



INNOVATION  
PROPERTIES  
GROUP



CALCO  
COMMERCIAL, INC.

515 **Folsom St**

San Francisco East Cut

## Creative Full Floors

1st floor, 9,500 SF with outdoor space

2nd floor, 9,258 SF of office space

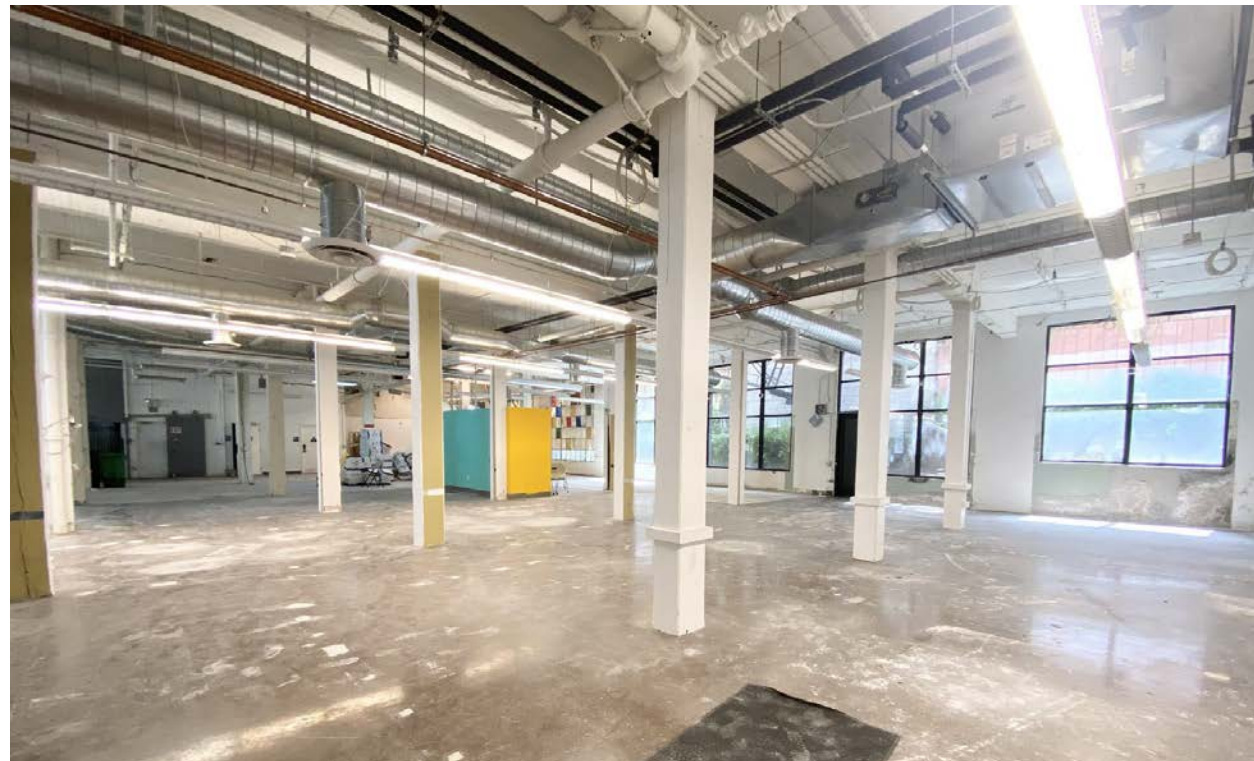
