

39 TEHAMA

SAN FRANCISCO

CA 94105

— SF —

S P E R V

CA —

EXPERIENCE  
FROM

LIFE  
EVERY ANGLE







1.0 OVERVIEW

ENCIRCLED IN SAN FRANCISCO VIEWS, SPERA  
ELEVATES HOMELIFE WITH AN UNPARALLELED 360°  
PERSPECTIVE FOUND NOWHERE ELSE IN THE BAY





## 1.0 OVERVIEW

**“A THIN VERTICAL BAND OF GLASS  
FLOATS OVER A GARDEN AND  
RISES TO THE SKY, OUTLINED  
WITH A LUMINOUS THREAD THAT  
GLOWS FROM DUSK TO DAWN”**

— BERNARDO FORT-BRESCIA, PRINCIPAL, ARQUITECTONICA

From community connection at the Inner Circle social club and personal betterment at the Core Club wellness center to bespoke hospitality via Spera's Three Sixty service program and the cultural riches of the East Cut neighborhood, every angle of this striking apartment tower expands your horizons, with something new to take in, everywhere you look.







# 2.0 RESIDENCES

Spera's interiors offer residents a true sense of ease and restorative tranquility, with each surface wrapped in sumptuous materials and endless cityscape views.

- ONE-BEDROOM, TWO-BEDROOM & PENTHOUSE APARTMENTS
- IMPECCABLE INTERIORS BY SAN FRANCISCO'S EDMONDS + LEE
- BESPOKE KITCHENS WITH ITALIAN CABINETRY AND INTEGRATED APPLIANCES
- LAVISH BATHROOMS WITH DURAVIT SOAKING TUBS AND TOTO TOILETS
- AIR CONDITIONING, SMART HOME FEATURES, AND IN-UNIT WASHER AND DRYER
- HARDWOOD PLANK FLOORING AND FLOOR-TO-CEILING WINDOWS



2.0 RESIDENCES



EXPAND YOUR  
DEFINITION OF COMFORT

Spanning from lower to upper floors and offering views on all four Bay Area horizons, Spera’s diverse range of one- and two-bedroom residences bring ultimate choice and comfort to urban living.

R  
RESIDENCES —

KITCHEN

Gas range by Fisher Paykel  
Faucets and fixtures by Hansgrohe  
Integrated refrigerator by Blomberg  
Integrated dishwasher by Blomberg  
Italian cabinetry in gloss white  
Quartz slab countertops

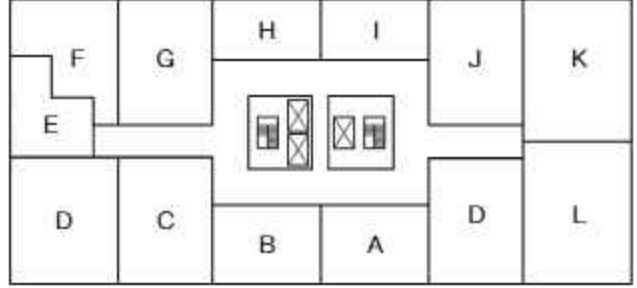
LIVING SPACE

Floor-to-ceiling windows  
Air conditioning  
Smart home features  
Hardwood plank flooring  
Plush bedroom carpeting  
Built-in roller shades  
Keyless entry  
Washer and dryer by Electrolux

BATHROOMS

Quartz slab countertops  
Soaking tubs by Duravit  
Faucets and fixtures by Hansgrohe  
High-efficiency toilet by Toto  
Porcelain tiles

TEHAMA ST. N 7





2.0 RESIDENCES



LIVE LARGE ON THE  
SAN FRANCISCO SKYLINE

The penthouses at Spera are a limited collection of the city’s most sought-after perspective—high-end finishes, an absolute attention to detail, and breathtaking views found only among the highest points in San Francisco.



