

LUMINA™

ENLIGHTENED LIVING ON THE BAY





LUMINA™

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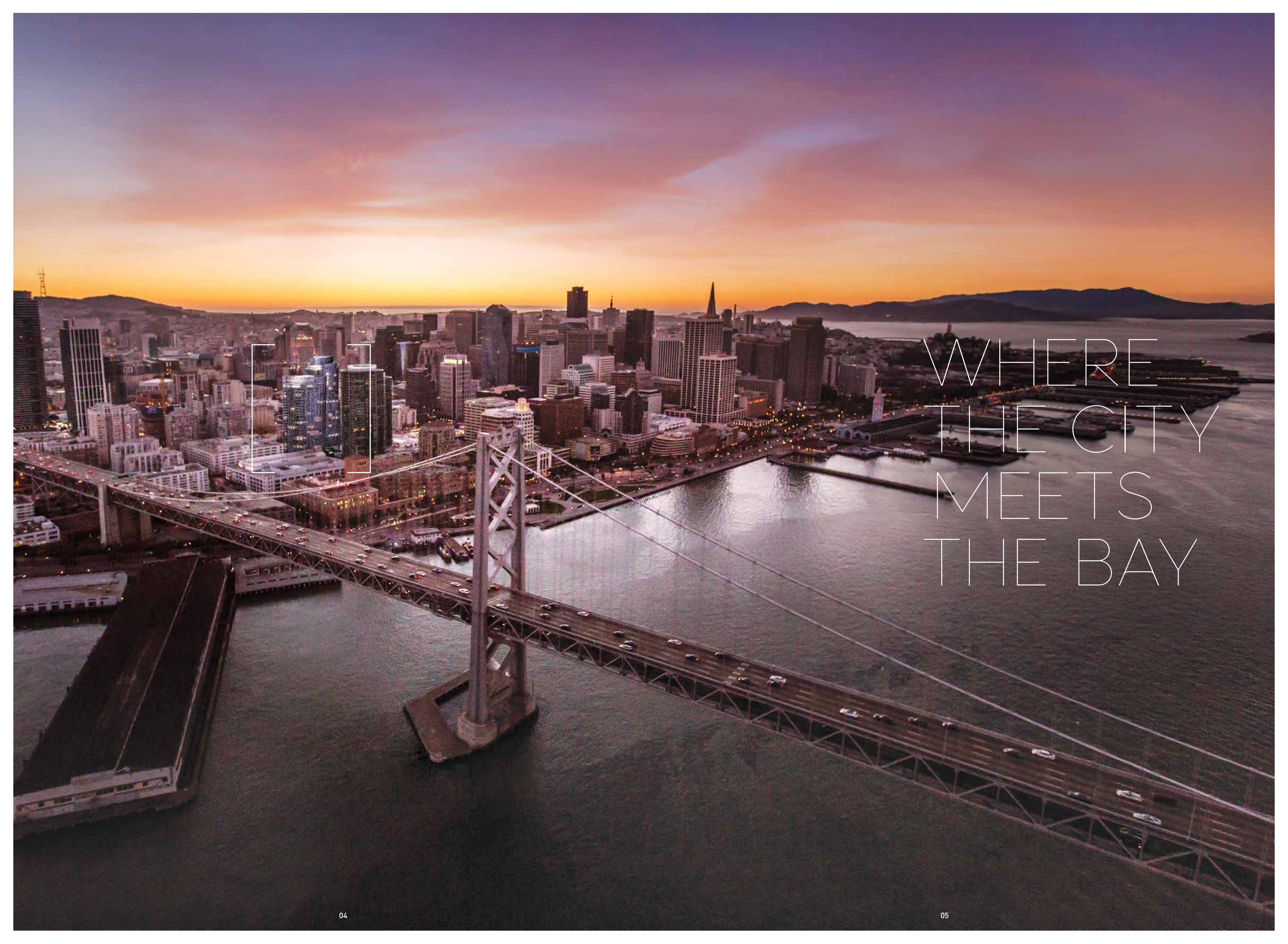
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A TRANSCENDENT LIVING EXPERIENCE

LIFE IN A NEW LIGHT

Discover a brilliant take on premier living in San Francisco. LUMINA rises high above Main and Folsom in the city's most vibrant waterfront neighborhood. Experience modern interiors and expansive condominium residences as envisioned by Bernardo Fort-Brescia of Arquitectonica.



WHERE
THE CITY
MEETS
THE BAY

A
HOUSE IN
THE SKY

BERNARDO
FORT-BRESCIA
FOUNDING PRINCIPAL / ARQUITECTONICA



“THE CURVED SHAPE OF THE BUILDING IS LIKE AN OBSERVATION DECK ON A SHIP—IT ENGAGES THE SURROUNDING ENVIRONMENT WITH THE INTERIOR SPACE. YOUR EYE NATURALLY FLOWS FROM ONE END OF THE ROOM TO THE OTHER, WITH NO CORNERS TO OBSTRUCT THE VIEWS. THAT ENDLESS PANORAMA IS WHAT MAKES THESE LUMINA RESIDENCES UNIQUE.”



