

181 FREMONT

THE GRAND PENTHOUSE





Gerhard Richter
Yusuf, 2009
Jacquard-woven tapestry

THE GRAND PENTHOUSE

The Grand Penthouse at 181 Fremont is quite simply the boldest statement and foremost triumph of luxury living ever seen on the West Coast. It represents new pinnacles of aspiration, design, and achievement. But more than that, it is a new level of grandeur. At 6,941 square feet, The Grand Penthouse occupies the entire top floor of 181 Fremont – currently the tallest residence in San Francisco – and offers sweeping floor-to-ceiling panoramic views of the Pacific Ocean, Golden Gate Bridge, Bay Bridge, city skyline, and Salesforce Park from nearly 700 feet in the sky.

The exquisite residence features four bedrooms, six and a half baths, a den, and something to captivate at every turn. It includes a grand dining room, primary bedroom with north and west views, dual primary baths, gym with private bath, exhibition-style kitchen with custom Rossana cabinets and counter seating, and detail upon detail of thoughtful, elegant design. The sheer breadth and scope of what has been accomplished is truly something to behold. Take it all in.



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Richard Hoblock
Temptation, 2015
Oil on canvas

The journey to The Grand Penthouse begins in its private elevator lobby and culminates in the home itself: a space replete with a custom-designed interior and furnishings.



Step inside The Grand Penthouse and what you'll find is the evocative delight of a home masterfully decorated, enriched by plentiful natural light, and expertly conceived. The living spaces of The Grand Penthouse feature museum finishes befitting the art that adorns its walls. The dual-sided marble fireplace delineates the living room from the parlor and portends the grandeur of what is to come. Walnut flooring leads you through the living room, parlor, dining room, kitchen, primary suite, and so much more. Beneath ten-foot ceilings, take in what can only be described as astonishing panoramic views of the city and bay through floor-to-ceiling windows.





Larry Bell
Untitled Maquette
(*True Fog / Optimum White*), 2018
Laminated glass

The views from The Grand
Penthouse are seemingly
endless, like the possibilities.

Be more than just at home in living spaces that are designed to make you come alive. Enter a living room of custom white Canova – a smooth textured venetian plaster – accented with a metallic-finished integrated-media corner set against a splendid backdrop of the Transamerica Pyramid Center, Alcatraz, and San Francisco Bay. Walnut microbeveled flooring in a Marie Antoinette pattern is masterfully lit by LED downlights and cove lighting.





Living Room



Find a moment of respite in the dignified cool of the study with its Henge bronze and fumed eucalyptus integrated shelving system, enclosed with Rimadesio smoked-glass walls with stacking glass sliding doors. This is your oasis, your place to reflect and consider the possibilities or to savor the coveted LOUIS XIII The Legacy Cognac. A gift with the purchase of The Grand Penthouse, the limited edition magnum bottle is one of only 500 in the world and hand signed by all four living cellar masters. LOUIS XIII The Legacy Cognac is a collectible befitting the crown jewel of a remarkable building. The Grand Penthouse at 181 Fremont is the ultimate legacy residence and the Legacy bottle, aged to perfection, is the perfect pairing.



GRAND INSPIRATION

The Grand Penthouse marks the glorious crescendo in the creation of the world of 181 Fremont. For it to achieve truly magnificent heights, we enlisted the exciting talents behind one of the industry's premier interior design minds.

From the heart of the West Hollywood Design District, MASS Beverly is a leading design showroom with a range of sophisticated international luxury design products and in-house expertise. Owners Mary Ta and Lars Hypko curated only the best in design materials and quality and applied their unique vision to create the bespoke Grand Penthouse of 181 Fremont. In forging something unique, MASS Beverly has combined a European design aesthetic with a tailored traditional San Francisco style. They have gone beyond applying mere finishing touches and have brought vibrancy, luxury, and grandeur to the space.

Rigorous study informed the footprint, flow, and imagined use of rooms. Spaces for private moments give way to an overall feeling of openness, punctuated by unobstructed views. Low-profile furnishings, suspended sinks and vanities, and techniques such as shadow reveals between the walls and the floor and ceiling create a floating effect. The harmonious palette of earth tones and textures complemented by exotic woods evoke richness and ground the space. Inspired by the wonders of the Bay, the Golden Gate Bridge, and the Marin Headlands to the northwest, traditional motifs and references to local cultural institutions are balanced with the organic shape of the curved walls, colors borrowed from the surrounding landscape, and the distinct hues that flood the space between morning and evening.



Mary Ta & Lars Hypko
MASS Beverly

GRAND



Thonet Targa Lounge Armchair
Custom mohair fabric reinterprets the traditional form and injects softness to the city-facing vignette.