P  
PENTHOUSES—

KITCHEN

- Range by Miele
- Quartz slab countertops
- Calacatta marble full-height backsplash
- Faucets and fixtures by Hansgrohe
- Integrated refrigerator by Miele
- Integrated dishwasher by Miele
- Italian cabinetry in gloss white
- Undercounter wine refrigerator

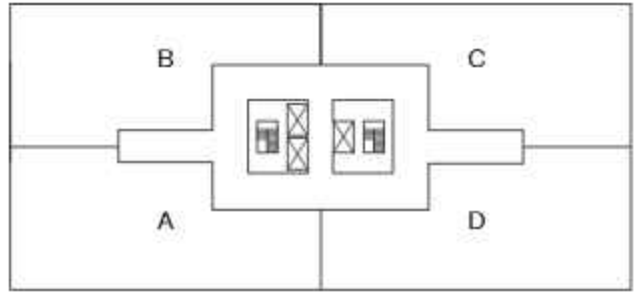
LIVING SPACE

- Floor-to-ceiling windows
- Air conditioning
- Smart home features
- Hardwood plank flooring
- Plush bedroom carpeting
- Built-in roller shades
- Keyless entry
- Washer and dryer by Electrolux

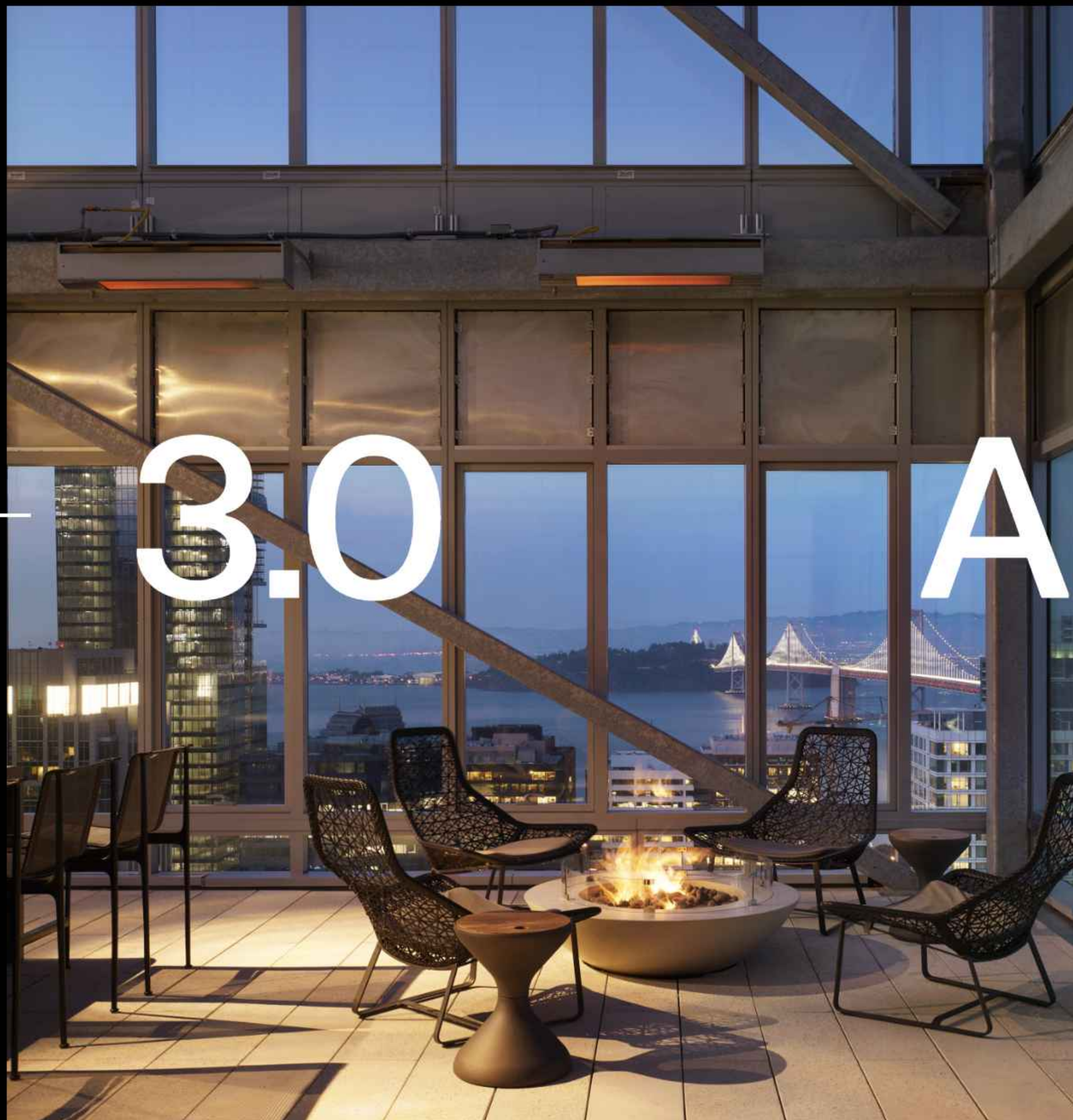
BATHROOMS

- Custom vanity by Domus & Domus
- Freestanding spa-like soaking tubs with fixtures by Philip Starck
- Faucets and fixtures by Hansgrohe
- Marble tiles on walls and floors by Bianco Gioia
- Decorative backlit mirror

TEHAMA ST. N 7







# 3.0

# AMENITIES

Beyond the comforts of Spera's refined residential interiors, amenities and experiences abound, bringing with them urbane sophistication, top-tier service, and the warmth of an engaged community.

- 35-STORIES WITH 360° BAY AREA VIEWS
- URBAN LOCATION WITH EASY TRANSIT ACCESS
- GRAND LOBBY WITH CURATED ART
- VALET, CONCIERGE & PET SPA
- WELLNESS CENTER & SOCIAL CLUB
- DEDICATED HOSPITALITY SERVICE PROGRAM



