

Frequently Asked Questions

Address	LUMINA 318 Main St #4E, San Francisco, CA 94105
Listing At	\$1,150,000
Square Footage	1,098 sq.ft per tax records
Bedroom(s)	1 Bedroom + Den
Bathroom(s)	2 Bathrooms
Year Built	2015
Parking	1-Car valet
Number of Units	656 Units + 5 Commercial units
Number of Buildings	4 Buildings (subject property is in Plaza A) Plaza A = 8 Stories Tower B = 42 Stories Plaza C = 8 Stories Tower D = 39 Stories
Architect	Heller Manus Architects & Arquitectonica
Developer	Tishman Speyer Properties
HOA Dues	\$1,183.63 per month
Parking Fee	\$167.45 per month
HOA Includes	Water, gas, garbage, organized activities, exterior and ground maintenance, 24/7 door person, security, on-site management, building insurance, and reserves
Amenities	Full-time concierge, 24-hour Jay Wright-designed 7,000 sq. ft. state-of-the-art fitness center with rock-climbing wall, 70-foot swimming pool, dry sauna and changing rooms, bi-level owner's club lounge, indoor screening room with theater-style seating, private dining room and chef's demonstration kitchen, business center, children's playroom, music practice room, pet grooming station, roof deck with movie projection walls, bike storage, and market delivery service to LUMINA residents (featuring organic gourmet groceries, food to go, sushi bar with fish flown in from Japan)
Are Rentals Allowed?	Yes: Leasing of units is permitted so long as the lease is not for transient or hotel purposes and the lease period is not less than 1 year <i>Reference CC&R Article 7, Section 7.7 for more information</i>
Are Pets Allowed?	Yes: Two pets at a maximum with breed restriction <i>Reference CC&R Article 7, Section 7.5 for more information</i>

Presented by

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