DETAILS



Bottega Veneta Murano Table Lamp
Crafted from cigar-colored Murano glass that diffuses the light subtly against the sky at night. Minimally designed but intricate in its handblown process; a coaxial leather-covered electrical cord punctuates this iconic piece.



Dining Room

Dine in splendor and elegance amid marble, walnut, and burnished brass. The captivating lights of the Bay Bridge add yet more romance to the grand dining room, fully fitted for all your entertaining needs with a 12-person dining table, wine cellar, and tasting bar. A sliding wall creates an element of privacy between the dining room and sitting area.



Minotti Fil Noir Dining Chair

The rounded shape of these chenille, black-framed dining chairs creates a dialogue between the softness of the light-colored chenille, the black frame, and the brass finials.



Minotti Lou Nightstand

Carrara-top nightstands in licorice wood are notable for their organic shape and unexpected contrast of materials. A drawer or an open compartment offer desirable functionality that obscures contents.





Rob Reynolds
Holiday, 2016
Watercolor and gouache on rag paper

Rosana Castrillo Díaz
Untitled, 2013
Iridescent medium on paper

The kitchen of The Grand Penthouse seamlessly blends thoughtful functionality with tasteful design. From floors of honed Crema limestone to Emperador marble counters finished in leather with steel accents, the exhibition-style custom Rossana kitchen hits all the right notes. Handsomely outfitted, it is the ideal setting to realize your culinary desires. Featuring Gaggenau appliances and a Rovere Grigio wood bar top, this is a kitchen that could only exist in The Grand Penthouse.





Be Mine Table
Designed by Massimo Castagna for Henge,
this artisanal, handcrafted low table features
a sand-casted brass mullion contrasted with a
high-shine brass top and base.



Oliver Bronze Vase
Using the intricate process of carving and
subtraction, Mauro Mori creates unique
shapes and detailed relief work, which
are highlighted in this limited-edition,
handcrafted bronze sculpture.





Dual Primary Walk-In Closets

To the west, a primary bathroom with Arebescato marble slab walls and book-matched Statuary marble floors, Antonio Lupi Panta Rei collection cabinets, bathtub with Baía Cristaplant finish, marble steam shower, and a water closet with toilet and bidet. From this vantage point, you can observe the Sutro Tower, Farallon Islands, Twin Peaks, and the Pacific Ocean.

The north side of The Grand Penthouse features a second primary bedroom of resplendent Salvatori Gris du Marais marble, custom floating vanity with marble sink, concealed medicine cabinets, and private water closet. Adding to the spa-like experience is an oversized, marble steam shower with bench and Gessi Rettangolo plumbing fixtures. Primary bath north grants views of Transamerica Pyramid Center, Alcatraz, and the Bay.



Primary Bathroom West



Primary Bathroom North



Jim Hodges
Arena I (white/ white), 2006
Mixed media



Primary Bedroom

The precision of the design, the grasp of the true meaning of luxury, the ability to inspire. This is the primary bedroom of The Grand Penthouse.



The Grand Penthouse is a world unto itself atop the stunning heights reached by 181 Fremont and has set a new standard. This is what it means to live in style, in the place you always knew you'd be... somewhere truly grand.





Family Room

GRAND ARCHITECTURE

Pioneering technology makes 181 Fremont not just the tallest mixed-use building on the West Coast, but also among the safest, most sustainable, and most resilient. It is San Francisco's first precertified LEED Platinum mixed-use tower. From its base of 42 concrete-reinforced caissons, which extend down 260 feet to the bedrock, to its sawtooth-patterned steel mega brace exoskeleton, 181 Fremont is an architectural and engineering marvel. Designed by Heller Manus Architects and engineered by ARUP Group, the tower earned numerous top awards from the Council on Tall Buildings and Urban Habitat, an esteemed international body.



The ingenious design features viscous dampers in an external mega brace system that augments the building's performance in the event of high wind or seismic conditions. The dampers act as shock absorbers, reducing wind-induced movements as well as the effects of seismic forces on the building and its foundation. The state-of-the-art design meets the highest in resilience objectives, enabling the structure to dissipate earthquake or wind energy to new degrees of excellence. 181 Fremont achieved a Gold rating from REDI, a system of measuring resilience after an earthquake, by adhering to design and planning standards that go well beyond code.



