The Smartest Space in San Francisco

Some time ago we saw a video with Patrick Kennedy from the Lennar development company. Panoramic Interests show us around their SmartSpace 164 sq ft prototype micro-apartment. We gave reports as their building at 38 Harriet St in San Francisco's trendy SoMa district went up. It was feature a 25- apartment, each measuring 284 sq ft. The building was going to be pretty exciting, incorporating many of the prototype's interior features such as transforming furniture and high quality finishes as well as an in-house car-share, solar-thermal hot water, rain water collection, LEED Platinum certification, common spaces and much more. These guys were doing it right.

Well, 38 Harriet is ready!

Unfortunately, we were unable to find any info about renting one yourself. Unfortunately, they’re all spoken for. All but one showroom apartment will be leased to The California College of the Arts and cost $1100/month, lower than the $2079 average for a San Francisco studio rental.

These pics show up the interior, which feature a murphy bed and a banquette with table that transforms into a window bench (a place pulled straight from the prototype apartment).

We also came across the above video that shows some of the 38 Harriet’s prefab construction process. By using office construction, they were able to turn an unsecured foundation into a four-story building in a mere three days.

Our hats are off to Panoramic Interests for bringing one of the most innovative housing projects to life.

What do you think of 38 Harriet? Would you live there? What do you live? What’s missing?

Photo Credit: Jan Sturmann for Boston Globe

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