A PROUD PARTNER OF THE BAY LIGHTS

A new icon of San Francisco's ever-evolving skyline can be found just steps from LUMINA's door. Created by world-renowned artist Leo Villareal, The Bay Lights is a visionary art installation adorning the western span of the San Francisco Bay Bridge. LUMINA is proud to support the dazzling light sculpture's return as a permanent display, forever illuminating the San Francisco skyline.



THE LUMINA LIFESTYLE

REFINED URBAN LIVING, BRILLIANT AMENITIES

An array of indulgent amenities and intuitive services take premier living to new heights. Conveniences abound, including an exclusive Jay Wright–designed fitness center, the LUMINA mobile-concierge app, and elegantly appointed social-gathering places—such as our bi-level club lounge and rooftop terrace.

UNWIND AND RECHARGE

- 01 HEATED LAP POOL
- 02 FITNESS CENTER
- 03 PRIVATE SCREENING ROOM
- 04 GAME ROOM



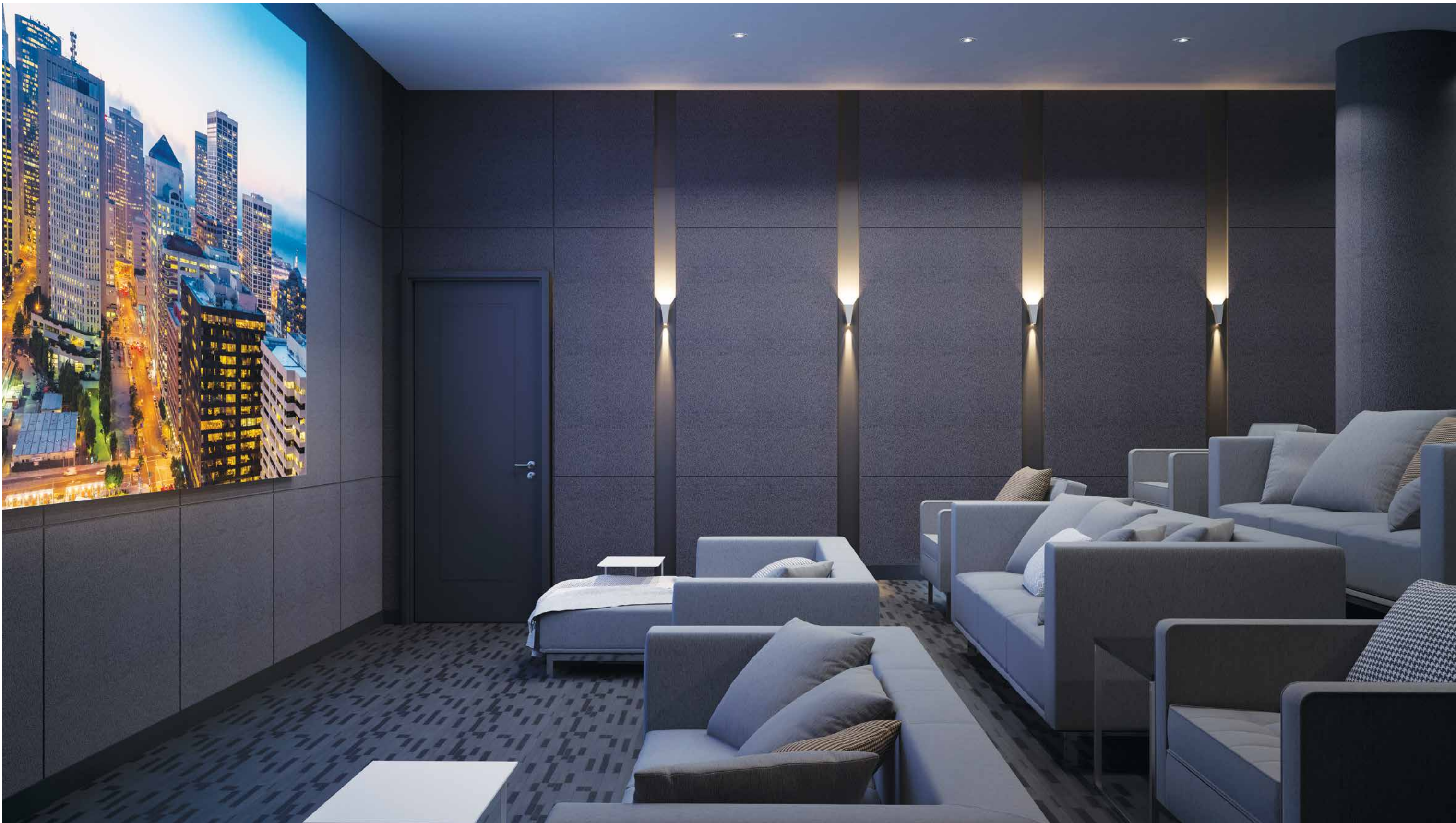
01 HEATED LAP POOL

Our 70-foot heated lap pool is beautifully sun lit by an expansive skylight from two stories above, and the pool deck is well appointed with chaise lounges for quiet, comfortable reprieves.