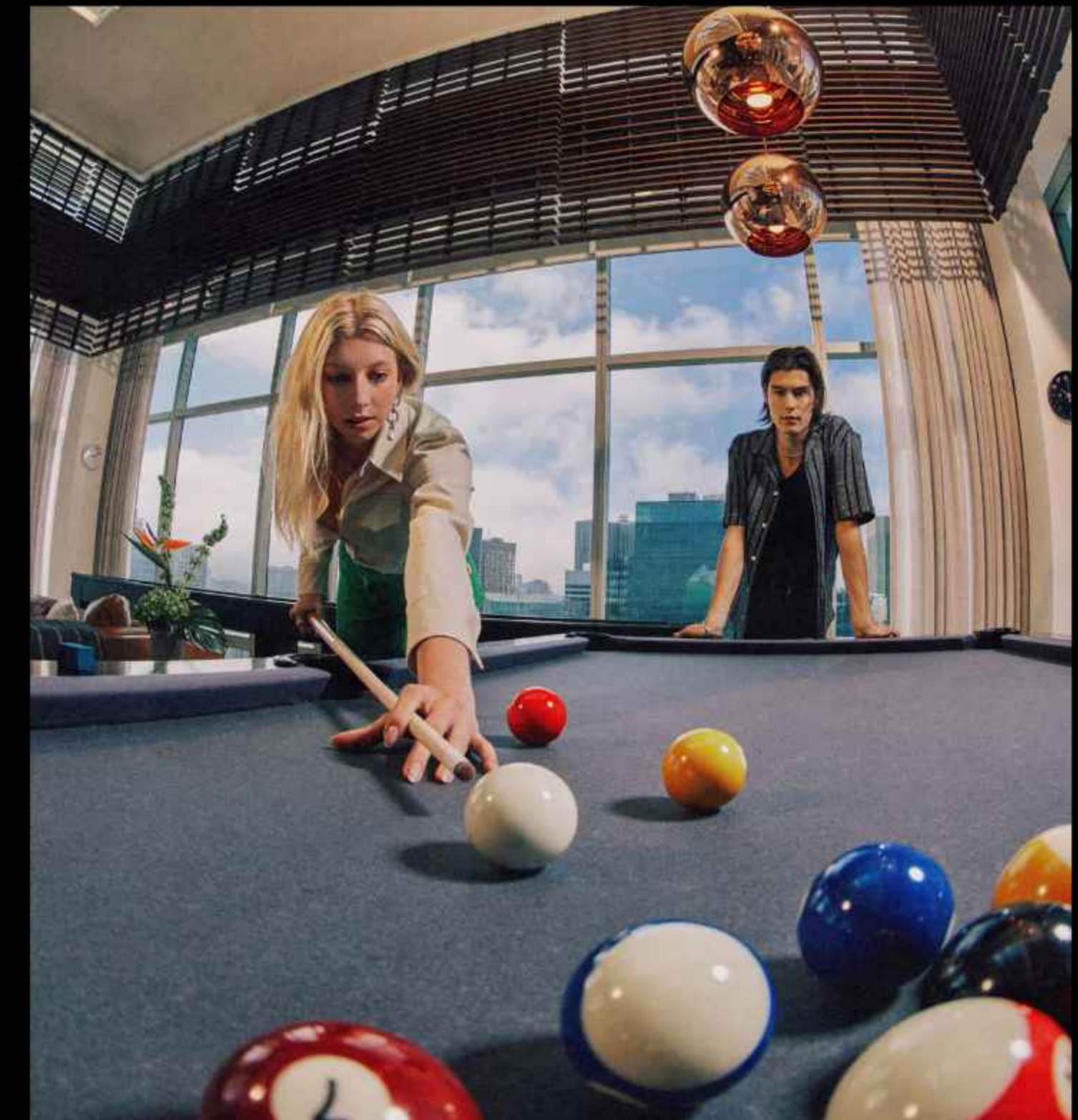
## 2.0 AMENITIES



LEVEL 35

### TAKING WELL-ROUNDED TO NEW HEIGHTS

At the active center of Spera's 360-degree lifestyle, the Inner Circle offers an elevated clubhouse where neighbors come together over culturally enriching programming.





