



INNOVATION  
PROPERTIES  
GROUP

515 **Folsom St**

San Francisco East Cut

## **Desirable Flex/Office Building**

**1st floor, 9,500 SF of flex space**

**2nd floor, 9,258 SF of office space**

**Private gated parking lot**

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

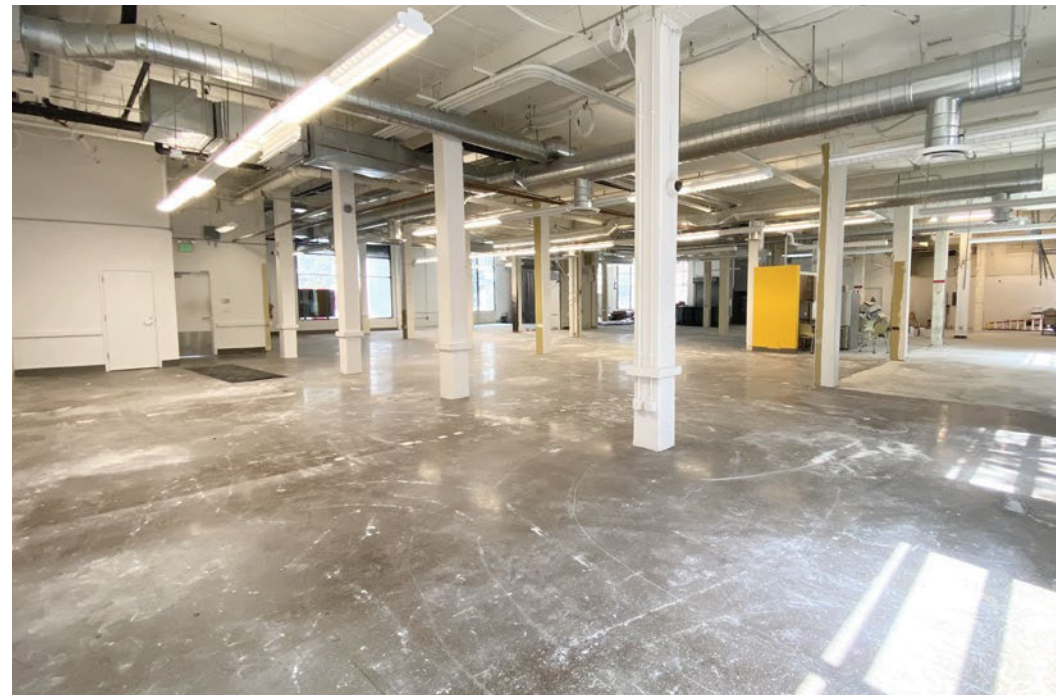
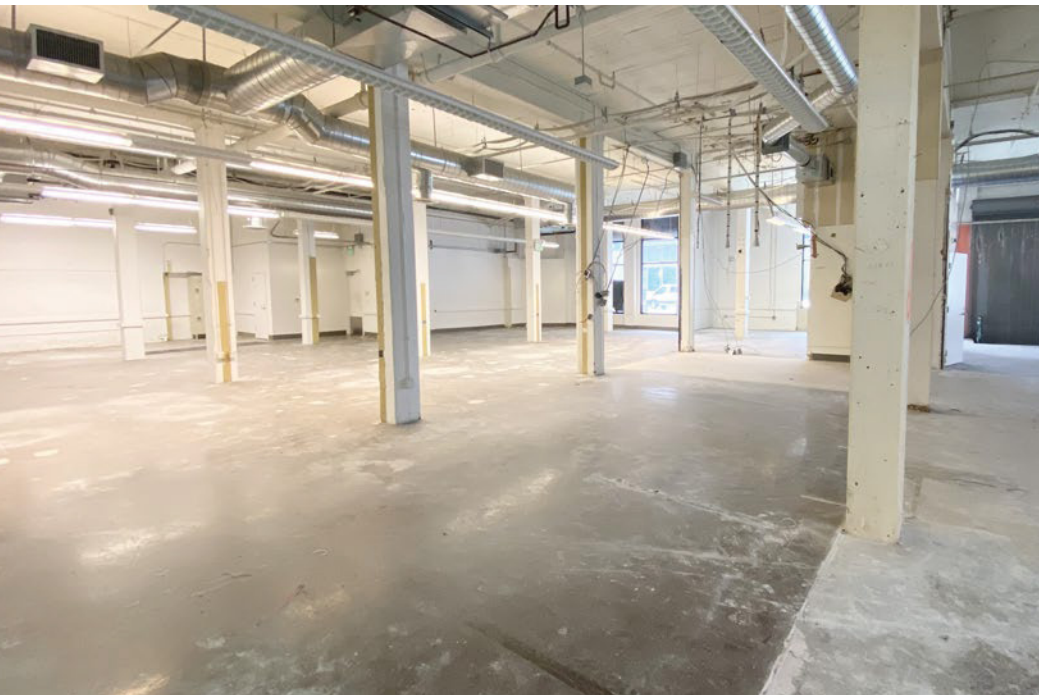


