

FOUNDRY SQUARE II

THE ORRICK BUILDING

# 405 HOWARD STREET

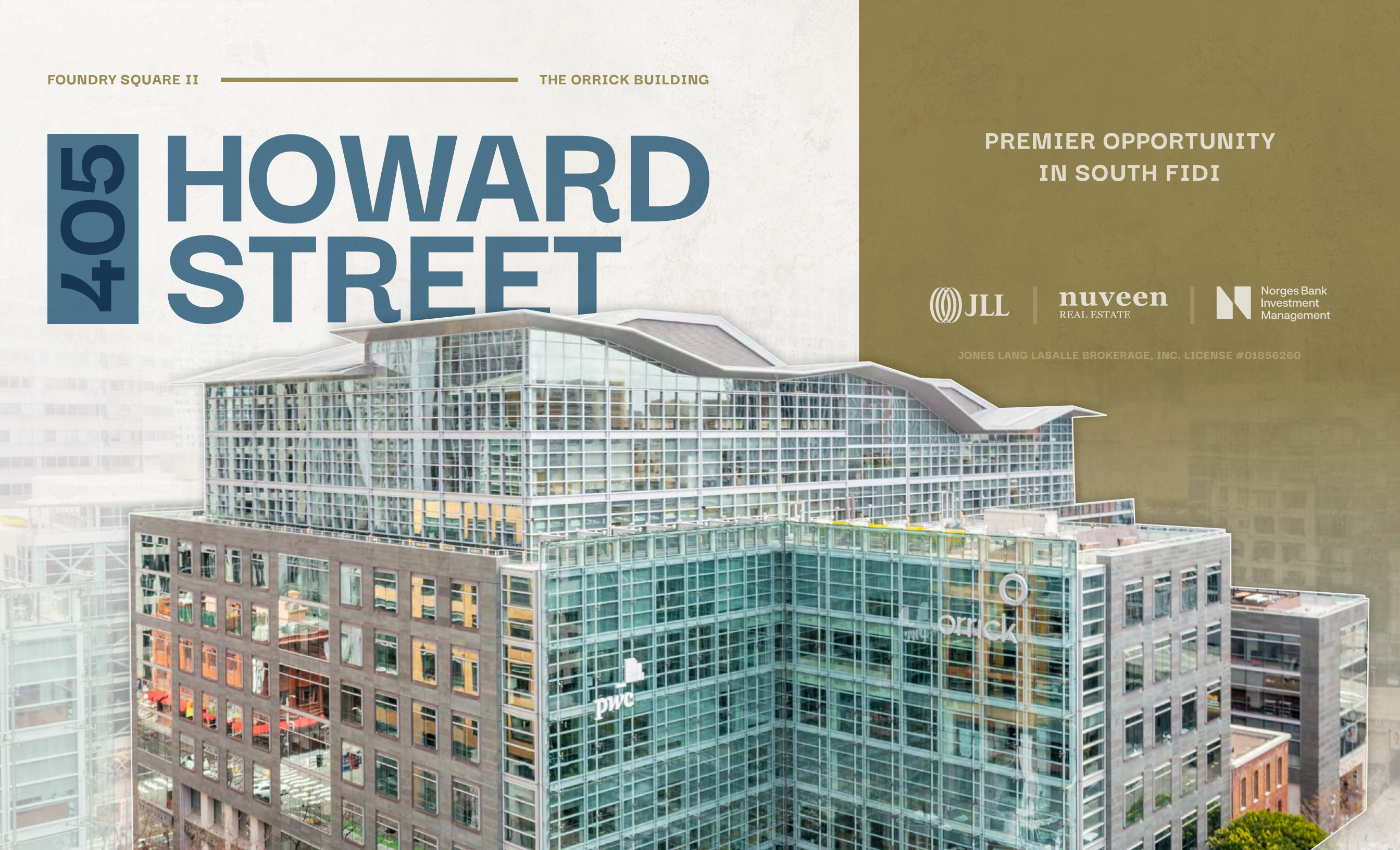
PREMIER OPPORTUNITY  
IN SOUTH FIDI



**nuveen**  
REAL ESTATE



JONES LANG LASALLE BROKERAGE, INC. LICENSE #01856260



63,056 RSF  
AVAILABLE NOW

10

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02

01



HOWARD STREET

1ST STREET

AVAILABILITIES










## PROPERTY OVERVIEW



**Foundry Square II**, also known as The Orrick Building, is a premier 10-story Class A+ office building completed in 2002 in San Francisco's South FiDi, offering 525,000 RSF of office space plus street-level retail as part of the four-building Foundry Square Complex at First and Howard Streets. This trophy asset features exceptional architectural design with an energy-efficient double-pane glass curtain wall, secure underground parking, and cutting-edge technology that creates an optimized work environment, making it an attractive workspace for discerning tenants and a standout addition to the San Francisco skyline.