02 FITNESS CENTER

The Jay Wright–designed fitness center spans approximately 7,000 square feet and is fully equipped for every pursuit. Residents will appreciate a wealth of fitness options, including a 20-foot rock climbing wall, cardio and strength training equipment, yoga, and high-impact-aerobics studios.



03 PRIVATE SCREENING ROOM

Enhance movie nights in our private screening room. With lounge-style seating for up to 20 guests, you can enjoy a large projection screen, lifelike surround sound, and dimmable lighting.



04 GAME ROOM

Located directly above the club lounge, LUMINA's well-appointed game room is outfitted with a full-size billiard table and a flat-screen TV. Whether you want to watch the game or simply relax in a social atmosphere, the game room is perfect for downtime.

HOST AN ELEVATED EVENING

- 01 PRIVATE DINING ROOM
- 02 BI-LEVEL CLUB LOUNGE
- 03 ROOFTOP TERRACE
- 04 THE MARKET



01 PRIVATE DINING ROOM

Unforgettable gatherings begin in our elegantly designed private dining room, where residents can sit by the stone-clad fireplace or step onto the outdoor terrace to savor an apéritif. For the culinary minded, the chef-quality show kitchen is outfitted for cooking demonstrations and has a fully equipped back-of-house prep area for added convenience.



02 BI-LEVEL CLUB LOUNGE

Host a memorable get-together in our well-appointed bi-level club lounge. Warm and inviting, this casual setting features a marble-clad fireplace and backlit bar that make hosting weekend gatherings easy.



03 ROOFTOP TERRACE

Take the Beale Street Plaza C elevator to an expansive rooftop oasis for a premier entertainment experience. Enjoy tranquility in the midst of city living while hosting a barbecue, gathering around the cozy fire pits, or taking in an evening movie on the outdoor lawn.



04 THE MARKET

Because we share a passion for delicious food and a sense of community, our residents can peruse a selection of gourmet groceries, farm-fresh produce, and prepared foods downstairs at The Market. LUMINA residents benefit from exclusive services from The Market, including locally roasted coffee and natural teas provided each morning, weekly wine and artisanal cheese pairings, and a monthly "Farm to Feast" cooking demonstration by local food purveyors.

