

## REDUCED! SOMA Commercial + Residential



\$ 6,000,000



1160 Bryant street, San Francisco, CA 94103

- » Beds: 1 | Baths: 1 Full, 1 Half, 2 Three-Quarter
- » Commercial
- » Class C Building
- » 2 gender neutral bathrooms
- » Legal Residential Unit
- » More Info: 1160Bryant.com



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ICON PROPERTIES

Corcoran Icon Properties  
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1154-1162 Bryant Street is a commercial building that was built in 1924. In 2005 and 2006 with the help of world renowned acoustics architect firm of Walters-Storyk Design Group, the previous owner transformed the building into a world class recording studio and a stunning 1 bedroom residential unit. The current owner has removed the studio equipment but the original studio spaces have not been changed. There are office and conference spaces as well as a roof deck. The residential unit is a legal 1 bedroom with barrel ceilings, expansive public spaces filled with natural light and high end finishes. The building has extensive HVAC systems. At the rear of the property there is a secluded landscaped garden and secure parking for 3 vehicles. The property has easy access to Highway 101, 280 and I 80 and the Bay Bridge.