2.0 AMENITIES



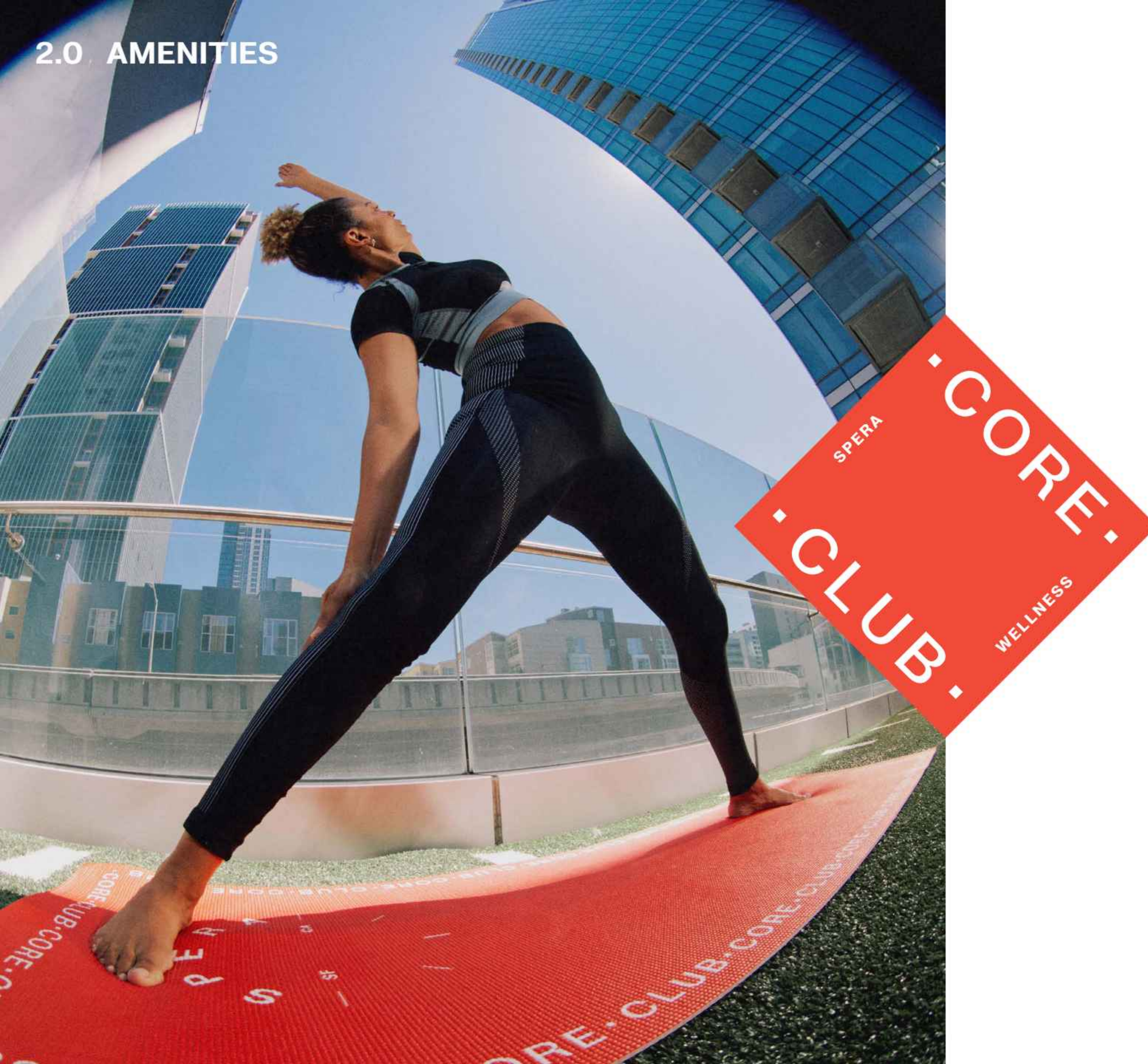
INNER  
• SPERA COMMUNITY •  
CIRCLE



- 35TH-FLOOR ROOFTOP SOCIAL CLUB OFFERING EXPANSIVE BAY VIEWS
- CLUB LIVING ROOM CENTERED ON INTIMATE FIREPLACE
- SKYLINE TERRACE WITH OUTDOOR DINING, PRIVATE GRILLS, FIRE PITS & BOCCE
- GAME SOLARIUM, TECH CAFÉ & RESIDENT LIBRARY
- CHEF'S KITCHEN & BAR, PRIVATE DINING & MEDIA DENS
- MONTHLY SCHEDULE OF COMMUNITY & INDIVIDUAL PROGRAMMING



