



INNOVATION
PROPERTIES
GROUP

40 Heron St
San Francisco, CA



Stand-Alone Flex Building with Heavy Power

5,350 SF Available

ipgsf.com

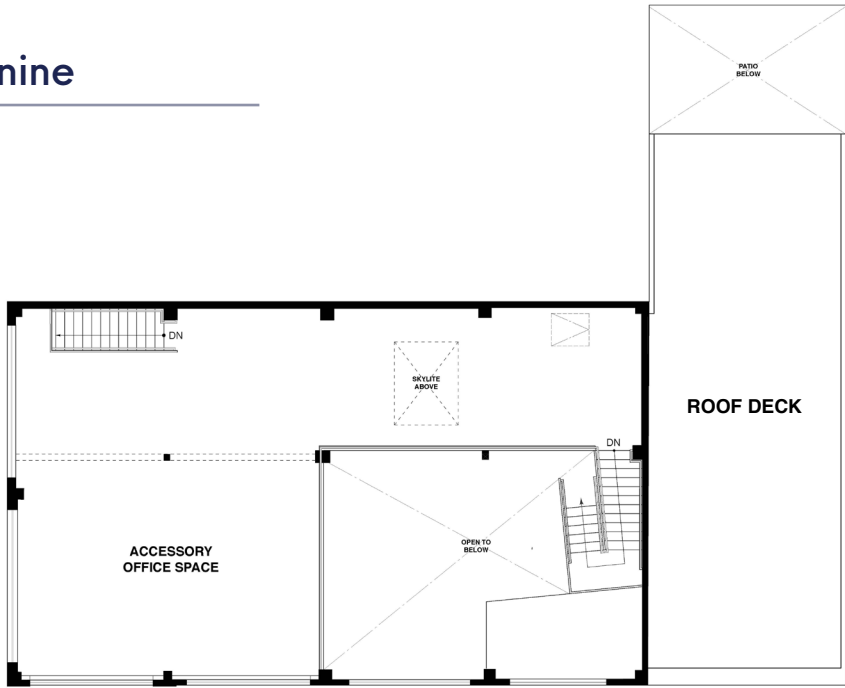
- Fully renovated in 2023, with all new mechanical, electrical, and plumbing systems
- 3-phase/400 Amps of electrical service
- New bathrooms with shower
- Polished concrete on the ground floor
- Two (2) Drive in roll-up doors
- Central heat & A/C
- Architectural steel and wood staircase leading to mezzanine level
- Five (5) parking spaces, three (3) interior, and two (2) on street
- WMUG zoning allows for a variety of uses
- ADA accessible entries
- High End Kitchenette