RESIDENCE FEATURES

ENTRYWAY

- Private elevator arrival foyer with custom Lolli e Memmoli crystal chandelier
- Grigio Carnico leathered-finish slab marble floors
- Burnished brass entry door with custom-forged brass door handle by Parisian artisans Série Rare

KITCHENS

- Exhibition kitchen with Emperador marble counters and Gessi fixtures. Rossana custom kitchen cabinets and counter seating with Acciaio steel accents, wood bar top, and wall cabinets in Stopsol backlit bronze-mirrored glass
- Gaggenau appliances including refrigerator and freezer towers, double ovens with warming drawer and steam oven, wine tower, dishwasher, five-burner gas cooktop, grill, and teppanyaki station
- Catering kitchen with Sub-Zero refrigerator and freezer, Valcucine glass cabinets, Miele double oven, dishwasher, and induction cooktop
- Honed Crema limestone floors

LIVING AREAS

- Venetian plaster finish walls
- 10' to 10' 6" ceilings
- Walnut microbeveled flooring in a Marie Antoinette pattern
- Fully integrated custom corner cabinets for entertainment systems
- Savant Home Automation System with Lutron lighting
- Lutron sun and blackout shades
- Parlor with full-slab Carrara marble dual-sided fireplace and wet bar
- Grand dining room with wine cellar and tasting bar
- Family room with corner entertainment cabinet and Salvatori servery
- Study with Henge bronze and fumed eucalyptus integrated shelving system, enclosed with Rimadesio smoked glass walls with stacking glass sliding doors

BATHROOMS

- Primary bathroom west with Antonio Lupi free-standing tub, vanity, and countertops. Statuary marble book-matched floors with radiant heat. Arabescato Corchia marble walls and steam shower plus private water closet and bidet
- Primary bathroom north with Salvatori Gris du Marais marble throughout including steam shower with bench, countertops with integrated sink, and floors with radiant heat, Gessi Rettangolo fixtures and private water closet
- Powder room with custom Italian acid-washed and sandblasted titanium travertine walls, Antonio Lupi vanity, Gessi fixtures, and Henge silver-plated sconces

BEDROOMS

- Primary bedroom with north- and west-facing views, corner entertainment cabinet, and dual custom-built walk-in closets
- Second bedroom with en-suite bathroom and walk-in closet
- Third bedroom with en-suite bathroom, corner entertainment cabinet, and walk-in closet
- Fourth bedroom with en-suite bathroom and closet

AMENITIES

- Full floor of residential amenities located 470' in the sky
- Wraparound observation terrace with 360° views of San Francisco's skyline
- On-site concierge service
- Conservatory for relaxation and casual meetings
- Bay Terrace with piano bar for intimate gatherings
- Media room for screenings and viewing occasions
- Fitness center with yoga room
- Conference room
- Catering kitchen
- 24-hour lobby staff
- 24-hour valet parking



JAY PAUL COMPANY/ DEVELOPMENT

Jay Paul Company is one of the foremost real estate development and investment firms in California, distinguished by over 13 million square feet of trophy-caliber projects in their portfolio since 1975. Jay Paul developments bear signature features including striking, award-winning architecture and state-of-the-art sustainable design in unsurpassed locations. Its modern, inspired campuses and towers provide the most advanced workplace environments for the world's leading technology companies including Amazon, Apple, Comcast, Instagram, Facebook, Google, Microsoft and Northrop Grumman. 181 Fremont has been named one of the world's best high-rises by the Council on Tall, Buildings and Urban Habitat.

MASS BEVERLY/ INTERIOR DESIGN

MASS Beverly is one of the leading international luxury home design showrooms in the world. Owners Mary Ta and Lars Hypko oversee 20,000 square feet of showroom space in the heart of the West Hollywood Design District and a staff of 50 architects, designers, project managers, engineers, and technicians. MASS Beverly provides complete design services to create highly personalized, unique home environments inspired by their commitment to continuous evolution and innovation.

HELLER MANUS/ ARCHITECTURE

Heller Manus Architects has a philosophy based on innovative design, grounded in a respect for continuity and context, particularly in the urban setting. Their designs express not only a functional purpose, but also physical and social context, thereby ensuring quality and relevance for generations to come. The company's portfolio includes a variety of project types ranging from master plans to infill buildings, high-rise office towers, and transportation facilities to historic and civic renovations.

COMPASS DEVELOPMENT/ SALES AND MARKETING

From project inception to building sellout, Compass Development partners with the world's most forward-thinking developers and innovative architects through the life span of a project. Leveraging tenured expertise and the industry's most powerful technological resources, Compass provides strategic advice for record-breaking results.

The company offers a comprehensive range of developer services, including research and analysis, planning and design, and marketing and sales for luxury real estate. With nationwide representation in over 30 Compass offices, Compass Development empowers residential developers with an unparalleled sales footprint in the United States.

HORNBERGER+ WORSTELL/ INTERIOR ARCHITECT

Hornberger + Worstell is a San Francisco-based architecture and planning firm recognized for its distinctive, award-winning urban hotel, destination resort, and luxury residential designs. Serving as Project Interiors Architect for 181 Fremont Residences, Hornberger + Worstell, in collaboration with ODADA, has planned, documented, and is overseeing the construction of the residences.

