



OFFICE | INDUSTRIAL | RETAIL  
TEAM

JAKE LEVINSON  
JAKE@GROUNDMATRIX.COM  
(415) 786-4303

FOR  
SALE



## BRICK & TIMBER MASTERPIECE

310 7th Street is a story of heritage and contemporary reimagining. Also known as The Magic Factory, this 1922 building is world-class designer Ken Fulk's Central SOMA masterpiece. Originally a historic furniture factory, 310 7th Street was reimagined as a sanctuary of opulence in the heart of SOMA, where three office floors are crowned with a sky-loft level offering a new roof deck with views over the city of San Francisco.



310 7th STREET

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### REPLACEMENT COST

At a substantial discount relative to replacement costs, a replacement cost analysis underscores the compelling value proposition for potential investors or owner-users, presenting an opportunity to acquire 310 7th Street, including its land, structure, and Tenant Improvements, at a considerable discount compared to replacement cost. The estimated worth of the structure, inclusive of its intricate detailing, construction, and fixtures, is \$10,500,000 (\$700 PSF), without including land value.



PHOTO DOWN 7TH STREET - 1922

3107th STREET

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# BUILDING SPECIFICATIONS

DRONE TOUR: 

YOUTUBE VIDEO TOUR 

**BUILDING SQFT** > 15,000

**PARKING SPACES** > 11 SPACES (PRIVATE LOT)

**ASKING PRICE** > \$7,000,000

**YEAR BUILT** > 1922

**ZONING** > NCT -FOLSOM STREET

**ZONING HEIGHT** > 65-X

**HISTORIC PRESERVATION** > Class A

**LAND SQFT** > 4,400



AS-SEEN IN THE MEDIA:

MANSION GLOBAL  
ONLY THE EXCEPTIONAL

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Robb Report



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YOUTUBE VIDEO TOUR 



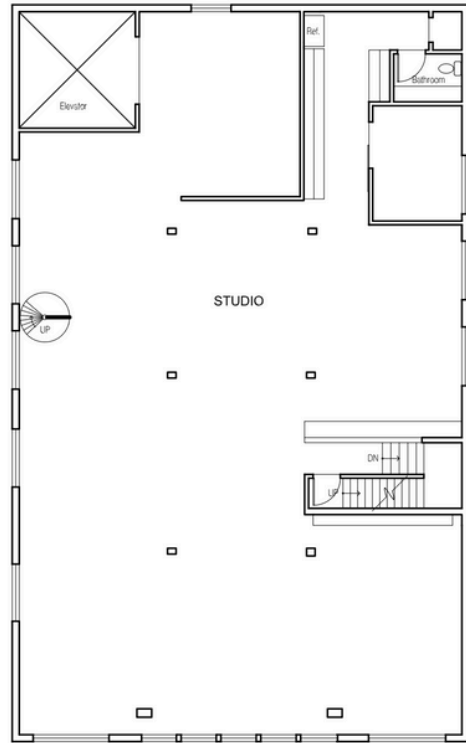
**Residential Conversion Opportunity:** The property is presently designated for office/design professional uses, it is permitted for use as a single-family dwelling, thereby providing flexibility for its utilization in that residential capacity.

# FLOOR PLANS

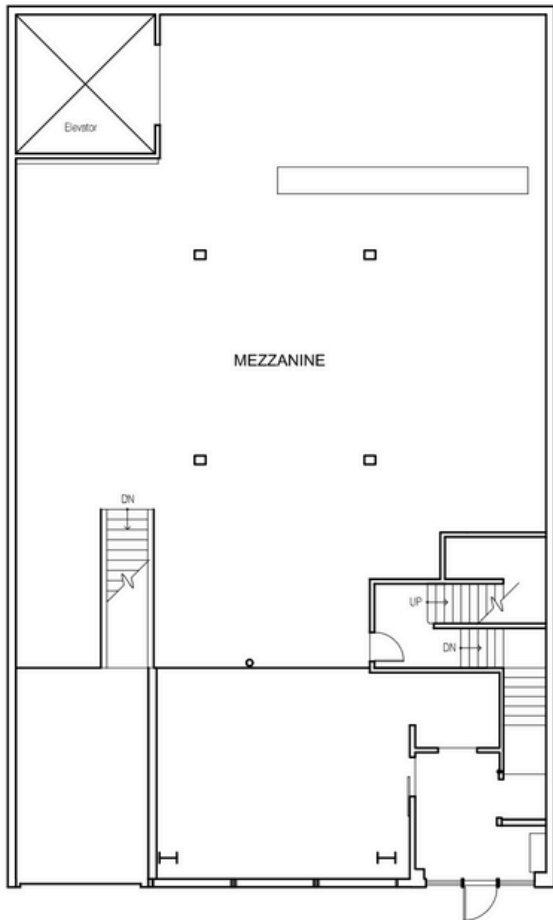
## FIRST FLOOR



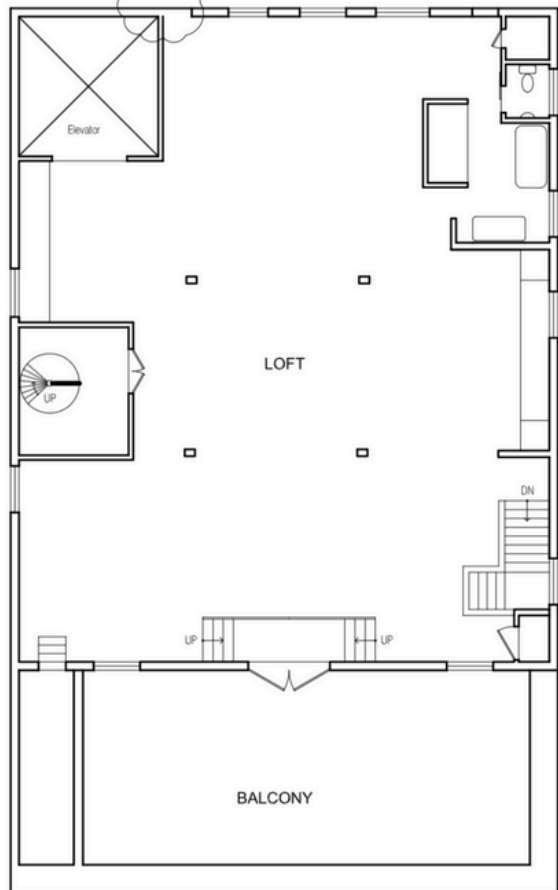
## SECOND FLOOR



## THIRD FLOOR/MEZZANINE



## TOP FLOOR/BALCONY





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PLEASE CONTACT:

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