



David Friedlander  
Architecture  
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Micro Apartments

Micro Units  
San Francisco  
SmartSpace

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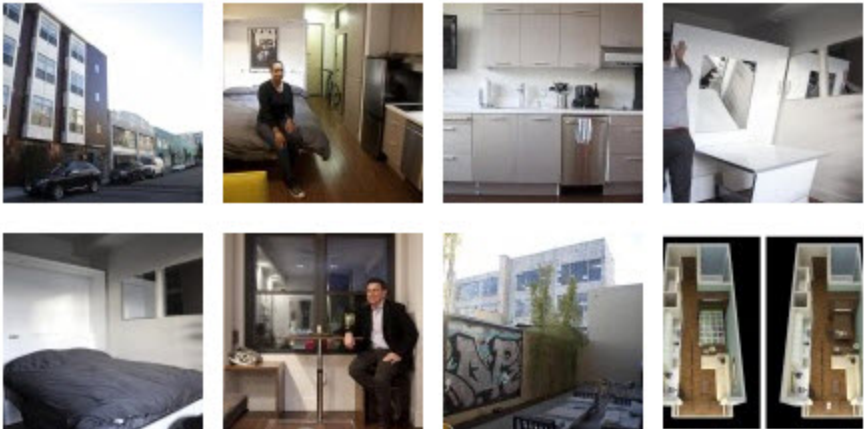
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## The Smartest Space in San Francisco

Some time ago we saw a [video](#) with [Patrick Kennedy](#) from the development company Panoramic Interests show us around their SmartSpace 166 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 would feature 23-apartments, each measuring 295 sq ft. The building was going to be pretty exciting, incorporating many of the prototype's interior features like 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 \$1600/month, lower than the \$2075 average for a San Francisco studio rental.



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



We also came across the above video that shows some of 38 Harriet's prefab construction process. By using offsite construction, they were able to turn an uncovered 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 St? Would you live there? What do you like? What's missing?

Photo Credit: Jan Sturmann for Boston Globe

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- [269 Sq Ft Apartment with Hiding Tub and Very Cool Chairs](#)
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