# 1st Floor Highlights:

- 9,500 SF
- 3 Phase/225 Amps of power
- Great clear height
- (2) Restrooms
- Full Kitchen
- (1) Large drive In roll up door
- (1) Loading dock w/ roll up
- Freight elevator
- Ample natural light
- Highly Pet Friendly
  - Dog Play Area With Pet Relief Space
  - Dedicated Pet Storage For Toys, Leashes, Treats







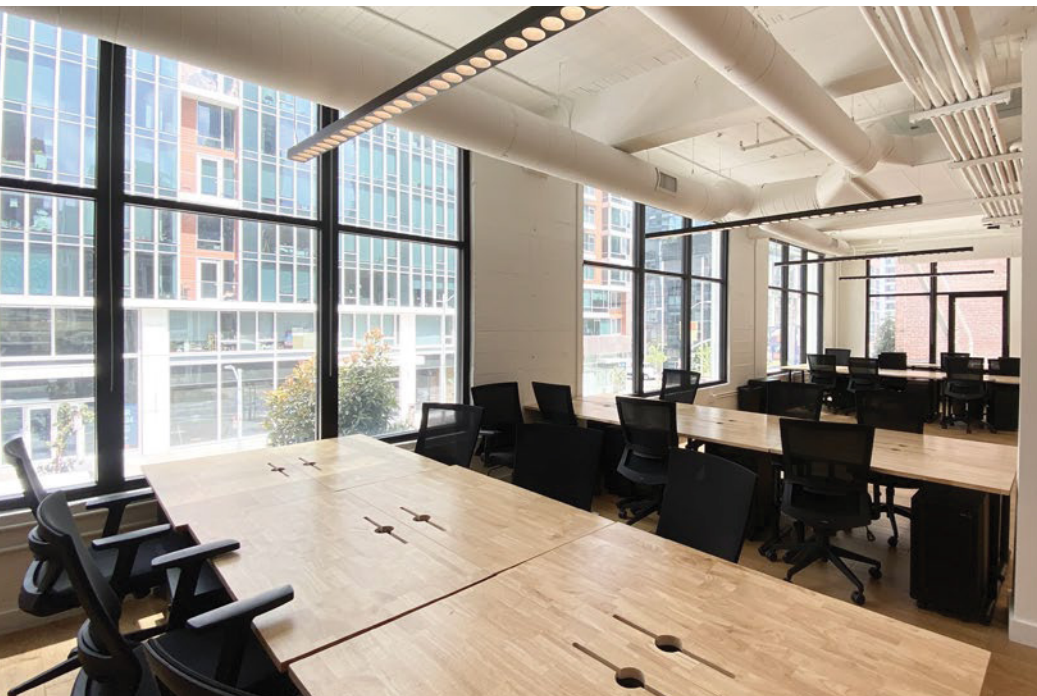
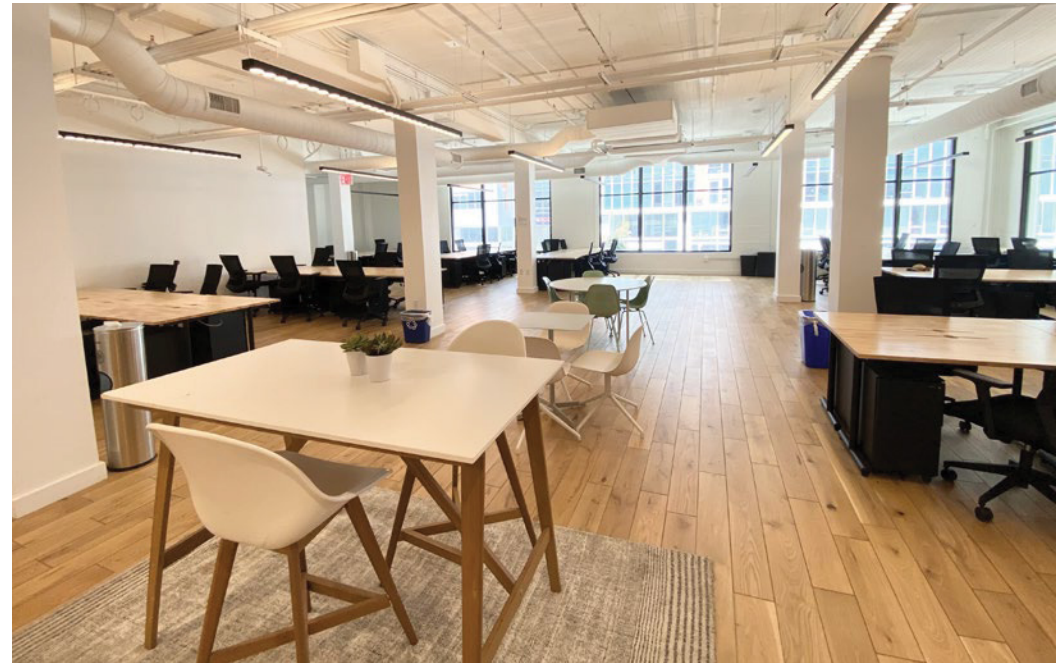