INTUITIVE SERVICES AT EVERY TURN

- 01 CONCIERGE
- 02 LIBRARY LOUNGE
- 03 MOBILE APP
- 04 AUDI AT HOME



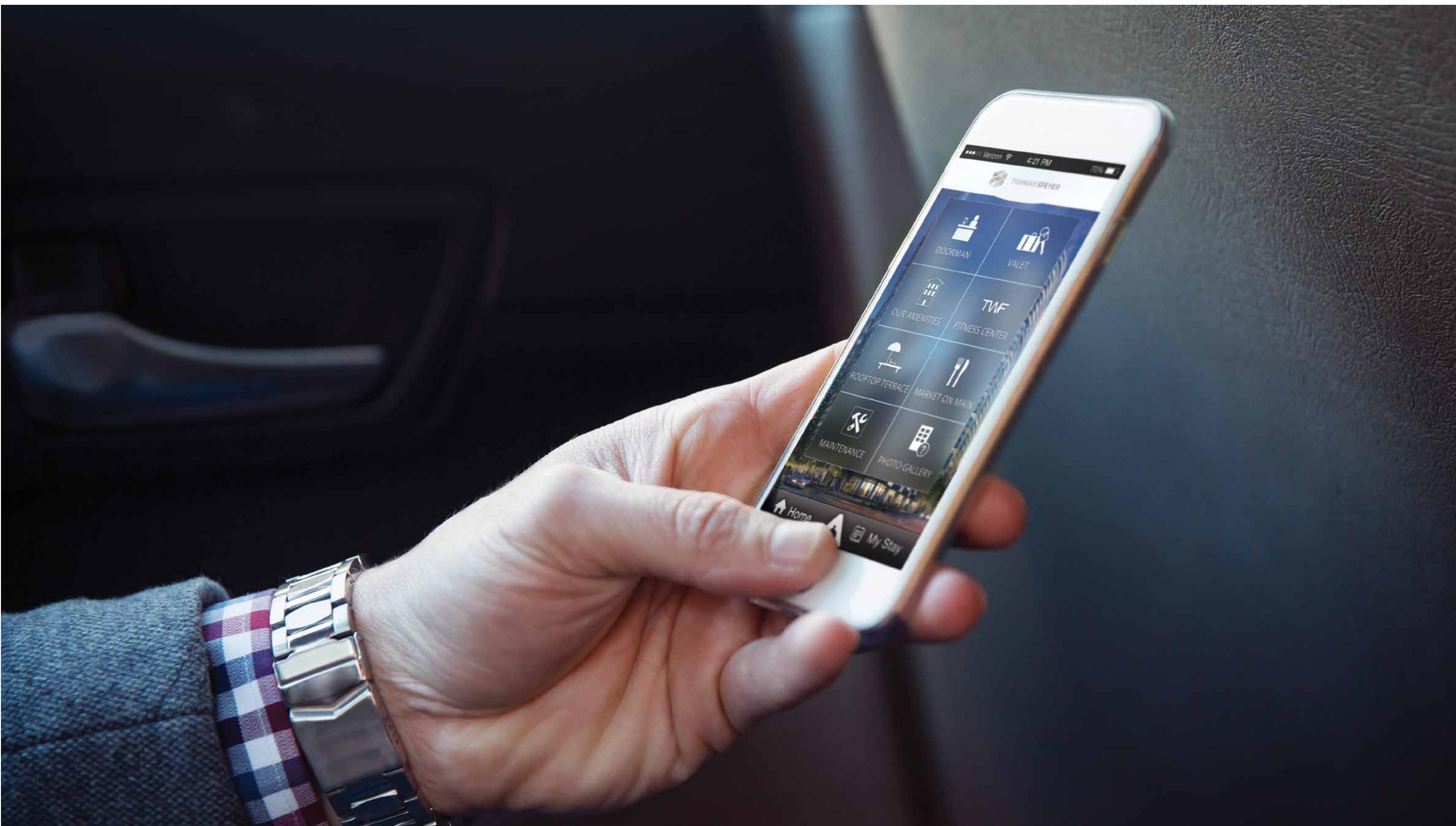
01 CONCIERGE

LUMINA has chosen FirstService Residential, the leading property management company nationwide, to deliver the tailored services that our residents expect. Our knowledgeable concierge is pleased to assist with any request, whether you need simple directions or assistance reserving tickets to a special event. It is our pleasure to help you.



02 LIBRARY LOUNGE

For intimate social gatherings or a peaceful escape, enjoy our welcoming library lounge, which is conveniently outfitted with Wi-Fi access and comfortable seating.



03 MOBILE APP

Residents can receive concierge services at the push of a button with the LUMINA mobile app. This intuitive mobile app, available on all your devices, allows you to accomplish a number of tasks, such as ordering from The Market, having the valet bring your car around, or reserving social spaces.



