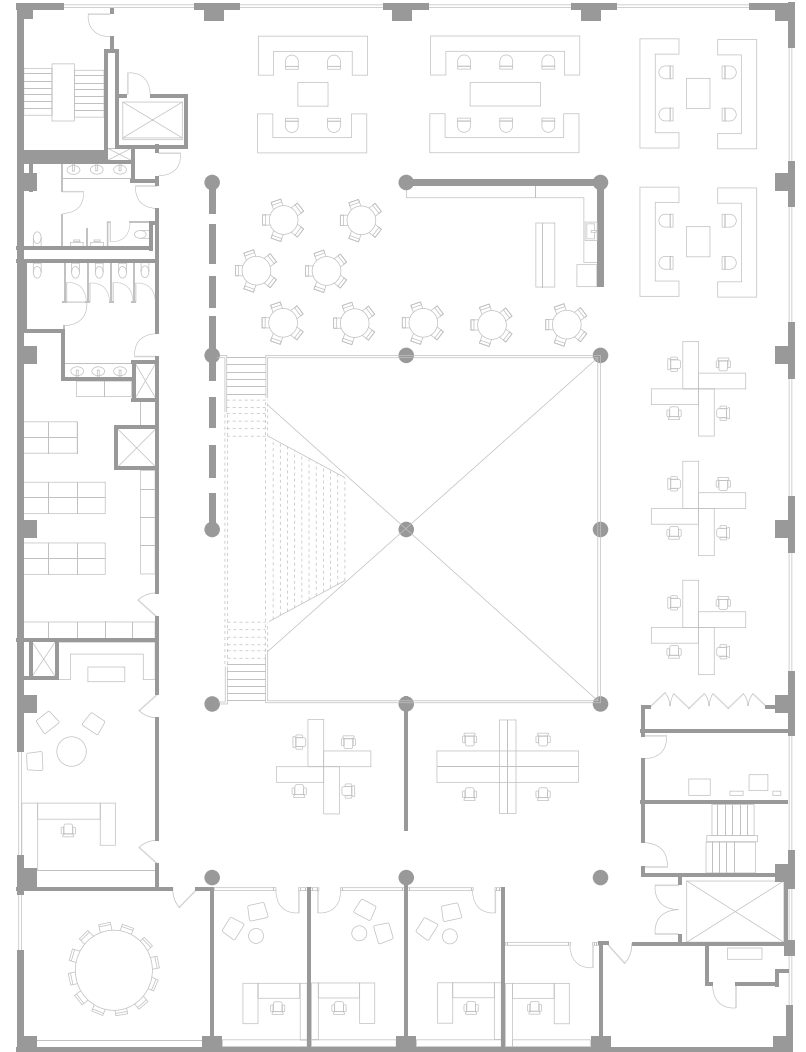




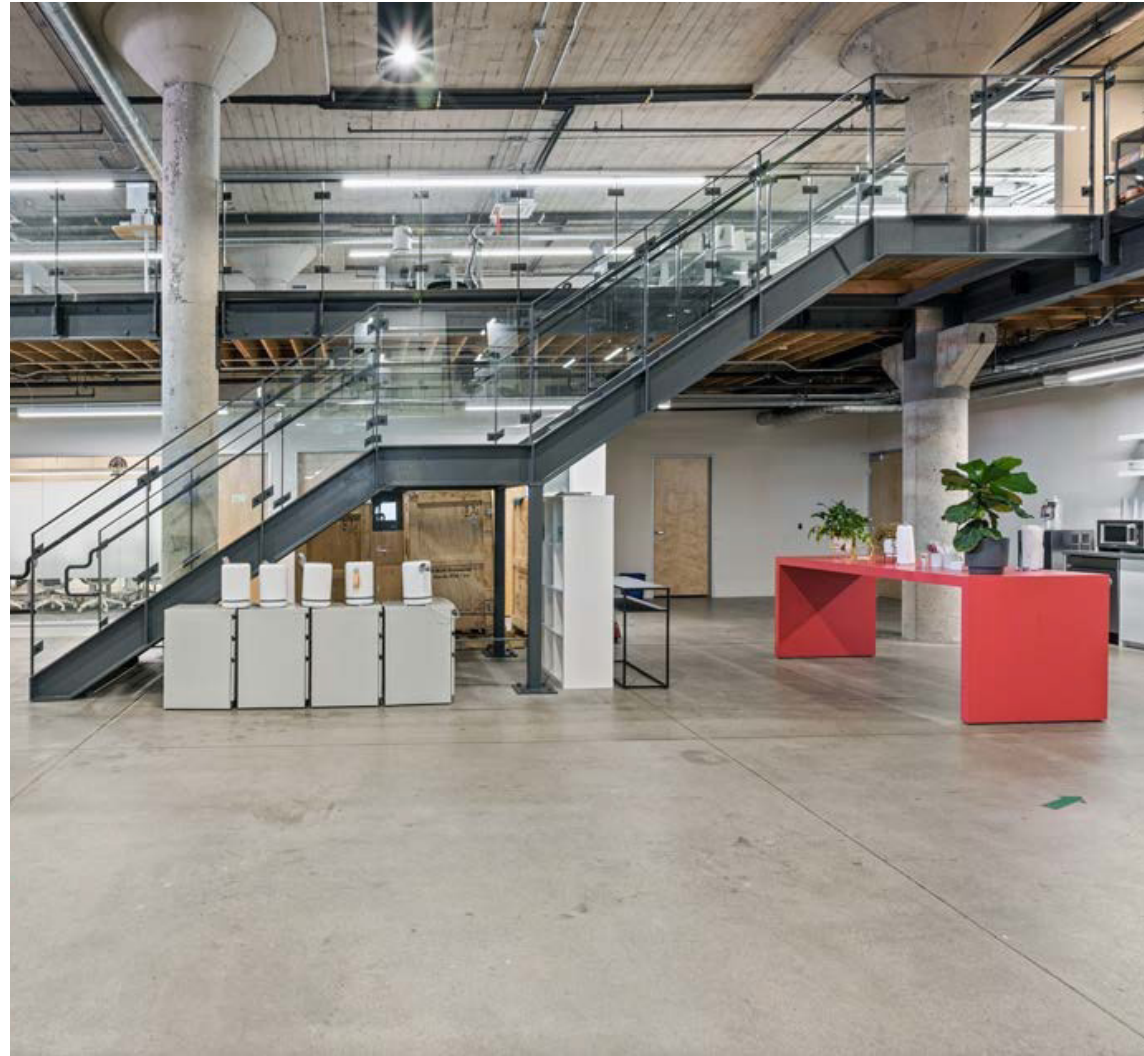
**1st Floor**



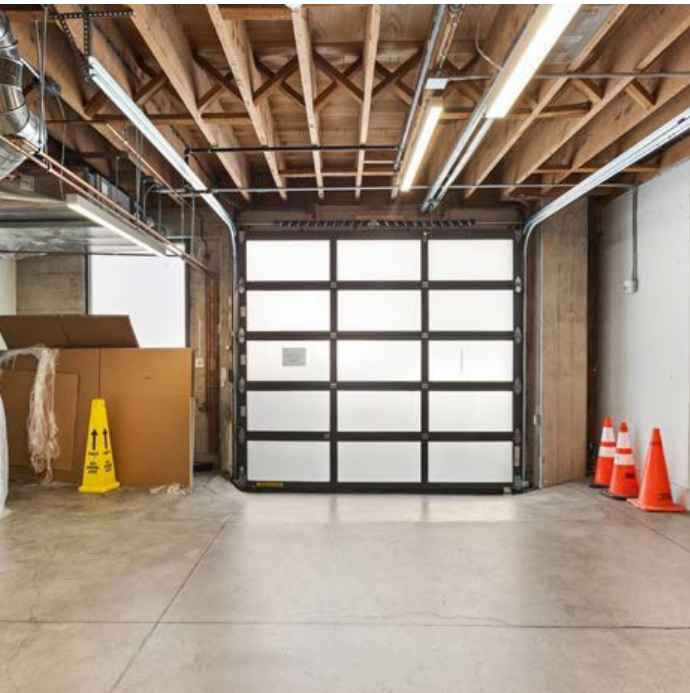
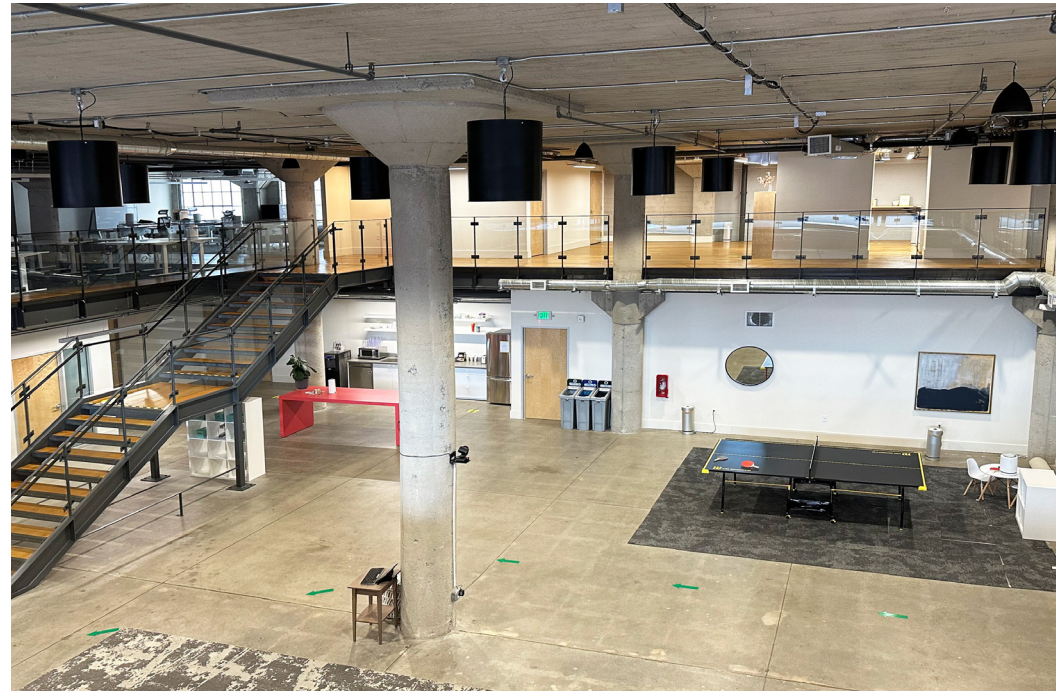
**2nd Floor**



3rd Floor











**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 | ⑲ Best Buy                    | ⑲ Tin Vietnamese Cuisine  |
| ② Lone Star Saloon | ⑦ Potero Center     | ⑫ Square Pie Guys       | ⑭ Driftwood                  | ⑳ Dumpling Time               | ⑳ San Francisco City Hall |
| ③ Calofornios      | ⑧ Rainbow Grocery   | ⑬ Sushi Ondo            | ⑮ Zeitgeist                  | ㉑ REI                         | ㉑ Asian Art Museum        |
| ④ Butter           | ⑨ Franklin Square   | ⑭ The Willows           | ⑯ Shizen Vegan Sushi Bar     | ㉒ Turtle Tower                | ㉒ Blue Bottle Coffee      |
| ⑤ District Six     | ⑩ Sightglass Coffee | ⑮ Joint Venture Kitchen | ⑰ Standard Deviant Brewing   | ㉓ San Francisco Flower Market | ㉓ BAIA                    |



Californios



Audio SF



Bergerac



West Soma







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## For leasing information

**Ivan Smiljanic | Partner**

( 510) 717-5008 | [ivan@ipgsf.com](mailto:ivan@ipgsf.com)

BRE 01995999

**Innovation Properties Group**

181 2nd Street, San Francisco, CA

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

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