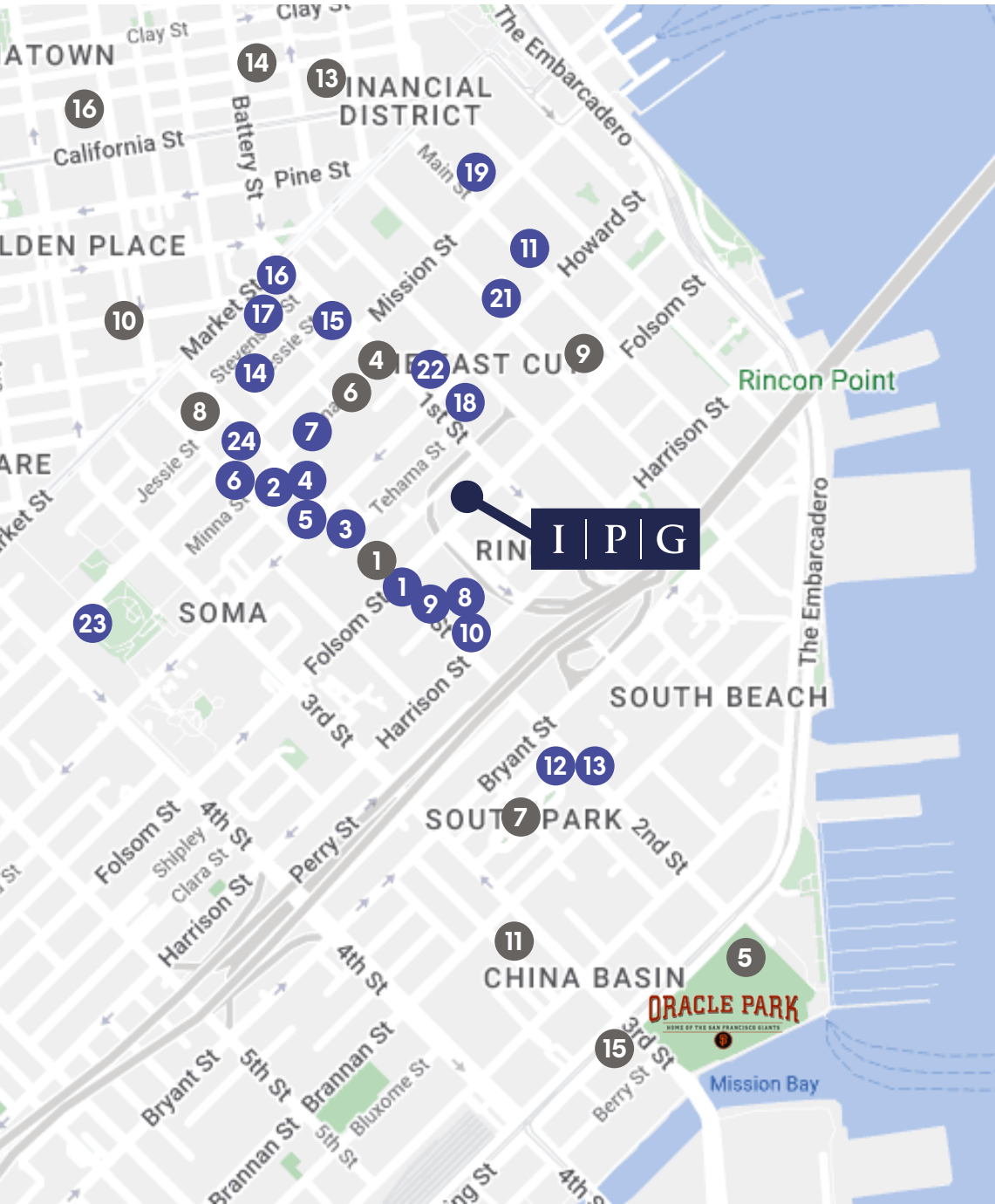
## 2nd Floor Highlights:

- 9,258 SF
- Mainly open plan
- Fully furnished
- Reception area
- Ample natural light
- Full kitchen
- Freight elevator
- (4) Restrooms
- (3) Phone booths
- (2) Storage closets
- (8) Private offices
- Large window line along Folsom









## Eat & Drink

- 1 Radiator Coffee
- 2 Blue Bottle
- 3 Chatz Coffee Shop
- 4 Sweet Green
- 5 Soma Eats
- 6 The Bird
- 7 Philz Coffee
- 8 Joe & The Juice
- 9 Rooster & Rice
- 10 Social
- 11 Andy's Coffee
- 12 Blue Bottle Coffee
- 13 21st Amendment
- 14 Split
- 15 El Faro
- 16 Proper Food
- 17 Chipotle Mexican Grill
- 18 Spice Kit
- 19 Super Duper Burgers
- 20 Sweet Joanna's Cafe
- 21 Proper Food
- 22 Chipotle Mexican Grill

- 23 Lemonade Restaurant
- 24 Starbucks
- 25 Equator Coffees
- 26 Andytown Coffee

## Local Amenities

- 1 The Clancy
- 2 The W Hotel
- 3 SF MOMA
- 4 Salesforce Park
- 5 Oracle Park
- 6 Fitness SF
- 7 South Park
- 8 Crunch Fitness
- 9 Brandon Lienhop
- 10 24 Hour Fitness
- 11 Crunch Fitness
- 12 Bay Club
- 13 24 Hour Fitness
- 14 Wheel House
- 15 Orangetheory
- 16 Planet Fitness





INNOVATION  
PROPERTIES  
GROUP

# 515 Folsom St

San Francisco East Cut

## For leasing information

### Innovation Properties Group

181 2nd Street, San Francisco, CA

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

### Justin Fink | Associate

(650) 576 5408 | [justineipgsf.com](mailto:justineipgsf.com)

BRE : 02100750

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.