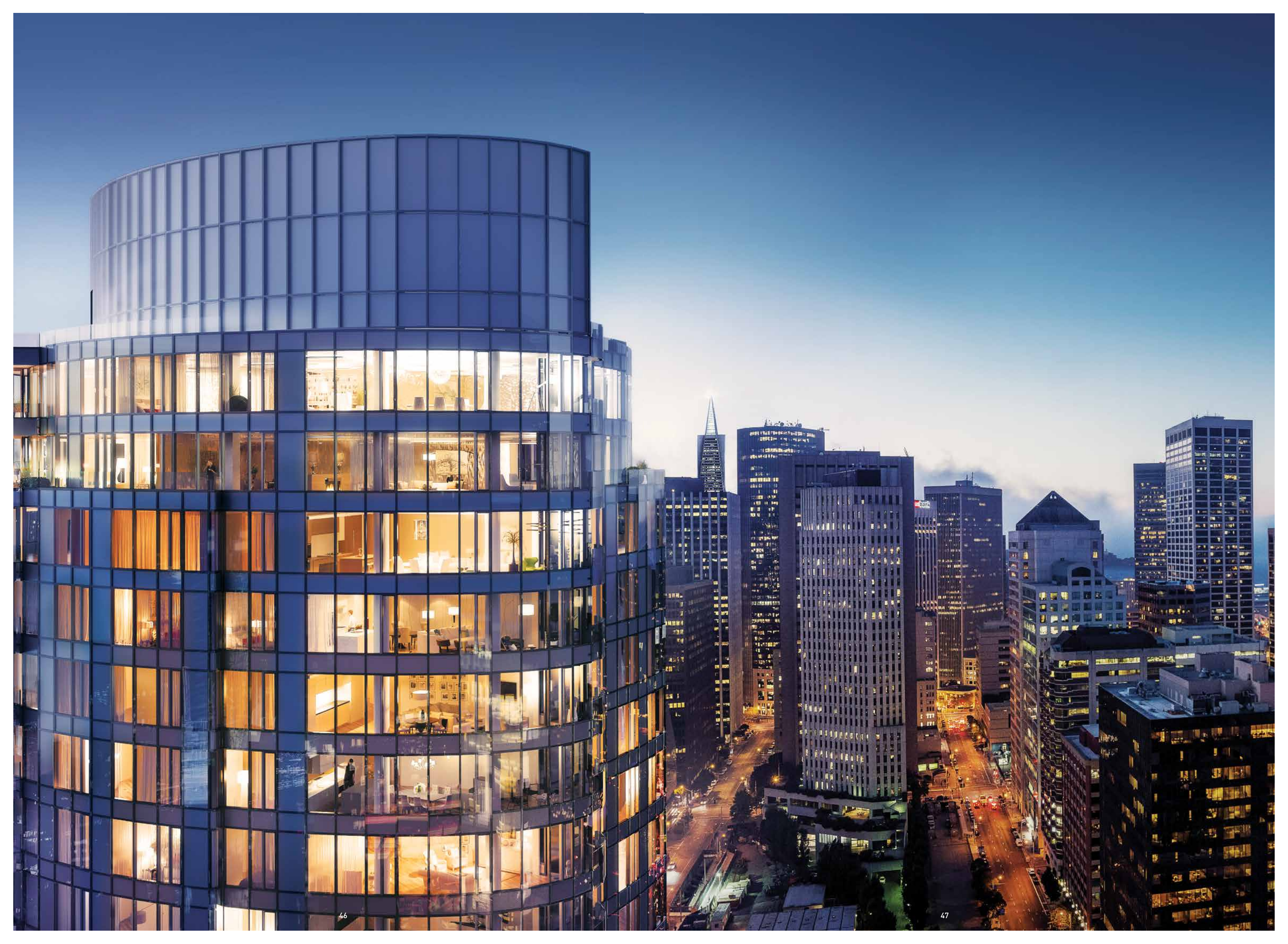
04 AUDI AT HOME

Living in the heart of San Francisco means you may not need to own a car. But should you wish to go for a drive and explore the Bay Area, you can take advantage of Audi at home. Whether you're looking for a stylish convertible for a coastal drive or an SUV for a trip to Tahoe, the choice is yours with the exclusive Audi at home premium car sharing service. Simply select one of our vehicles on your smartphone or online and the valet will bring it around for you.

THOUGHTFULLY APPOINTED RESIDENCES

TIMELESS, MODERN CONDOMINIUM HOMES

Whether this is your first or second home, LUMINA's convenient, central locale is ideal for taking leisurely strolls along the bay, enjoying the vibrancy of this active neighborhood, or conducting business downtown. Discover one-, two-, and three-bedroom condominium residences, each wrapped with expansive windows.



REFINED, MODERN INTERIORS

- 01 INDOOR/OUTDOOR LIVING ROOMS
- 02 CHEF-QUALITY KITCHENS
- 03 SPA-INSPIRED BATHROOMS
- 04 PRIVATE PATIOS AND BALCONIES



01 INDOOR/OUTDOOR LIVING ROOMS

Step into your expansive, elegantly appointed living room, where sleek, modern finishes are awash with natural daylight and an airy, open plan creates a seamless flow.



