

# Largest Penthouses Finally Get Release Nod

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Carl Shannon tells GlobeSt.com that Tishman Speyer has been holding back penthouses with 18-foot ceilings and wrap-around glass until the time was right, meaning now that 85% of the homes have sold.



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SAN FRANCISCO—With **Lumina** achieving near-capacity, developer **Tishman Speyer** decided the time was right for the big reveal. Two double-height penthouse homes, released to market for the first time, are the only **custom-shell opportunities** offered at the top of the project's tallest tower.

Each penthouse has living spaces with 18-foot ceilings and an expansive outdoor space. Starting at \$13.5 million, the homes are largest residential offerings available in the community located at Main and Folsom Streets.

Prospective buyers can choose from penthouse 41A—an approximately 5,700-square-foot residence wrapped by a 250-foot glass façade with 360-degree city and Bay views or penthouse 41B—an approximately 5,200-square-foot south-facing residence wrapped by a 240-foot glass façade with 270-degree city and Bay views. Both homes occupy the 41st and 42nd floors of tower B and feature direct elevator access to the penthouses' front doors.

“We’ve been holding back the most luxurious homes at Lumina until the time was right, and with the community now 85% sold, we’re proud to release these two magnificent penthouses to market,” **Carl Shannon**, senior managing director of Tishman Speyer, tells GlobeSt.com. “With features such as 18-foot ceilings and wrap-around glass façades offering city and Bay views, these homes offer a floorplan that no other residence in the Bay Area can match.”

Both residences are sold as customizable shells, giving buyers the option to create a floorplan and distinct interior style to individual tastes. Floorplans from architectural firm **Arquitectonica** are available, and can be paired with a variety of custom interior layouts. Each home also includes parking for up to three vehicles in Lumina’s underground valet parking garage.

Amenities provided onsite include the Jay Wright-designed fitness center, 70-foot heated lap pool, private dining room with chef’s kitchen and outdoor balcony overlooking downtown, landscaped rooftop terrace with barbecues, fire pits and outdoor screening capabilities, bi-level club lounge, game and screening rooms, children’s play room, music practice room, and business center.

Residents have access to yoga and Pilates classes, movie nights, wine and cheese events, fitness trainings, and other community social gatherings, along with 24/7 on-site valet parking service. Lumina is also the first residential community on the West Coast to offer the Audi at home car-sharing service with access to Audi models such as the S5 Cabriolet and the SQ5.