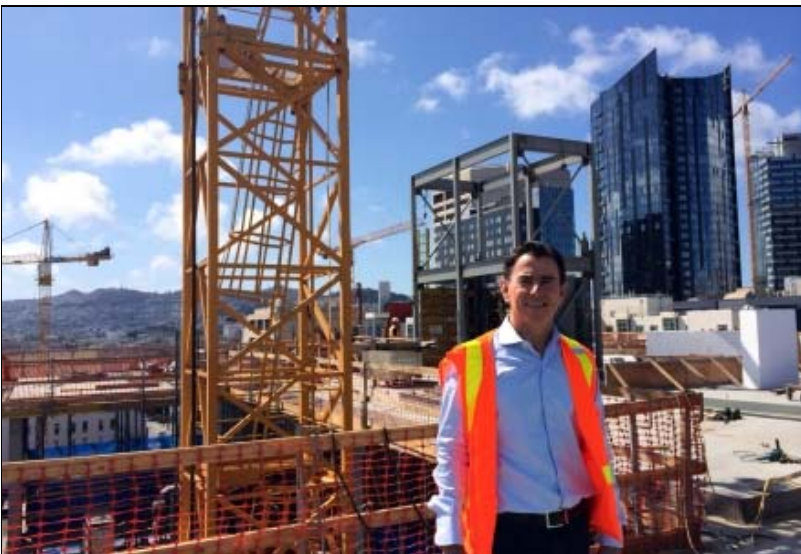


## This Micro-Housing Developer is Smokin'



To celebrate the **topping off of its 12th floor**, the gang behind the Panoramic project **threw a party** Friday afternoon. We zipped up to the roof with Panoramic Interests' **Patrick Kennedy**, the developer behind the micro-housing project delivering at the **corner of 9th and Mission** next June. The project will contain **120 microstudios** and 40 microsuites, or two and three-bedroom apartments.



Patrick thinks it will lease well to the “Twitterati” of S.F. (one half is set aside for the California College of the Arts). He picked CBRE’s **Ben Lazzareschi** to market its 3,200 SF retail space. Leasing will start in early 2015. Above, another vista from the roof with Pankow Builders’ **Frank Murphy** and **Marc Valls**. Patrick’s next micro project will **land across the Bay**: He tells us he just got design/review approval this month for **The Nexus**, a **70-unit micro-housing** concept a third of a mile from Berkeley’s campus.



What’s a **topping off party** without a little beer? To thank the construction team, they **got to clock out** early on Friday afternoon. (Plus the project is already a few weeks ahead of schedule, we learned.) The fete included horchata, a taco truck, a raffle and rousing rounds of corn hole.

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