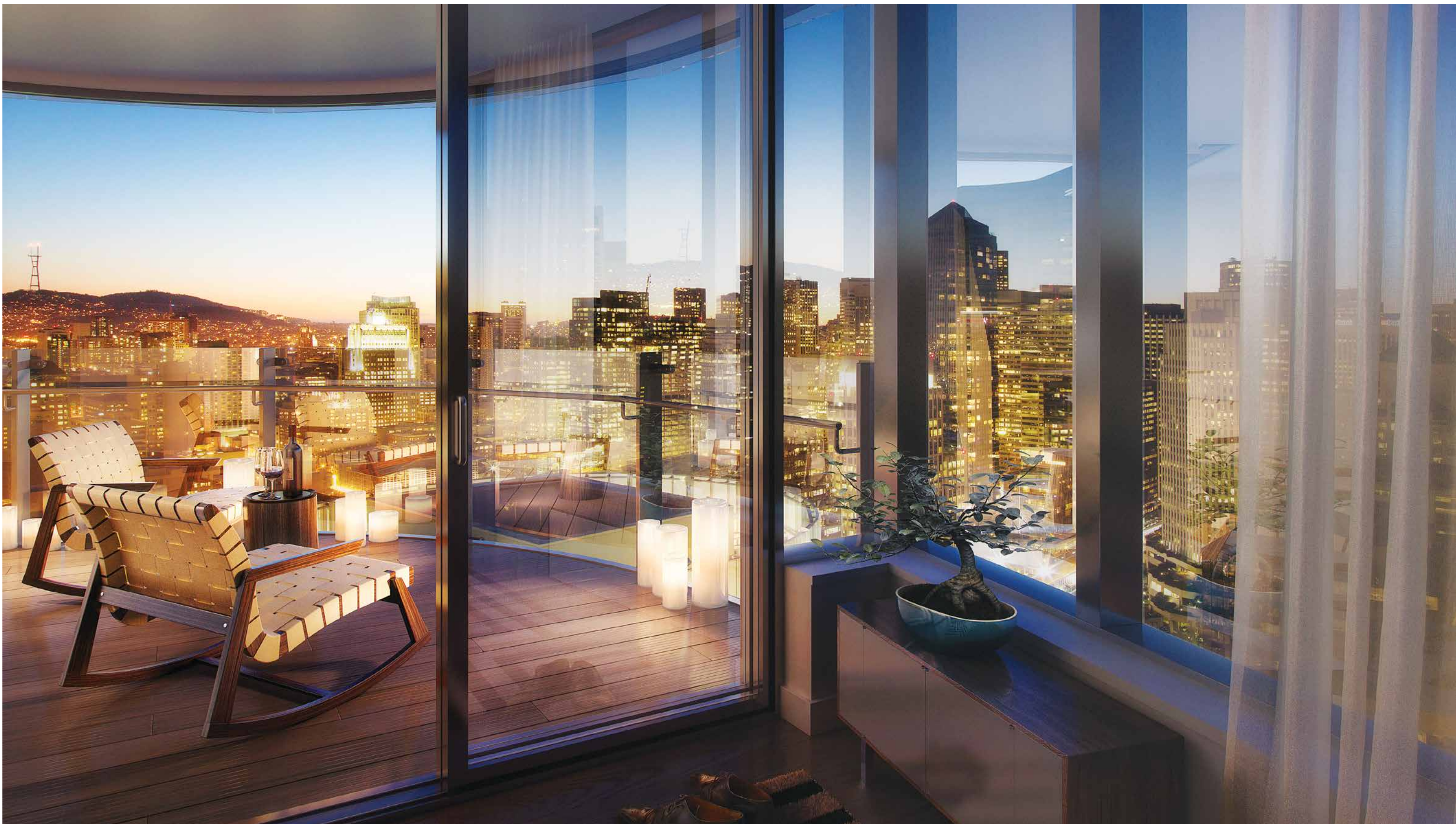
02 CHEF-QUALITY KITCHENS

For the culinary-minded and design-driven resident, our kitchens leave nothing to be desired. Discover professional Gaggenau™ cooking appliances and refrigerators, premium Caesarstone® quartz countertops and backsplashes, and Bosch™ dishwashers in every home.



03 SPA-INSPIRED BATHROOMS

Our master bathrooms include spa-like comforts. From deep soaking tubs to elegant marble countertops and premium fixtures, these peaceful escapes are adorned with a modern yet timeless style.



04 PRIVATE PATIOS AND BALCONIES

Walk out onto your private patio or balcony (in select homes) through crystal-clear glass doors. Watch as the burnt hues of the sunset reflect across windows and waters from this oasis above it all.