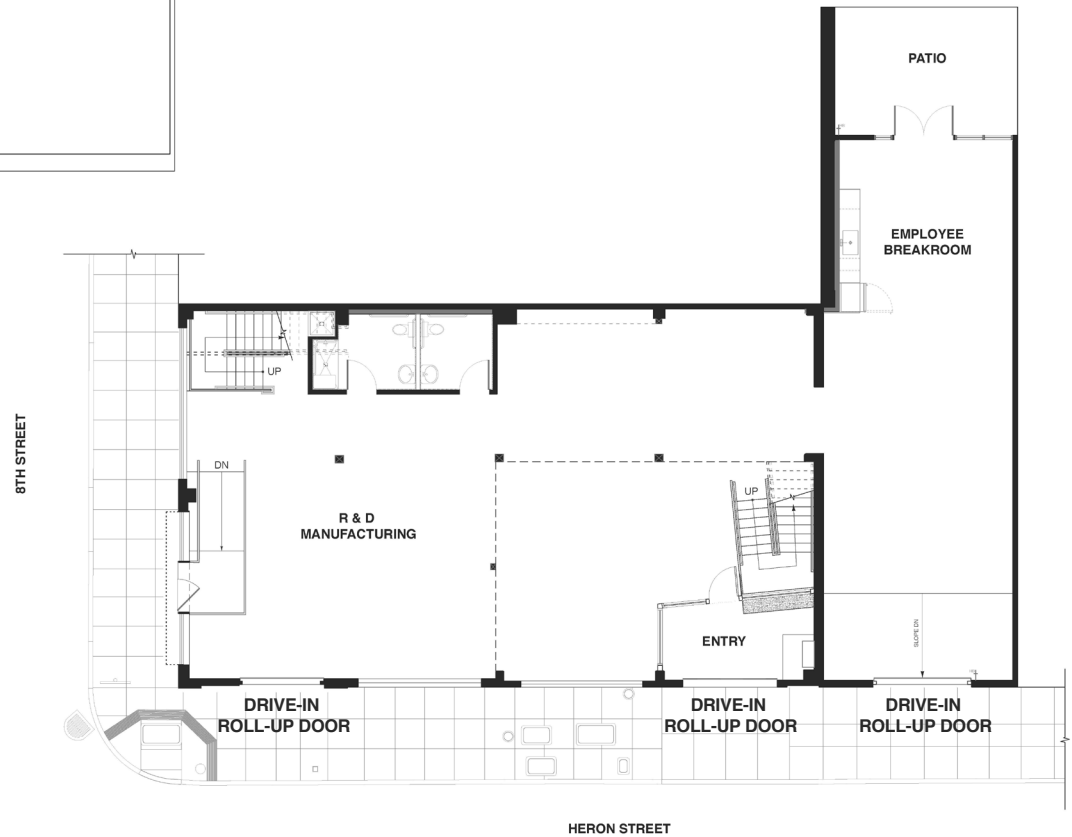




Mezzanine



1st Floor



Unparalleled Loading / Unloading Zones





RAIN

Replicate

rime

Beacons

GLACIER

VOXEL



goodtime

LOUP

Weights & Biases

GIMLET

obviously.ai

Garage AI

OVERVIEW

Chima

Moda AI

Storytime





- | | | | | |
|--------------------------|---|----------------------------------|-------------------------------|----------------------------------|
| 1 Costco Wholesale | 11 Fitness SF - SoMa | 21 Victoria Manalo Draves Park | 31 IKEA | 41 The Willows |
| 2 Trader Joe's | 12 HK Lounge Bistro | 22 Chevron | 32 The Chieftain Pub | 42 Sextant Coffee Roasters |
| 3 Best Buy | 13 Parking | 23 Rocco's Cafe | 33 Tempest Bar | 43 Californios |
| 4 REI | 14 Ben's Fast Food | 24 Sizzling Pot King | 34 The Pawn Shop Tapas Bar | 44 Cat club |
| 5 Delli Board | 15 Yerba Buena Ice Skating & Bowling Center | 25 Square Pie Guys | 35 Miss Saigon | 45 La Cuisine Cafe |
| 6 Sightglass Coffee | 16 Rinse - Laundry & Dry Cleaning | 26 Gene Friend Recreation Center | 36 Ritual Hot Yoga | 46 Arsicault Bakery Civic Center |
| 7 Whole Foods | 17 AK Subs Sandwich | 27 Telescope Coffee | 37 Vapor Room Weed Dispensary | 47 RT Rotisserie |
| 8 Zuni Café | 18 Cafe Suspiro | 28 Charging Station | 38 Moya | 48 Rich Table |
| 9 Dumpling Home | 19 Azúcar Lounge | 29 Bini's Kitchen | 39 Blue Bottle Coffee | 49 Espetus Churrascaria |
| 10 Rainbow Grocery Coop. | 20 Powerhouse | 30 Tin at 937 Howard | 40 Ted's Market | 50 Rocket Sushi |



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For leasing information

Justin Fink | Senior Associate
(650) 576-5408 | justine@ipgsf.com
DRE 02100750

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

ipgsf.com

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