

THE AUSTIN

1545 Pine Street
San Francisco
CA 94109

theaustinsf.com

The Austin is a collection of 100 luxury condominium residences located in the heart of San Francisco at 1545 Pine Street - no more than a 10-minute drive from the Golden Gate Bridge or Union Square. 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, grand Pacific Heights, friendly Cow Hollow and storied Russian Hill. The development also enjoys superior accessibility to and from the Financial District, the Mid-Market technology hub and Silicon Valley.

The 12-story building will offer 100 modern new residences. Composed of a collection of studio, junior one-, 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 floor-to-ceiling windows and central air conditioning with Nest thermostats. A comfortable respite from the City outside, The Austin will welcome its first residents in late 2017.

PROJECT HIGHLIGHTS

- Timeless California-inspired interiors that create a **modern, natural and clean aesthetic**
- **Premium finishes** that include Miele gas oven and cooktop, built-in Bosch dishwasher and Hansgrohe fixtures throughout
- Wide-plank white Oak **hardwood floors**
- **Floor-to-ceiling windows** that allow interiors to be bathed in the California sunlight
- **Nest thermostats** to control in-home HVAC and air conditioning
- **Gracious outdoor spaces** including 11 private terraces and 13 balconies for select homes
- A **co-working inspired lounge and lobby attendant 7 days/ 24 hours a day** 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, grilling area, WiFi, gas fire pits** with unobstructed views of the City and 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
- **Loading zone and Passenger drop off zone on Pine St.**
- **Utilities included in the HOA dues are:** Water, hot water, sewer, trash, gas, and "wall-in" insurance.
- Residents have the choice to sign up with either Xfinity (cable tv & Internet) or Web Pass (Internet only)

Address	1545 Pine Street
Location	Lower Polk Neighborhood, San Francisco, California
100 Homes Across 12 floors	9 Studios from approximately 422 SF to 442 SF 10 Junior One Bedrooms from approximately 630 SF to 637 SF 46 One Bedrooms from approximately 536 SF to 992 SF 35 Two Bedrooms from approximately 1,071 SF to 1,401 SF
	Amenity retail on the ground floor 2 levels of underground parking

Finishes & Features

Kitchens

Miele gas cooktop and oven
Built-In Bosch dishwasher
Hansgrohe fixtures
Quartz countertops and backsplash
Custom cabinets by local Sozo Studio

Great Rooms

Monarch white oak hardwood flooring
Floor-to-ceiling windows
Washer/dryer hook-ups
Nest learning thermostats

Bathrooms

Wetstyle double sinks in select master bathrooms
Duravit toilet and bathtub
Hansgrohe fixtures
Oversize Italian porcelain tiles
Custom cabinets by Sozo Studio

Building Features

HVAC systems with air conditioning
Rooftop BBQ with stunning panoramic views
Security system with 24/7 video monitoring
Collaborative workspace / residential lobby with attached open-air courtyard
Dog friendly building with pet washing station
Doorman

Development Team

Developed by Pacific Eagle, San Francisco, CA
Marketing and Sales by Compass Development, San Francisco, CA
Interior Design Architects, Edmonds + Lee Architects, San Francisco, CA

Execution Architect, BDE Architecture, San Francisco, CA

Construction by Swinerton Builders, San Francisco, CA

Preferred Lenders

BANK OF AMERICA

Tony Truong

Direct: 650-245-8465

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NMLS ID# 482997

FIRST REPUBLIC BANK

Steve Rinehart

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NMLS ID# 487176

CITI MORTGAGE

Chris Noceti

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GUARANTEED RATE

Yilam Kang

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FINANCIAL PARTNERS CREDIT UNION

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