PREMIUM DESIGN IS IN THE DETAILS

- 01 PREMIUM KITCHEN FEATURES
- 02 ELEVATED BATHROOM FINISHES
- 03 ENERGY-EFFICIENT LIVING



01 GAGGENAU™
COOKING APPLIANCES

GAGGENAU™
REFRIGERATORS

BOSCH™ DISHWASHERS

PREMIUM CAESARSTONE®
QUARTZ COUNTERTOPS
AND BACKSPLASHES

CUSTOM SIEMATIC
KITCHEN CABINETS



02 EUROPEAN
PORCELAIN FLOORING
AND SHOWER TILES

INDULGENT MAAX®
SOAKING TUBS

CUSTOM SIEMATIC
VANITY CABINETS WITH
VOLAKAS MARBLE
COUNTERTOPS

KOHLER® SHOWER
AND BATH FIXTURES

nest



03 SMART NEST®
LEARNING THERMOSTATS

SUSTAINABLE DESIGN

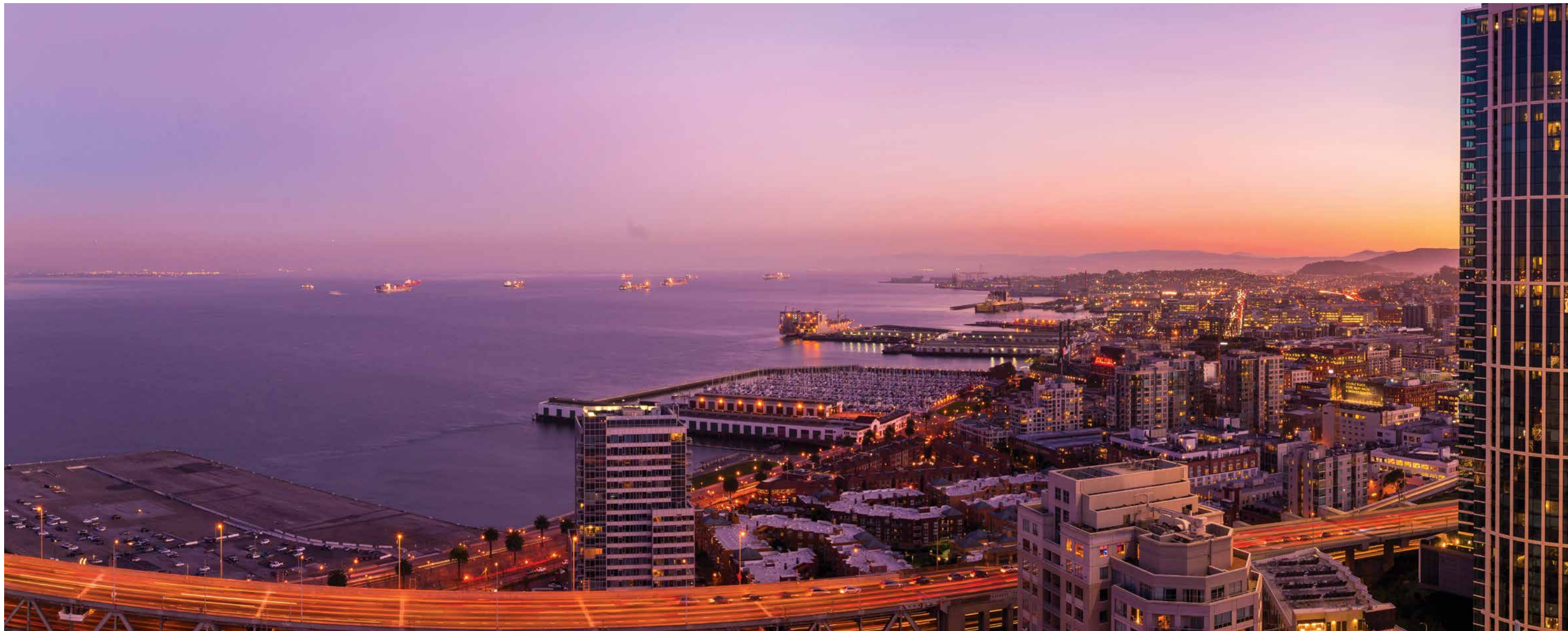
TARGETING LEED® SILVER

THE CITY SETS THE SCENE

- 01 NORTH
- 02 SOUTH
- 03 EAST
- 04 WEST



01 NORTH



02 SOUTH



03 EAST

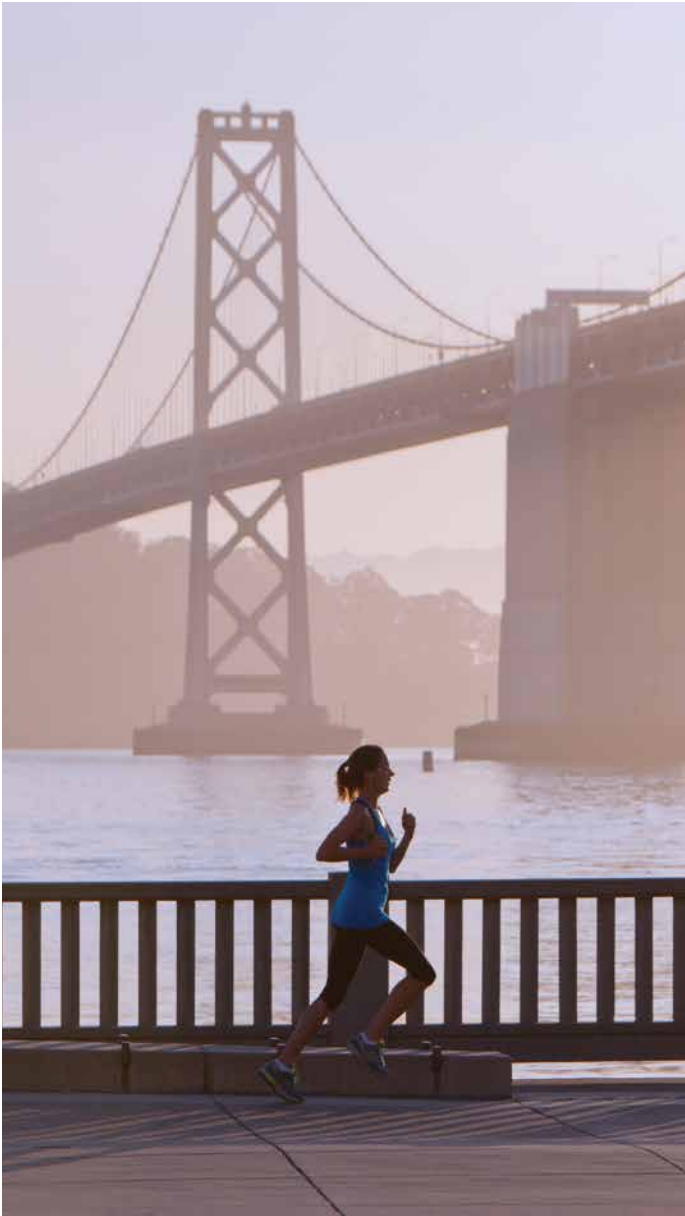


04 WEST

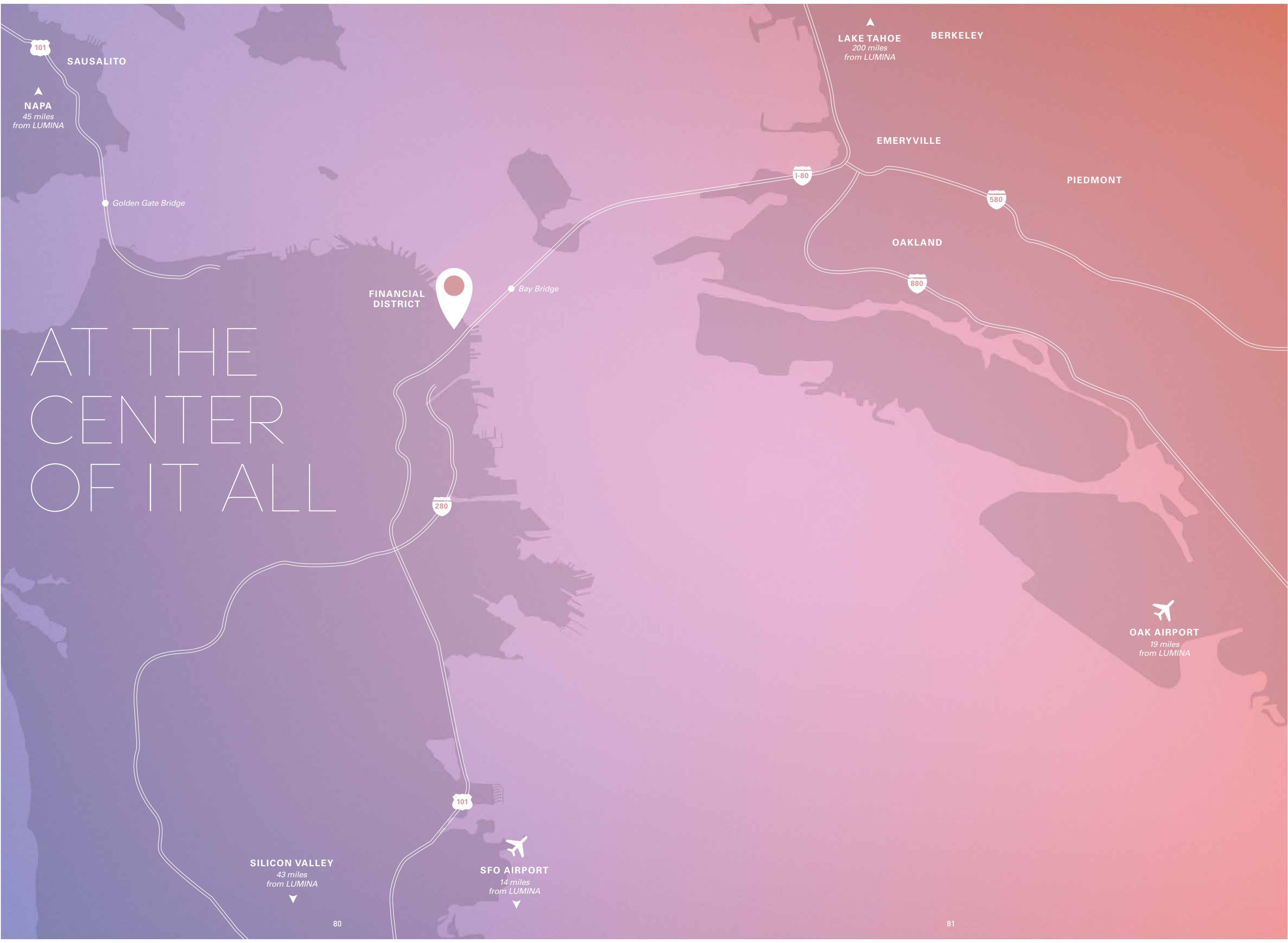
RISING ABOVE MAIN AND FOLSOM

THE VERY BEST OF THE NEIGHBORHOOD

Living at LUMINA affords you a lifestyle that includes a wealth of active pursuits just moments from home. Whether you enjoy biking along the Embarcadero, shopping for seasonal produce at the farmers market, or exploring local fine dining and entertainment venues—the very best of the neighborhood is within walking distance.



AT THE CENTER OF IT ALL



101
SAUSALITO
NAPA
45 miles
from LUMINA

LAKE TAHOE
200 miles
from LUMINA
BERKELEY

