



266-270 14th street, San Francisco

A fully integrated live/work property

Designed for both functionality & creative expression

It's a home for innovation, invention and imagination

This is more than a building, it's a fully integrated live/work property designed for those who value both functionality & creative expression. Combining architectural scale and modern adaptability, it offers a rare opportunity to own a space that supports a dynamic, multi-purpose lifestyle. Originally a Lucky Strike warehouse and later, among other uses, home to the avant-garde Capp Street Project and the last 20 years an art studio, this property carries a legacy of innovation and cultural relevance. Its industrial origins remain evident, while thoughtful transformations have created a flexible environment designed by Stanley Saitowitz.

At the center is a dramatic 50-by-60-foot main hall with 24-foot ceilings and a skylit pitched roof and a suspended sculptural spiral iron staircase leads from the ground floor to a rooftop deck, providing open-air space for gatherings or quiet haven. This expansive space is ideal for a collaborative workspace, gallery, production studio, or event venue. Its open layout encourages interaction, making it well-suited for creative professionals,

entrepreneurs & teams. The mezzanine level introduces a refined residential element. The primary suite that is approximately 30 x 19 ft, offers a private retreat with a spa-like bath, a 10 X 13 walk-in closet, and direct access to a large private office on the ground floor. A green wall and skylight light soften the industrial aesthetic. A 39-foot silvery granite island anchors the open kitchen, which flows into generous living and dining areas that is almost 51 X 21 ft with a fireplace suited for entertaining or informal meetings. Two additional ensuite rooms and a flexible space with a green wall for work outs or collaborators. Also, a laundry room and an additional staircase leading down to the main level. A wide garage fits 2 cars s/s with 2 EV charging stations and ample storage ensures functionality.

Adaptable & distinctive, this property is suited for residential living, creative production, business use, or a hybrid of all three an increasingly rare offering that supports both lifestyle and work in one cohesive environment. This is a home for innovation, invention and imagination.

Visit 266-270-14THSTREET.COM

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