Private gated parking lot

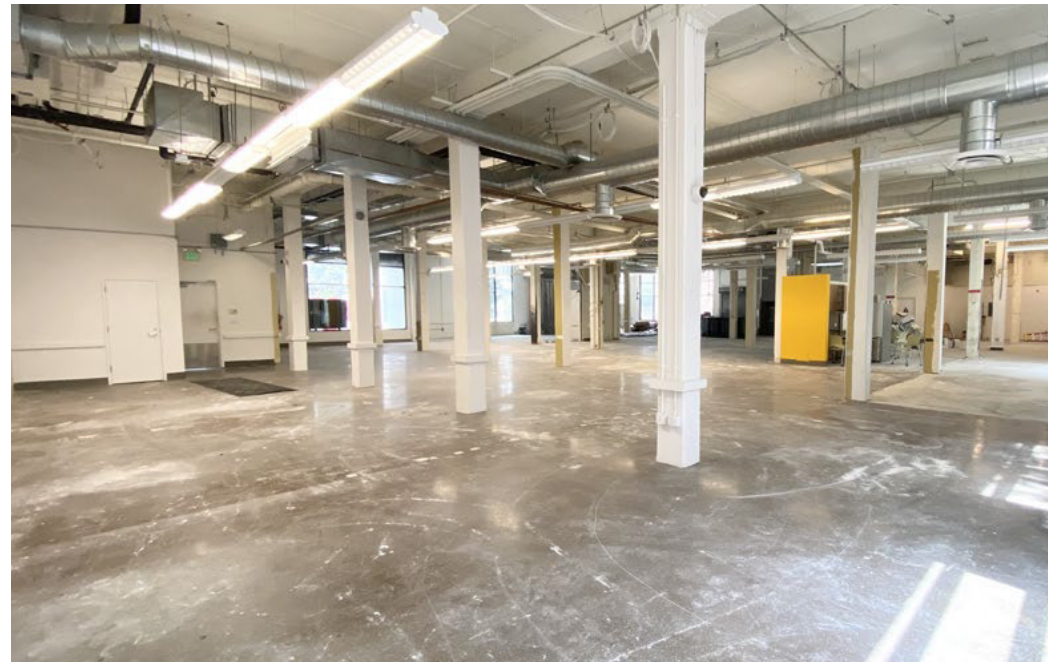
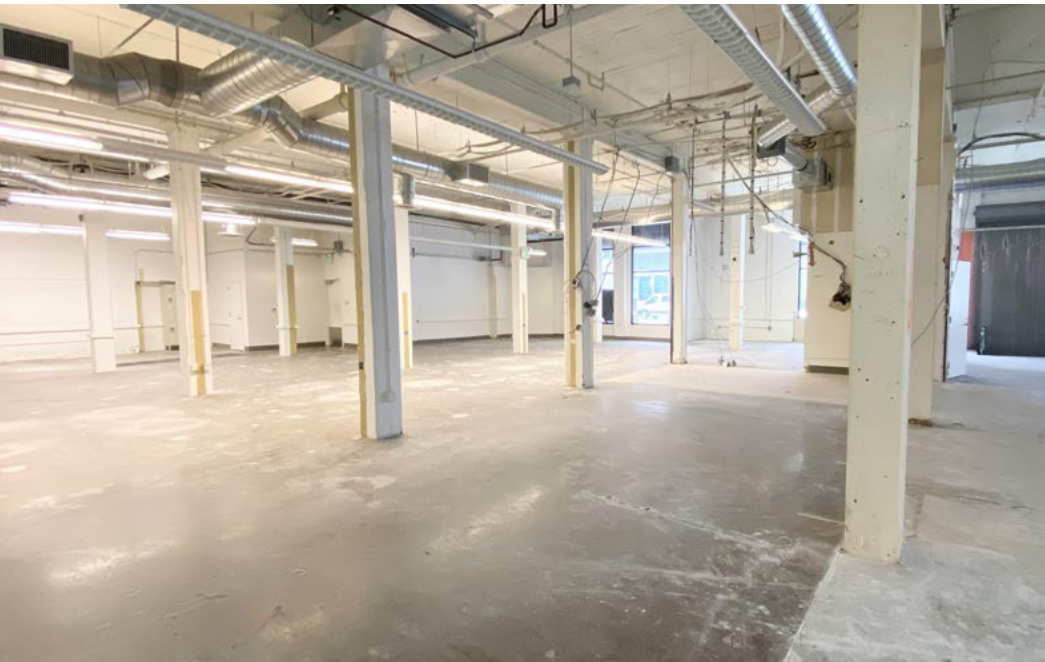
[ipgsf.com](http://ipgsf.com)

[calcosf.com](http://calcosf.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