EMERYVILLE

PIEDMONT

1-80

580

OAKLAND

880

FINANCIAL DISTRICT

Bay Bridge

280

OAK AIRPORT
19 miles
from LUMINA

SILICON VALLEY
43 miles
from LUMINA

SFO AIRPORT
14 miles
from LUMINA

101

A SINGULAR VISION OF EXCELLENCE



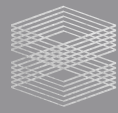
TISHMAN SPEYER

CREATING REAL ESTATE OF ENDURING VALUE AROUND THE WORLD

DEVELOPER / TISHMAN SPEYER

Tishman Speyer is one of the leading developers, owners, operators and asset managers of first-class real estate worldwide. Active across North America, Europe, South America and Asia, Tishman Speyer is relied upon by many of the world's most prestigious corporations to meet their office space needs. As of March 31, 2015, the firm had acquired, developed and/or managed a portfolio of over 133 million sq. ft. with a total value of approximately USD \$73.0 billion since its founding in 1978.

Signature assets include New York's Rockefeller Center and the Chrysler Center, São Paulo's Torre Norte, Ventura Corporate Towers in Rio de Janeiro, and OpernTurm in Frankfurt. Tishman Speyer also has projects at different stages of development currently in Brasília, Chengdu, Frankfurt, Gurgaon, Hyderabad, Paris, Rio de Janeiro, San Francisco, São Paulo, Shanghai and Suzhou.



TISHMAN SPEYER



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