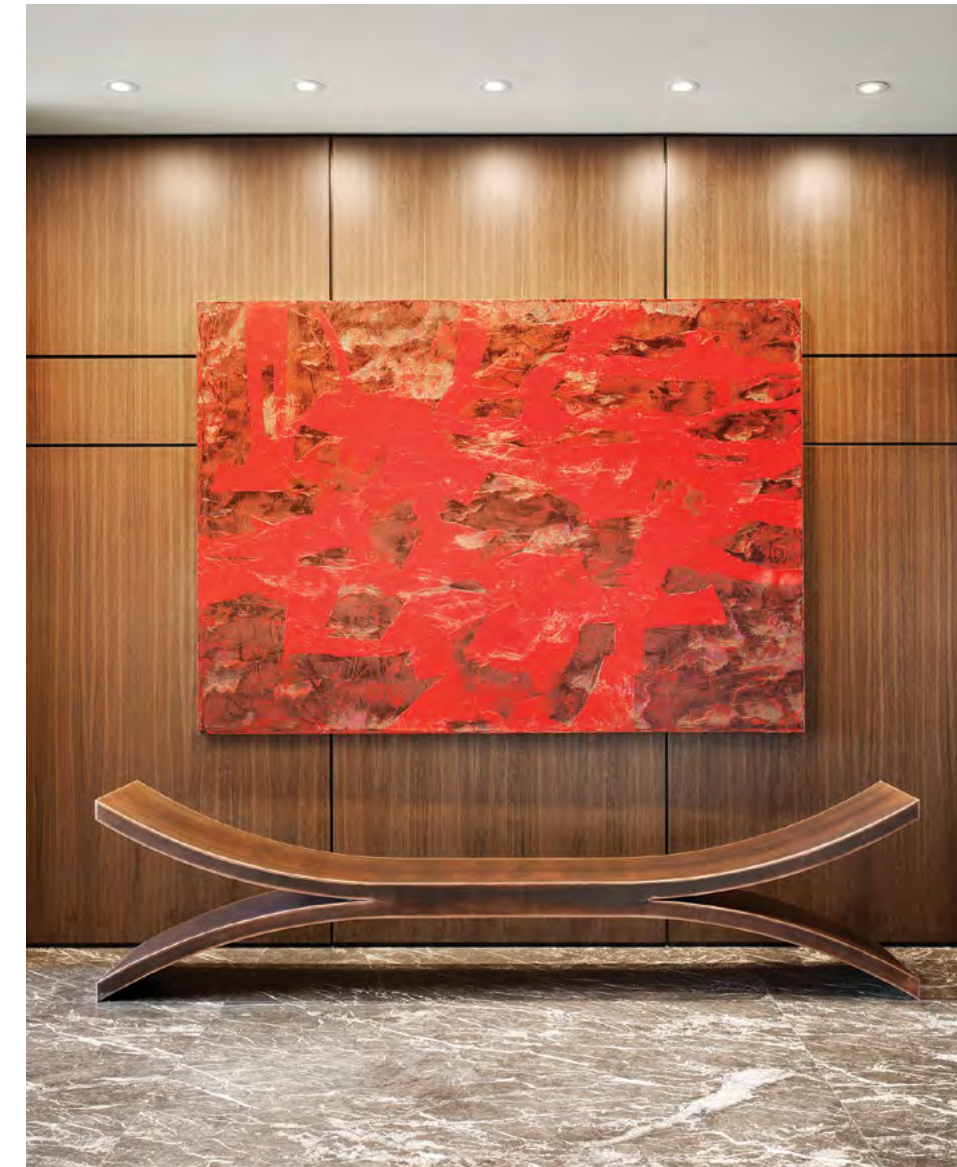
ARUP/ STRUCTURAL ENGINEERING

Arup is an independent firm of designers, planners, engineers, consultants, and technical specialists offering a broad range of professional services. Founded in 1946 with an initial focus on structural engineering, Arup first came to the world's attention with the structural design of the Sydney Opera House, followed by its work on the Centre Pompidou in Paris. Arup has since grown into a truly multidisciplinary organization.

LEVEL 10/ CONSTRUCTION

Level 10 Construction is a full-service general contractor with offices in Sunnyvale, San Francisco, and San Diego. Level 10 is focused on providing innovative facilities to the corporate/commercial, advanced technology, biotechnology/ life sciences, education, entertainment, health care, and multifamily housing/ mixed-use markets.

BRANDING AND GRAPHIC DESIGN BY IF STUDIO



181 FREMONT GRAND PENTHOUSE ART INSTALLATION

The Grand Penthouse art installation collects works by internationally recognized and emerging contemporary artists, curated by Holly Baxter in collaboration with Anthony Meier Fine Arts, San Francisco.





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