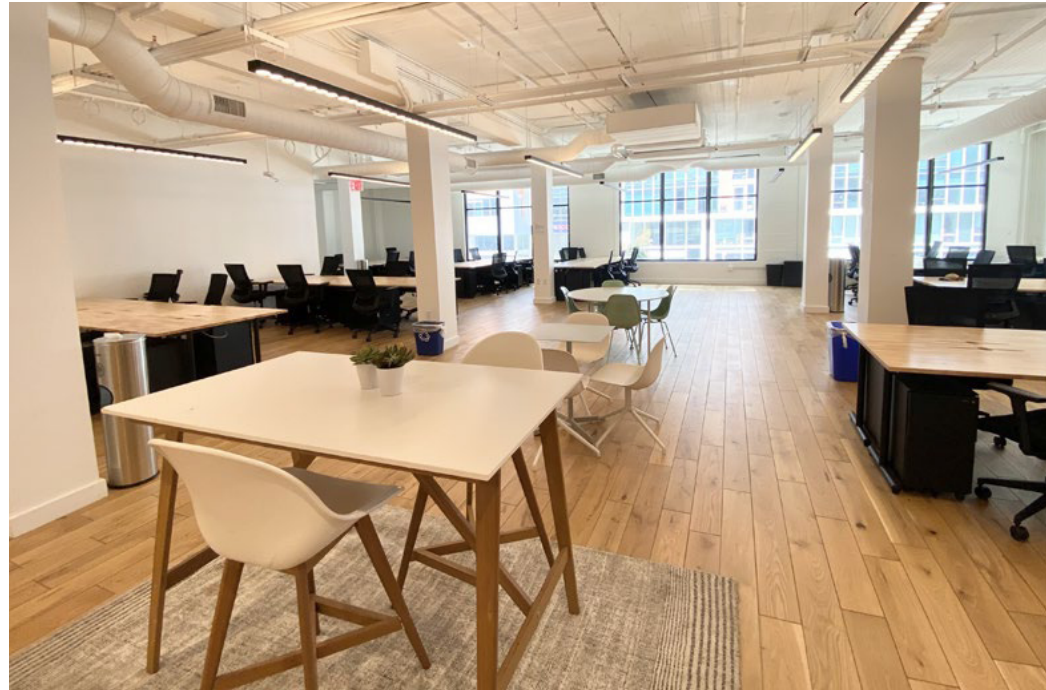


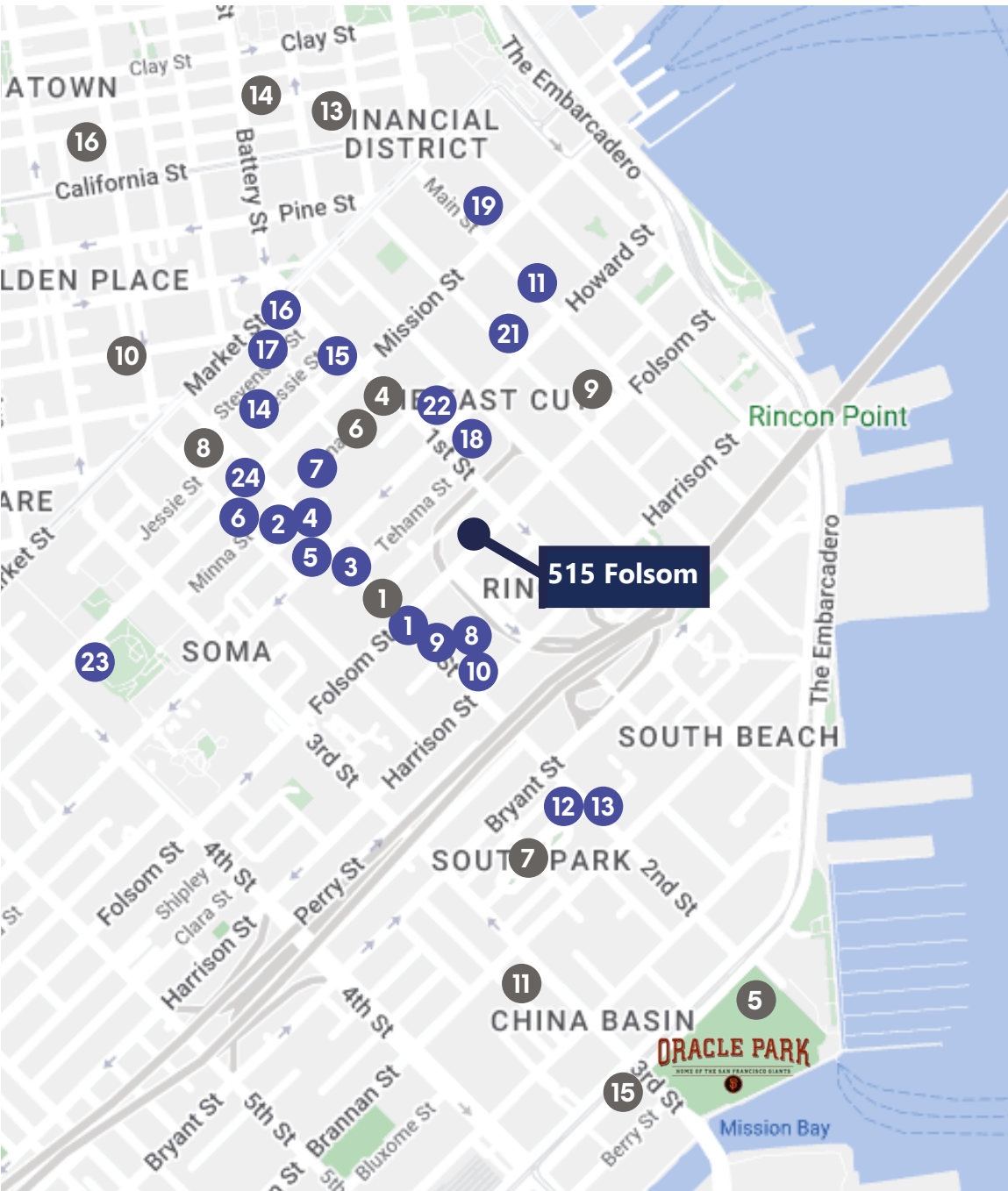


# 2nd Floor Highlights:

- 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



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