

# THE WALL STREET JOURNAL.

## San Francisco Penthouse Seeks Record \$42 Million

Located in the city's South of Market neighborhood in a building called 181 Fremont, the apartment under construction will be the highest residence west of the Mississippi.



Located in the city's SoMa neighborhood in a building called 181 Fremont, the penthouse, seen in a rendering here, will be the highest residence west of the Mississippi, said Matt Lituchy, chief investment officer of Jay Paul Company, the developer. *ILLUSTRATION: 181 FREMONT RESIDENCES*

By

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San Francisco is better known for quaint Victorians than skyscrapers, but that may change: A penthouse on the 70th floor of an under-construction building is going on the market for \$42 million.

If the unit sells for anywhere near its asking price, it will set a record for a condominium in San Francisco, said listing agent Alan Mark, president of the Mark Co., adding that the current record was set when a Pacific Heights penthouse sold for \$31.8 million in 2015.

Sitting nearly 700 feet above sea level, the apartment will also be the highest residence west of the Mississippi, said Matt Lituchy, chief investment officer of Jay Paul Company, the developer. The building will be 802 feet tall to the top of the spire when completed, [part of a changing skyline](#) that includes nearby [Salesforce](#) Tower, which at 1,070 feet will be the city's tallest office tower when it is completed.

Located in the city's SoMa neighborhood in a building called 181 Fremont, the 6,941-square-foot, full-floor penthouse will have 360-degree views of the city including the Golden Gate Bridge and the Bay Bridge, according to Mr. Lituchy. The penthouse will have five bedrooms, five full baths and two powder rooms. Plans call for a two-sided limestone fireplace floating between the living room and the library, a private elevator lobby and a butler's pantry with wine storage.

Interiors designed by Orlando Diaz-Azcuy will include hand-forged sconces inspired by bird nests, bronze door handles made in Paris and an entry door made of paldao wood from New Guinea with a French lacquer finish. It [took four trips to Italy](#) to find the six different kinds of marble used in the apartment, said Mr. Diaz-Azcuy. The unit is slated for completion in 2018.

The mixed-use building has 55 homes available; buyers in the building also have the option of purchasing 12 smaller "accessory suites." Ranging in size from 400 square feet to almost 800 square feet, the accessory units were envisioned as home offices or guest suites, but people are buying them with their children and grandchildren in mind, said Mr. Mark. He declined to discuss their listing prices.