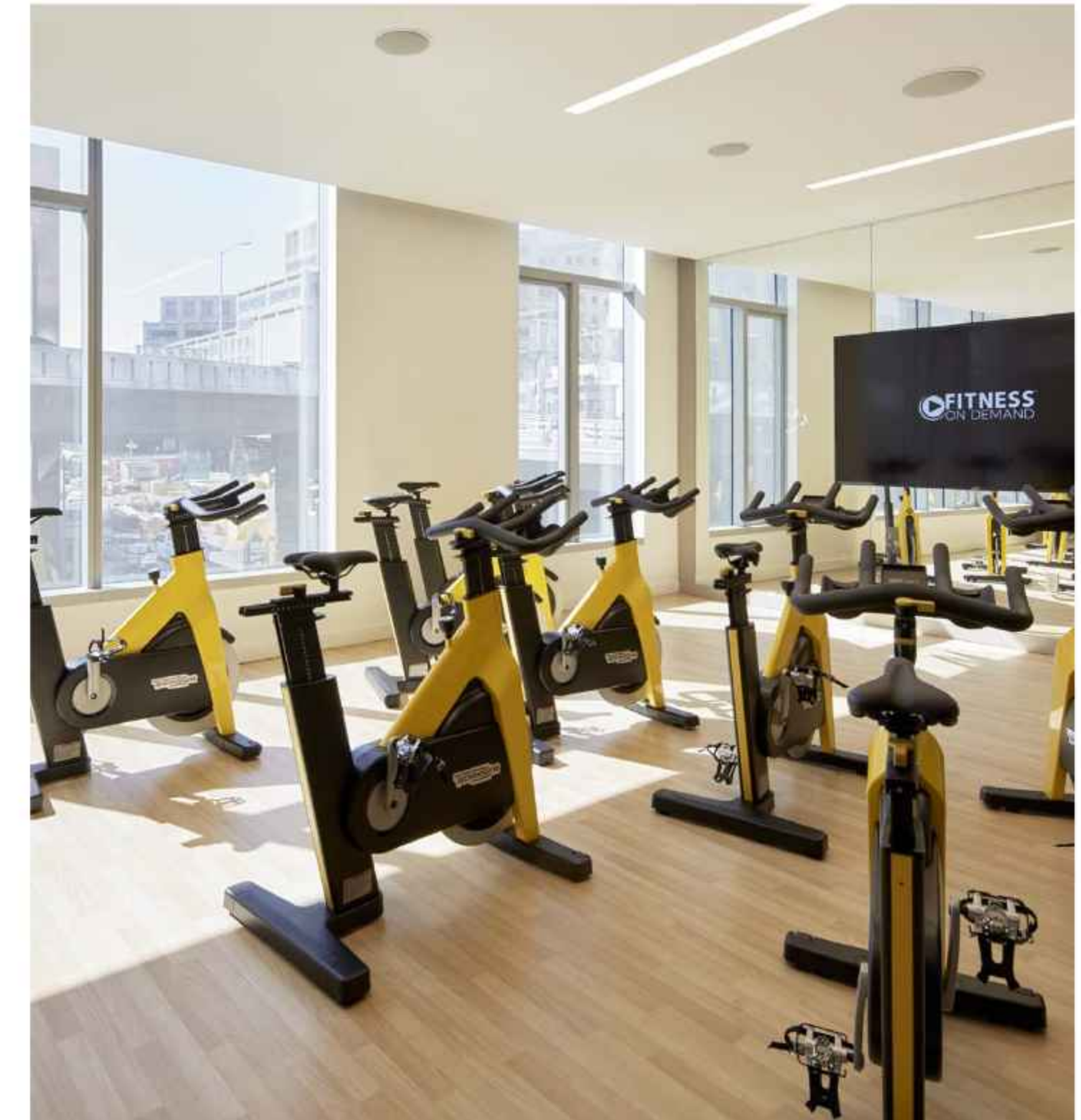
## 2.0 AMENITIES



LEVEL 03

### RELAXED TO THE CORE

Instead of “working out” as a purely individual endeavor, Core Club—Spera’s wellness center—elevates self-care to a social affair with fully-equipped, whole-body programming.





