



# 3175 17TH Street

**Mission District  
Creative Space**

3,400-6,800 RSF AVAILABLE

**San Francisco, California**

**Innovation Properties Group**  
181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924



**Charlie Cutler**  
Vice President | (415) 850-4935  
[charlie@ipgsf.com](mailto:charlie@ipgsf.com) | BRE 02031924

**Mitchell Hickman**  
Senior Associate | (650) 464-8890  
[mitchell@ipgsf.com](mailto:mitchell@ipgsf.com) | BRE 02090901





# 3175

## 17TH Street Space Highlights

- Iconic Mission District location
- Mostly open plan
- Five (5) meeting rooms
  - Available Furnished
- 20" Exposed Ceilings
- Mix of carpet + polished concrete floors
- Full kitchen + dining area
- In-suite restrooms
- Roll-up door
- One (1) parking spot
- Reception/lounge area
- Full security + 24/7 access
- Exceptional natural light
- Five (5) minute walk to Bart
- Steps from Mission Bowl, Stable Cafe, In Chan Kajaal Park and more



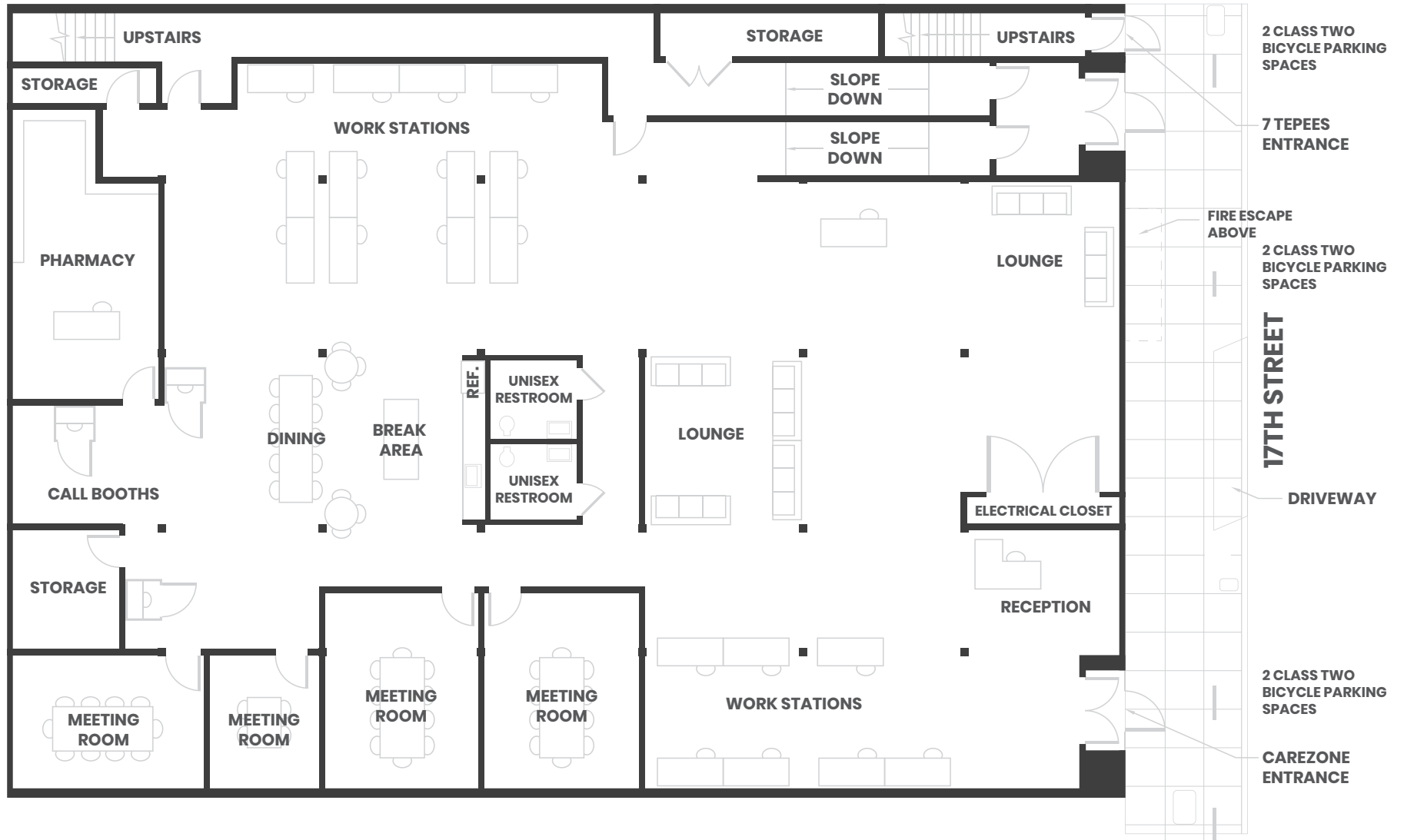
**Innovation Properties Group**  
181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

**Charlie Cutler**  
Vice President | (415) 850-4935  
[charlie@ipgsf.com](mailto:charlie@ipgsf.com)  
BRE 02031924

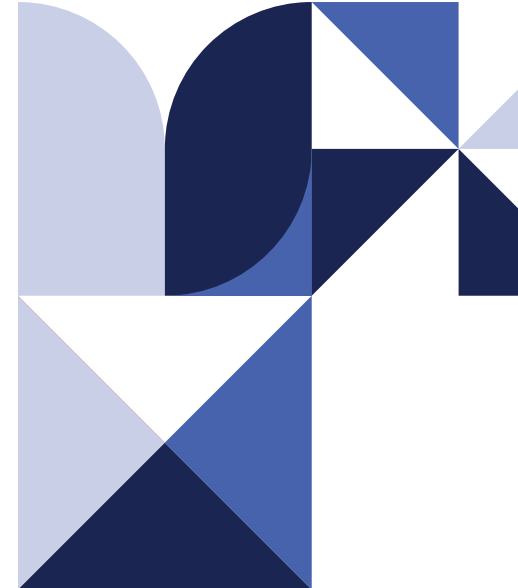
**Mitchell Hickman**  
Senior Associate | (650) 464-8890  
[mitchell@ipgsf.com](mailto:mitchell@ipgsf.com)  
BRE 02090901











**Innovation Properties Group**  
181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

**Charlie Cutler**  
Vice President | (415) 850-4935  
[charlie@ipgsf.com](mailto:charlie@ipgsf.com) | BRE 02031924

**Mitchell Hickman**  
Senior Associate | (650) 464-8890  
[mitchell@ipgsf.com](mailto:mitchell@ipgsf.com) | BRE 02090901