

THE AUSTIN

1545 Pine Street
San Francisco
CA 94109

415.409.1545
theaustinsf.com

The Austin is a collection of 100 luxury condominium residences located in the heart of San Francisco. No more than a 10-minute drive from the Golden Gate Bridge or Union Square, The Austin is located at 1545 Pine Street. Just steps from Polk Street; a walkable and vibrant shopping and dining destination; it is hugged by the city's oldest affluent neighborhoods - historic Nob Hill, the grand Pacific Heights, friendly Cow Hollow and storied Russian Hill. The project also enjoys superior accessibility to and from the Financial District, the Mid-Market technology hub and Silicon Valley.

This building will be 12 stories and house 100 luxury condominiums. Composed of a collection of studio, one and two-bedroom homes, The Austin's interiors are designed with premium finishes and fixtures as well as plenty of storage space, bright and sunny with floor to ceiling windows, and will feature central air conditioning with Nest thermostats. The Austin will be a cozy respite from the city below. It will welcome its first residents in late 2017.

PROJECT HIGHLIGHTS:

- TIMELESS CALIFORNIA-INSPIRED INTERIORS THAT CREATE A MODERN, NATURAL AND CLEAN AESTHETIC
- PREMIUM FINISHES SUCH AS MIELE GAS OVEN AND COOKTOP, BUILT-IN BOSCH DISHWASHER AND HANSGROHE FIXTURES THROUGHOUT
- WIDE PLANK WHITE OAK HARDWOOD FLOORS
- FLOOR TO CEILING WINDOWS ALLOW INTERIORS TO BE BATHED IN CALIFORNIA SUNLIGHT
- NEST THERMOSTATS TO CONTROL IN-HOME HVAC
- GRACIOUS OUTDOOR SPACES INCLUDING PRIVATE AND SHARED TERRACES AND BALCONIES
- A SPACIOUS LOUNGE ON THE GROUND FLOOR WITH WIFI CONNECTIVITY, LUXURIOUS SOFT SEATING AND WORK SPACES WHICH ENCOURAGE SOCIAL EXCHANGES AND A SENSE OF COMMUNITY.

- A COMMON ROOFTOP TERRACE WITH OUTDOOR GAS FIRE PITS AND UNOBSTRUCTED VIEWS OF THE CITY AND THE SAN FRANCISCO BAY.
- LUSH COURTYARD ACCESSIBLE FROM THE LOBBY THAT ALLOWS LIGHT, GREENERY AND FRESH AIR INTO THE GROUND FLOOR SPACE.
- GROUND FLOOR BIKE PARKING IN A SECURE BUILDING-MANAGED ROOM.
- PET-WASHING STATION FOR RESIDENTS' PET CARE.
- UNDERGROUND AUTO PARKING AVAILABLE FOR PURCHASE

Address: 1545 Pine Street

Location: Lower Polk Neighborhood, City and County of San Francisco,
California

Building Facts: 12 stories
100 homes on floors 2-12
Amenity retail on the ground floor
2 Levels of Underground Parking

Finishes:

Kitchens

Miele gas cooktop and oven
Built-In Bosch Dishwasher
Hansgrohe Fixtures
Quartz Countertops and matching backsplash
Custom Cabinets by local designer Sozo Studio

Great Rooms

Monarch White Oak Hardwood Flooring
Floor-to-Ceiling Windows
Washer Dryer Hook-ups

Bathrooms

Wetstyle double sinks in select Master Bathrooms

Duravit Toilet and bathtub

Hansgrohe Fixtures

12 x 24" Porcelain tiles on floors and in showers

Custom Cabinets by local designer Sozo Studio

Building Features:

Doorman

HVAC systems with Nest Thermostats

Rooftop with gas fire pits and stunning panoramic views of the City and San Francisco Bay

Key fob Security System with 24/7 video monitoring

Collaborative Workspace / Residential Lobby with attached open-air courtyard

Dog friendly building with dog washing station

Other Ownership Expenses:

HOA Dues- \$590 - \$940

Development Team:

Developed by Pacific Eagle, San Francisco, CA

Marketing and Sales by The Mark Company, San Francisco, CA

Architecture:

Interior Design Architects, Edmonds + Lee Architects, San Francisco, CA

Execution Architect, BDE Architecture, San Francisco, CA.

Built by Swinerton Builders, San Francisco, CA

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