## 2.0 AMENITIES



- 3RD-FLOOR WELLNESS CENTER & GYM WITH ON-DEMAND WORKOUTS
- GROUP FITNESS, YOGA & SPIN STUDIO
- OUTDOOR FITNESS AREA
- WELLNESS LOUNGE & TERRACE WITH OPEN-AIR HOT TUB
- SAUNA & STEAM ROOM
- MONTHLY SCHEDULE OF COMMUNITY & INDIVIDUAL PROGRAMMING





## 2.0 AMENITIES



# THREE · SIXTY

SPERA  
HOSPITALITY

- TEAM OF FIVE-STAR HOSPITALITY EXPERTS
- 24-HOUR RESIDENTIAL SUPPORT, VALET PARKING & CONCIERGE
- MARKETPLACE FOR PERSONAL TRAINING, HOUSEKEEPING, & PET SERVICES
- SPERA APP FOR RENT PAYMENTS, BUILDING SERVICES & AMENITY RESERVATIONS
- BUILDING EVENT PROGRAMMING COORDINATION

### SERVICE PROGRAM

## TRADE STATUS QUO FOR 360° LIVING

At Spera, everything is at your beck and call with Three Sixty—a 24/7 team of tech-supported hospitality experts for residential needs and on-demand concierge services.







# 4.0 THE EAST CUT

As San Francisco's first high-rise walkable neighborhood, the East Cut pairs a global tech headquarters epicenter with the trappings of a tight-knit urban community—eclectic local restaurants, expertly-curated shops, and ultimate regional access from the Transbay Transit Center.





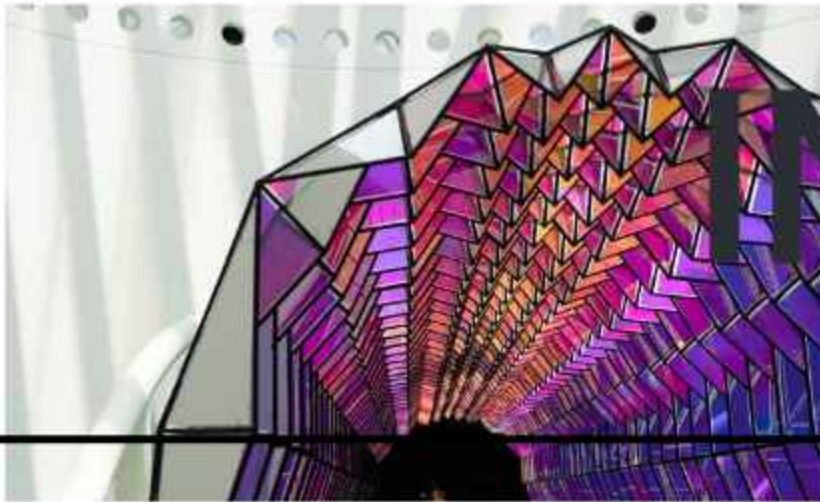
# DISTINCT PARKS

Home to over 40 unique open spaces, explore the East Cut's art-filled alleys and cafe-lined plazas to the centerpiece of the neighborhood, Salesforce Park—a four-block elevated green space atop Transbay Transit Center.

# DIVERSE CUISINE



Just out the front door are the city's best culinary experiences, from fresh fish from the Ferry Building and seasonal provisions from The East Cut Farmers Market to an IPA in Salesforce Park's beer garden and a late night burrito in the Mission.



# INSPIRING CULTURE

Revel in SFMOMA's extensive sculpture collection, broaden your perspective at the Museum of the African Diaspora, or procure a piece of your own from one of the East Cut's many bluechip art galleries.

# ENRICHING WELLNESS



Beyond Core Club's wellbeing programs, the East Cut promotes holistic wellness with a wide range of support—including neighborhood runs along our extensive off-street path network, neighborhood gym offerings and local personal trainers, and healthy food and drink options.



WE'RE AT YOUR SERVICE  
CALL US AT +1(415) 243-4333  
OR VISIT SPERASF.COM

S P E R A S F

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- INTERIORS - EDMONDS + LEE ARCHITECTS
- LANDSCAPES - CMG
- DEVELOPMENT - HINES

SEN+RAL   

The developer reserves the right to make modifications in materials, specifications, plans, designs, pricing, scheduling and delivery of homes without prior notice. All dimensions and representations of square footage are approximate and for reference purposes only. Plans shown in the marketing materials are not to scale.



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EVERY ANGLE

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