

FOUNDRY SQUARE II

THE ORRICK BUILDING

# 405 HOWARD STREET

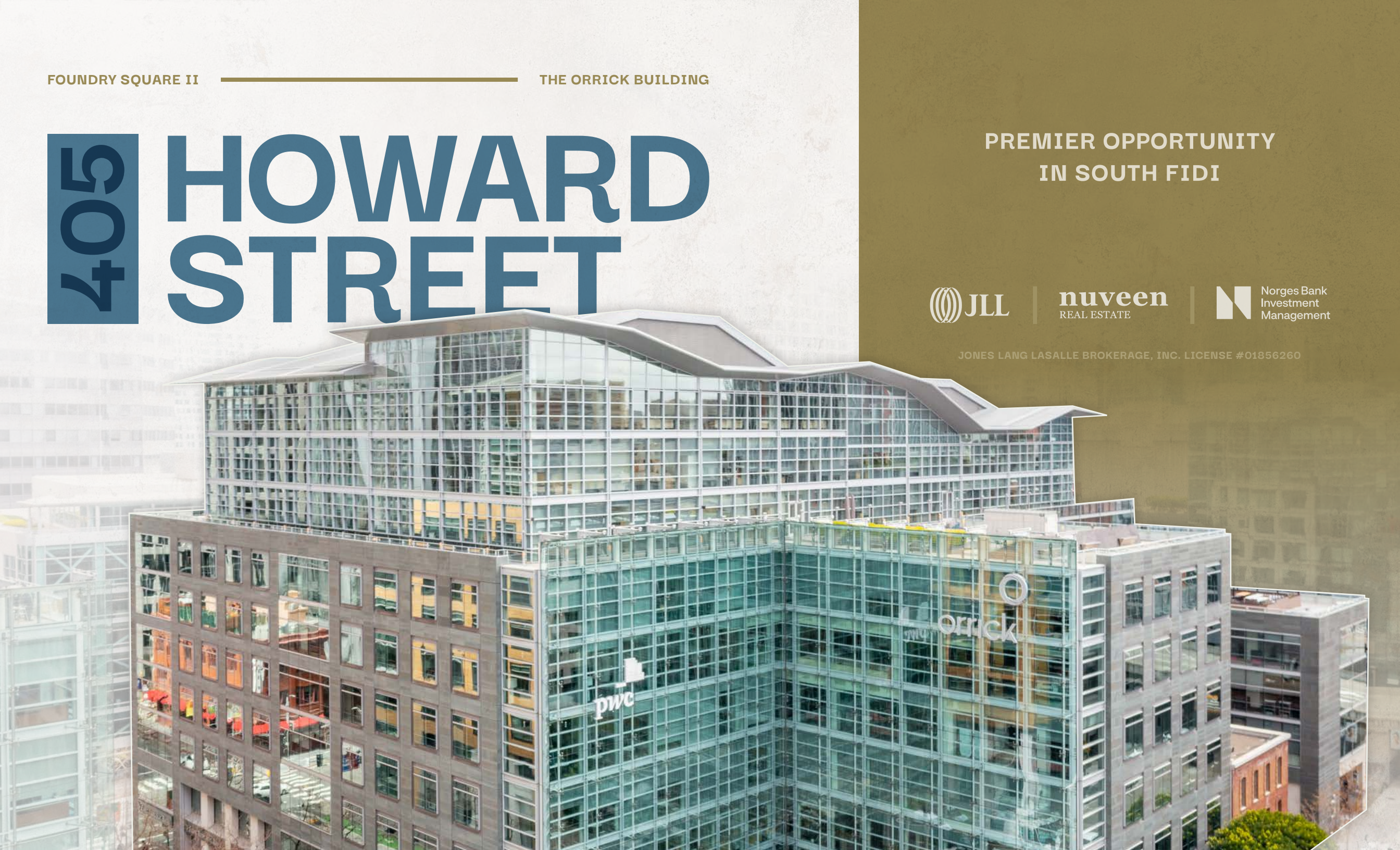
PREMIER OPPORTUNITY  
IN SOUTH FIDI



**nuveen**  
REAL ESTATE



JONES LANG LASALLE BROKERAGE, INC. LICENSE #01856260



64,295 RSF  
AVAILABLE NOW

10

09

08

07

06

05

04

03

02

01



