

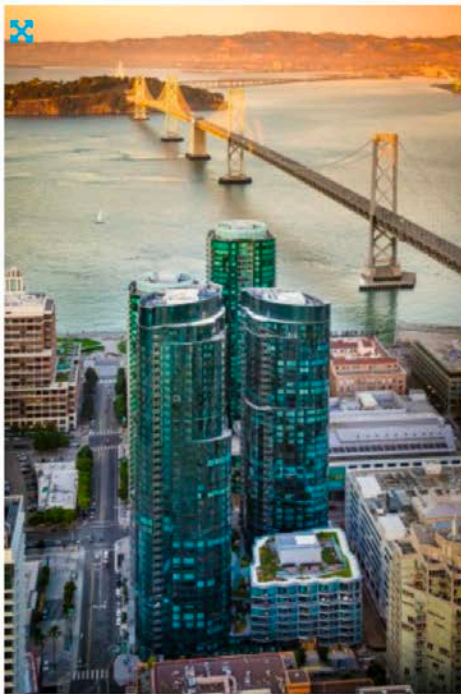
## BUSINESS & FINANCE

Multifamily Executive

# Tishman Speyer's LUMINA Near Fully Sold in San Francisco

The community's remaining residences are among the city's very few unsold new condominiums.

By [Mary Salmonsens](#)



*Courtesy Tishman Speyer*

Over 600 of LUMINA's 656 condominium residences have been sold.

square foot fitness center with a climbing wall, a 70-foot lap pool, a private dining room with a chef's kitchen, a bi-level club lounge, a game room, a children's play room, a fully-equipped music room, and a business center.

A full-service grocery store, Woodlands Market, is located on the ground level, and an open green space, Rincon Place, is located next door. Residents also have access to complimentary, on-site valet parking in addition to the Audi at-home car sharing program, mentioned above.

At the start of 2018, Tishman Speyer announced that LUMINA, a high-rise luxury condo community in San Francisco's South of Market neighborhood, had sold over 600 of its condominium residences since the opening of its sales gallery in fall 2014. As of March 2018, 620 of the community's 656 units are under contract. Starting prices at LUMINA have ranged from \$700,000 for studio units to \$15 million for the largest penthouse suite.

The 36 remaining one-, two-, and three-bedroom units at LUMINA are among the few unsold new condominiums in San Francisco. According to a research report published by Polaris Pacific, only 711 unsold new condominiums were on the market in San Francisco in December 2017, including LUMINA's remaining homes. This marks a 14% decrease from last year's numbers, and a 2.2-month supply of remaining inventory, down 5.5% from this time last year.

The community, designed by Bernardo Fort-Brescia of Architectonica, consists of two eight-story podium buildings, a 37-story tower, and a 42-story tower. The space offers approximately 45,000 square feet of state of the art amenities, including a 7,000

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*Courtesy Tishman Speyer*

A two-level club lounge is included in LUMINA's amenity package.

"Over the past two years, LUMINA has welcomed many new residents that appreciate our community's lifestyle benefits," says Carl Shannon, senior managing director at Tishman Speyer. "With over 600 homes now sold, LUMINA is filled with residents who enjoy a vibrant, urban community with one-of-a-kind services... Walking through LUMINA, I'm thrilled to see residents enjoying the extensive assortment of amenity offerings."

LUMINA broke ground in 2013, began moving in residents in 2015, and placed its final penthouse units on the market in 2017. The project is targeting LEED Silver Certification, and is located two blocks from San Francisco's Embarcadero waterfront and within walking distance of its financial district.