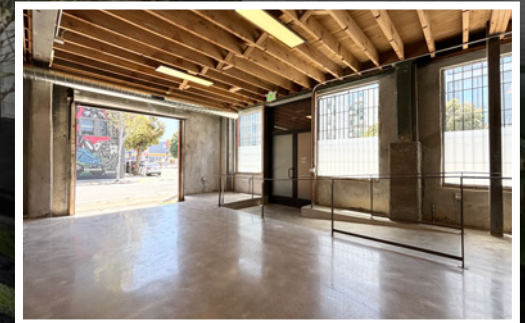




INNOVATION  
PROPERTIES  
GROUP

40 Heron St  
San Francisco, CA



# Stand-Alone Flex Building with Heavy Power

5,350 SF Available

[ipgsf.com](http://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





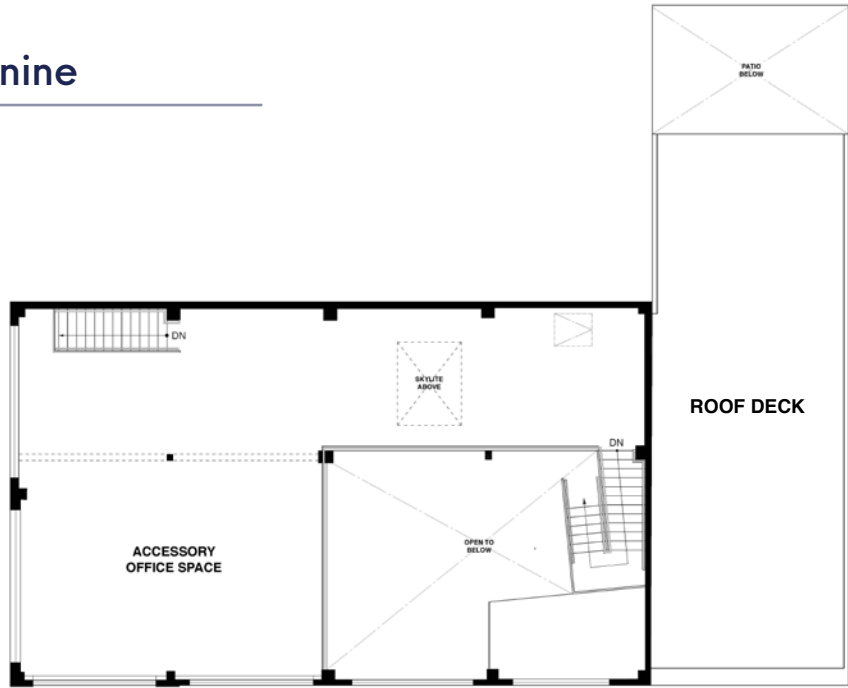




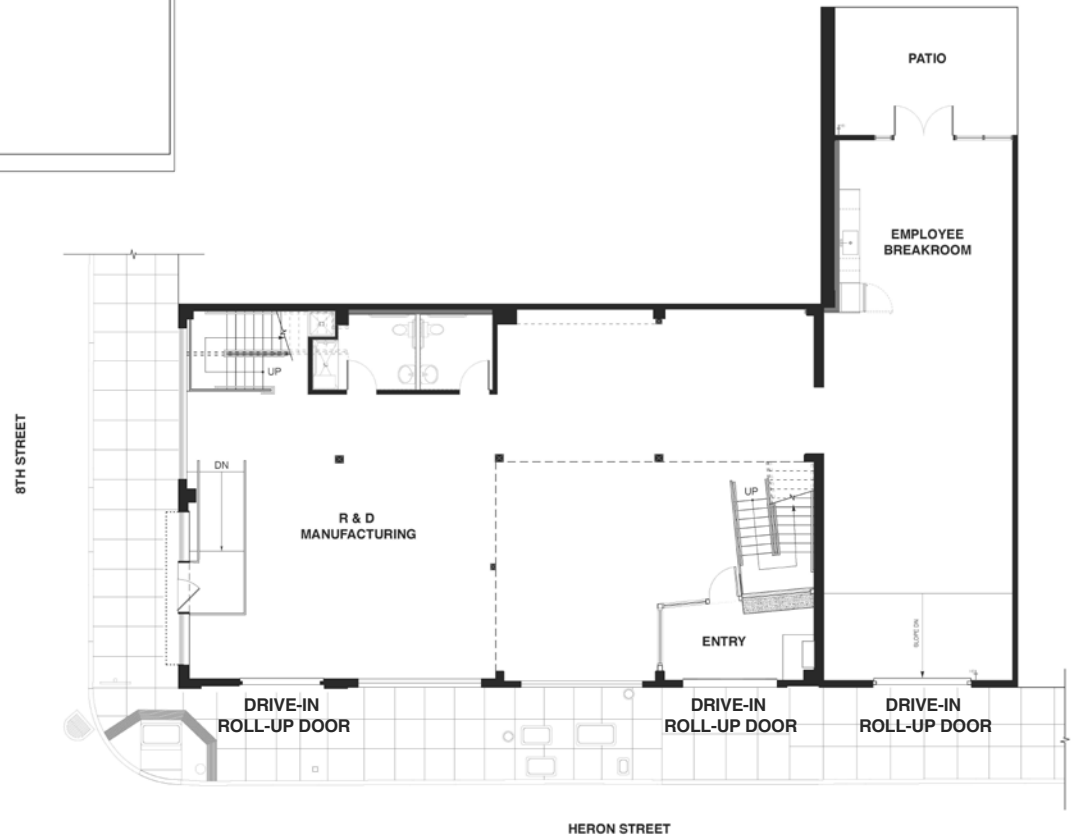




Mezzanine



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                  |





INNOVATION  
PROPERTIES  
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# 40 Heron St

San Francisco, CA

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