HOWARD STREET

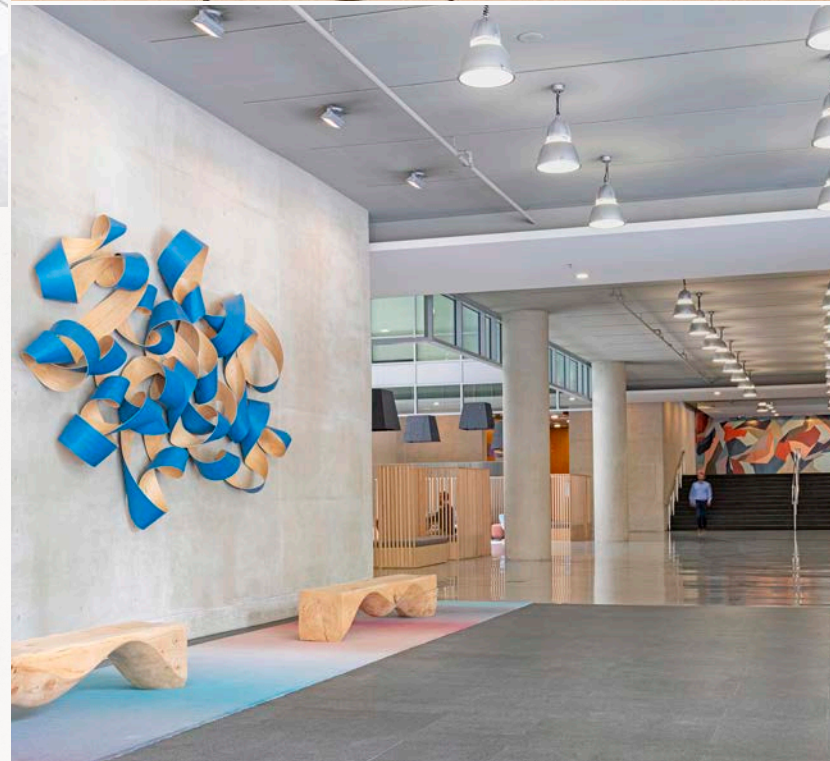
1ST STREET

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





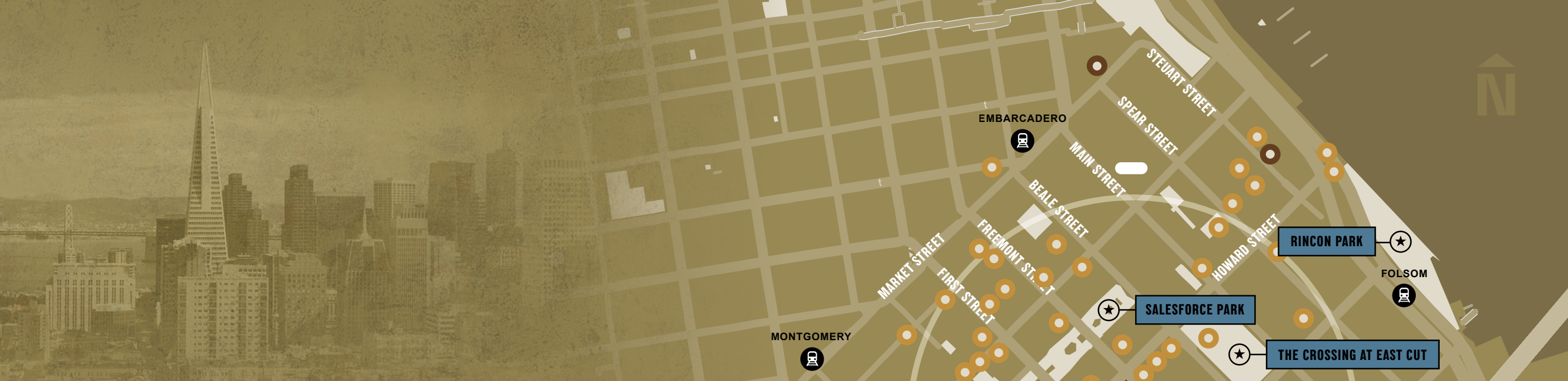
**PLANNED  
CONFERENCE CENTER INCLUDING  
A LARGE TRAINING ROOM**





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.

