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## Tenderloin TV studio to be recast as micro apartment

The Dolmen Property Group is hoping that the Mid-Market hype will spill over a few blocks in to the Tenderloin.

The San Francisco-based development group is under construction on the Lofts at Seven at 277 Golden Gate Ave., a 88-unit redevelopment of the old KGO-TV Channel 7's West Coast broadcasting facilities.

The project, scheduled to open in July, will be rental. The development will offer 31 studios, 12 junior one bedroom residences with 10-foot ceilings, and 45 split-level one bedroom lofts with 18-foot ceilings. Studios range from 275 square feet to 450 square feet, junior one beds from 400 to 525 square feet, and one bedroom lofts from 400 square feet to 850 square feet.

The Mark Co., which usually does condominiums rather than rentals, is marketing the project.

Mark Co. President [Alan Mark](#) said the project offered him the chance to delve deeper in the Mid-Market neighborhood as well as to test the demand for small, micro-unit residences.

The units will lease for \$4 a square foot with the smaller units renting for \$1,450 a month. "Micro units interest us as a trend — the city has a need for that kind of housing."

The development is close to Hastings College of the Law and a 10 minute walk from the tech companies like Twitter that have relocated to Mid-Market.

The building will have a 6,500-square-foot

landscaped roof deck with an outdoor cinema, barbeques and fire pit as well as a fitness center. The building also has a secured lobby, underground parking and bike storage.

The building will house the Daily Press Cafe, which will be open late and should appeal to the students that will likely populate the building, Mark said.

Dolman Group, headed up by is **Seamus Naughton**, also owns the Hibernia Bank building at One Jones St., which is being restored as an office building or entertainment venue.