### BUILDING HIGHLIGHTS

-  Prime South FiDi location
-  Built in 2002
-  Large parking garage 1:3,000 RSF
-  Gigantic 63,000 RSF floorplates
-  Raised flooring system
-  Floor-to-ceiling glass
-  Bike parking, showers & locker rooms
-  2 elevator banks per floor
-  2 sets of restrooms per floor



PLANNED  
FULL FITNESS CENTER WITH  
LOCKERS AND SHOWER SUITES





**PLANNED  
CONFERENCE CENTER INCLUDING  
A LARGE TRAINING ROOM**





PLANNED  
MULTIPLE TENANTS  
LOUNGE SPACES



## NEIGHBORHOOD

The **South FiDi** in San Francisco is a vibrant area south of Market Street, characterized by a blend of modern high-rises and historic buildings. It houses financial institutions, tech companies, and startups, while being well-connected by public transit, including the Transbay Transit Center. Recent years have seen significant development, with new office towers and mixed-use projects reshaping the skyline.

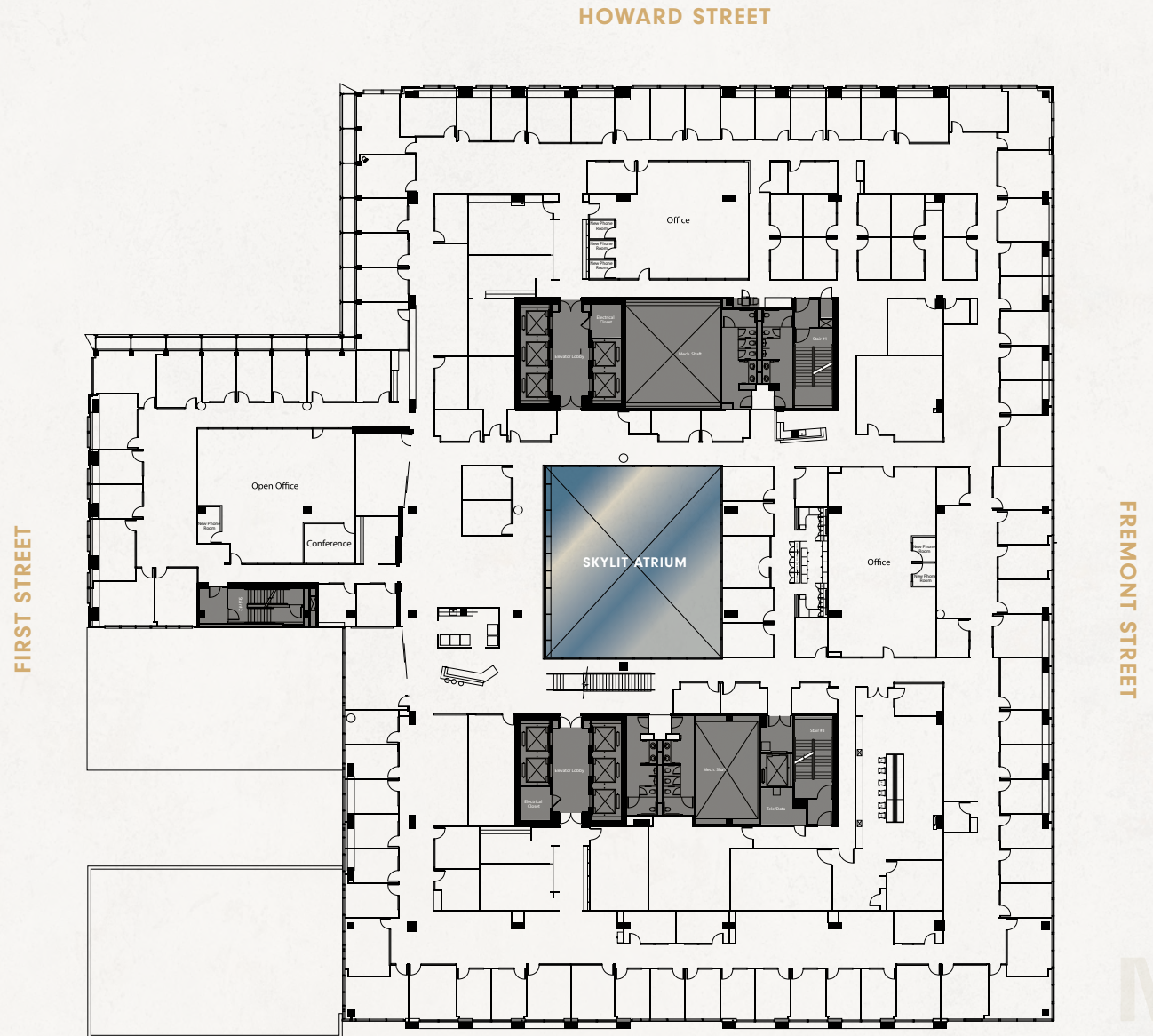


- RESTAURANTS
- HOTELS



# SUITE 700

- AVAILABLE NOW
- RARELY AVAILABLE FULL FLOOR
- 105 PRIVATE OFFICES
- 10 MEDIUM CONFERENCE ROOMS
- 6 LARGE CONFERENCE ROOMS
- 2 KITCHENS
- 14 PHONE ROOMS
- PRIVATE ATRIUM TERRACE



SUITE 700

63,056 RSF

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