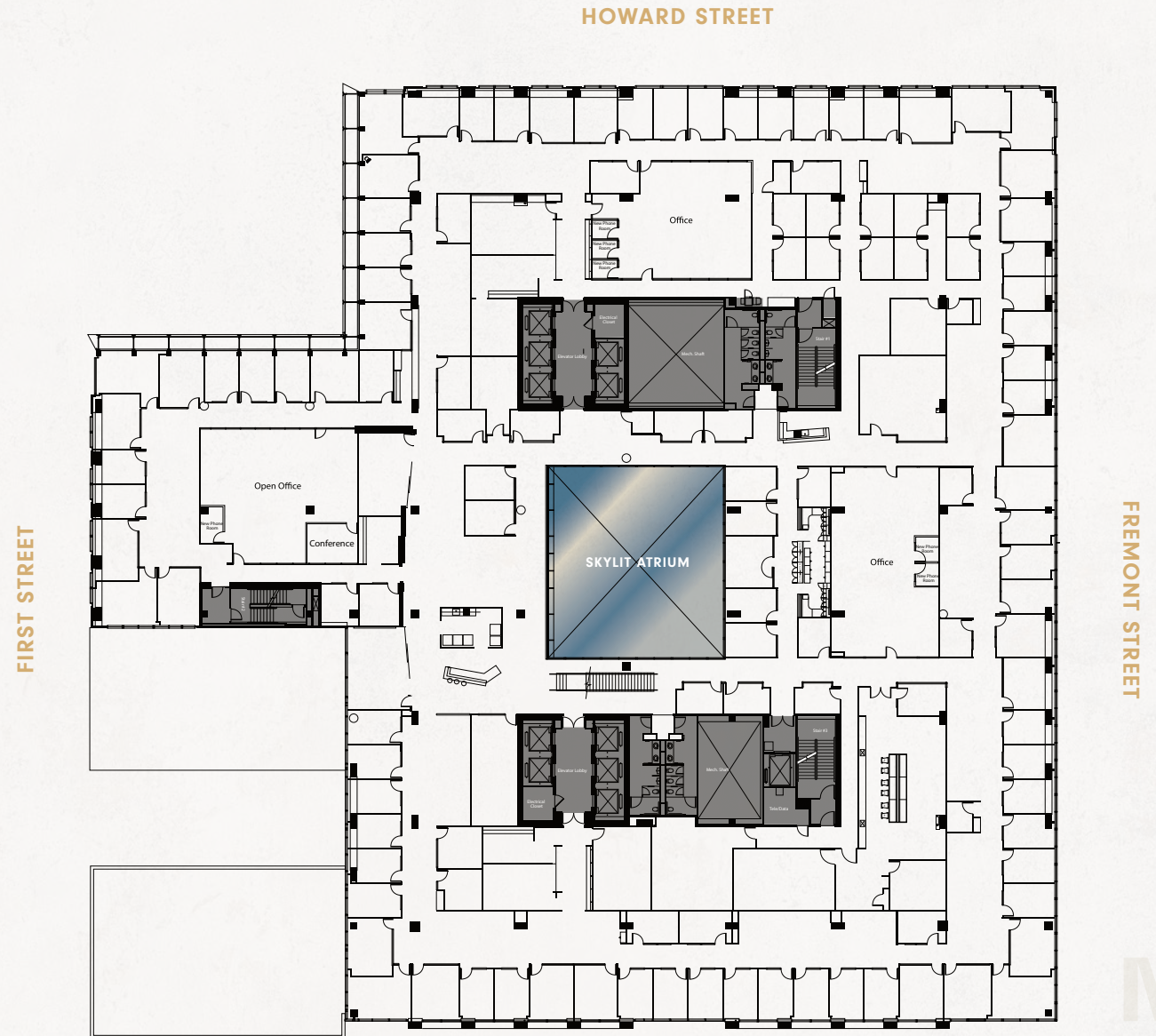


- RESTAURANTS
- HOTELS



# 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

64,295 RSF

**CHRISTOPHER ROEDER**

+1 415.395.4971

chris.roeder@jll.com

RE License # 01190523

**TED DAVIES**

+1 415.395.4972

ted.davies@jll.com

RE License # 01460185

**TOM DOUPE**

+1 415.395.4933

tom.doupe@jll.com

RE License # 01921218



# 405 HOWARD STREET

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.