

405 HOWARD STREET

FOUNDRY SQUARE II
THE ORRICK BUILDING

PREMIER OPPORTUNITY
IN SOUTH FIDI

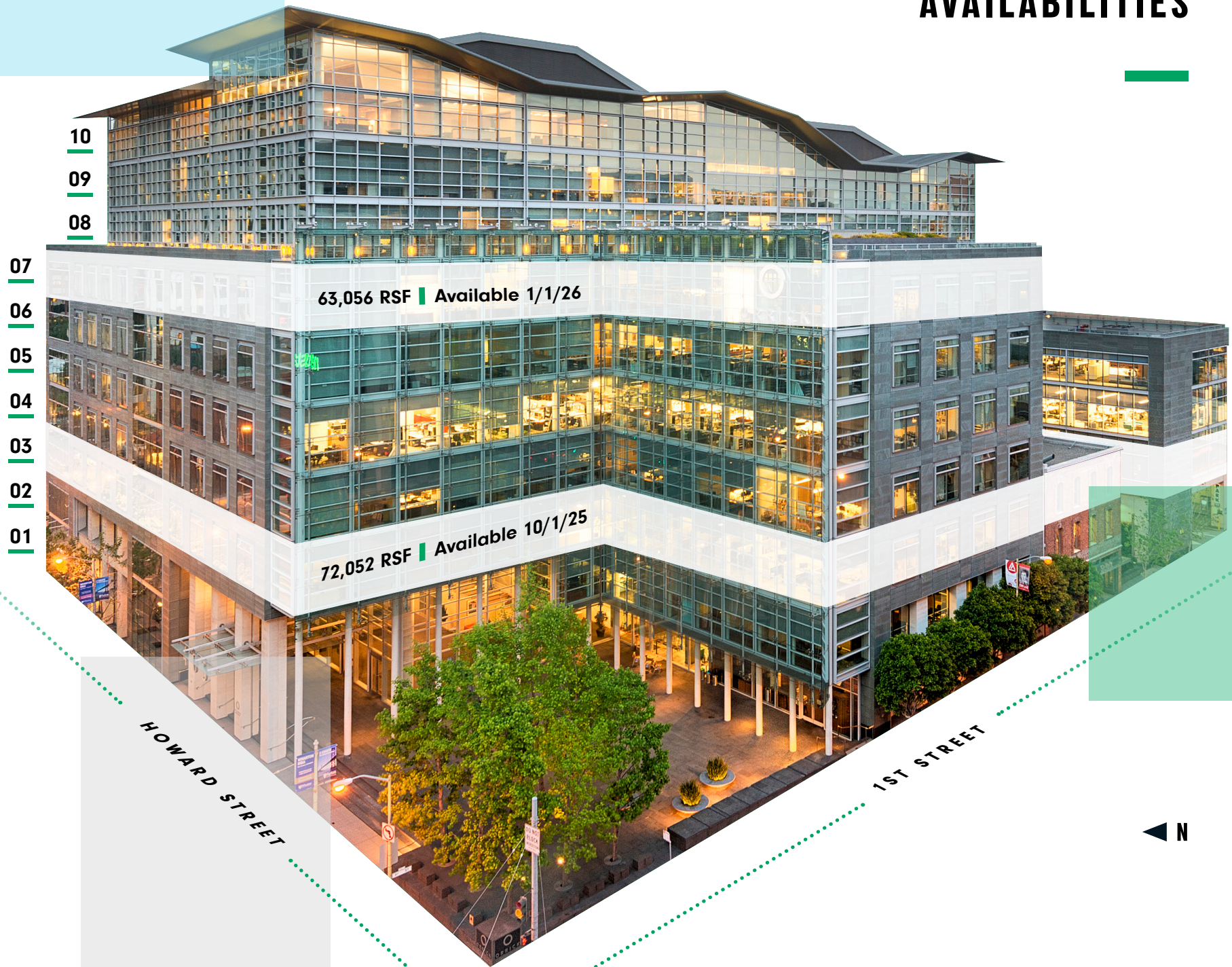


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AVAILABILITIES



PROPERTY OVERVIEW

Foundry Square II, also known as The Orrick Building, is a premier office space located in San Francisco's South FiDi. This state-of-the-art structure is part of the Foundry Square Complex, which includes four buildings at the intersection of First and Howard Streets. Completed in 2002, Foundry Square II is a 10-story Class A+ building that offers 521,555 square feet of office space, along with retail space on the street level.

The building's design combines exceptional architectural features with high-end amenities, creating an attractive workspace for discerning tenants and enhancing the San Francisco skyline. Notable features include an energy-efficient double-pane glass curtain wall, secure underground parking, and a work environment optimized for productivity, thanks to innovative design and cutting-edge technology. These attributes make Foundry Square II a trophy asset in the city's commercial real estate market.



PLANNED AMENITIES



Full fitness center with lockers and shower suites



Conference center including a large training room



Multiple tenant lounge spaces

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

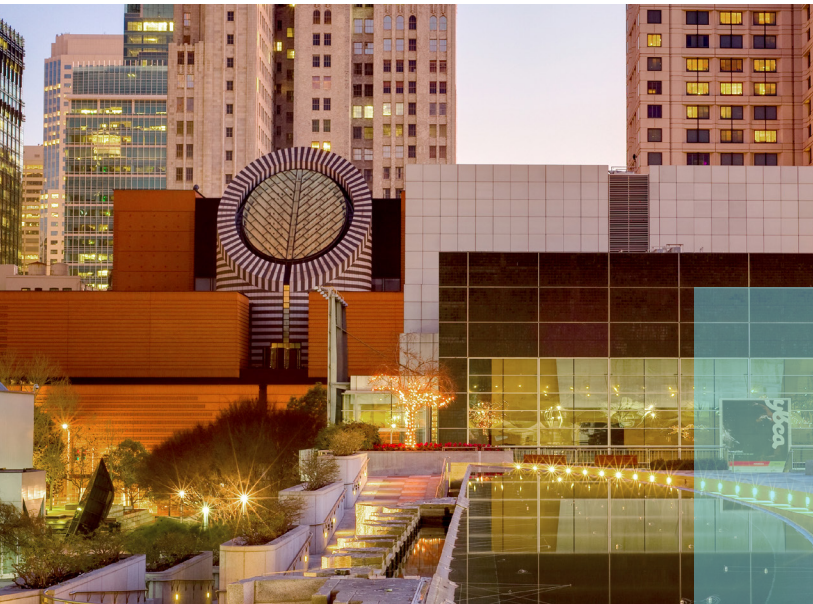


2 sets of restrooms per floor



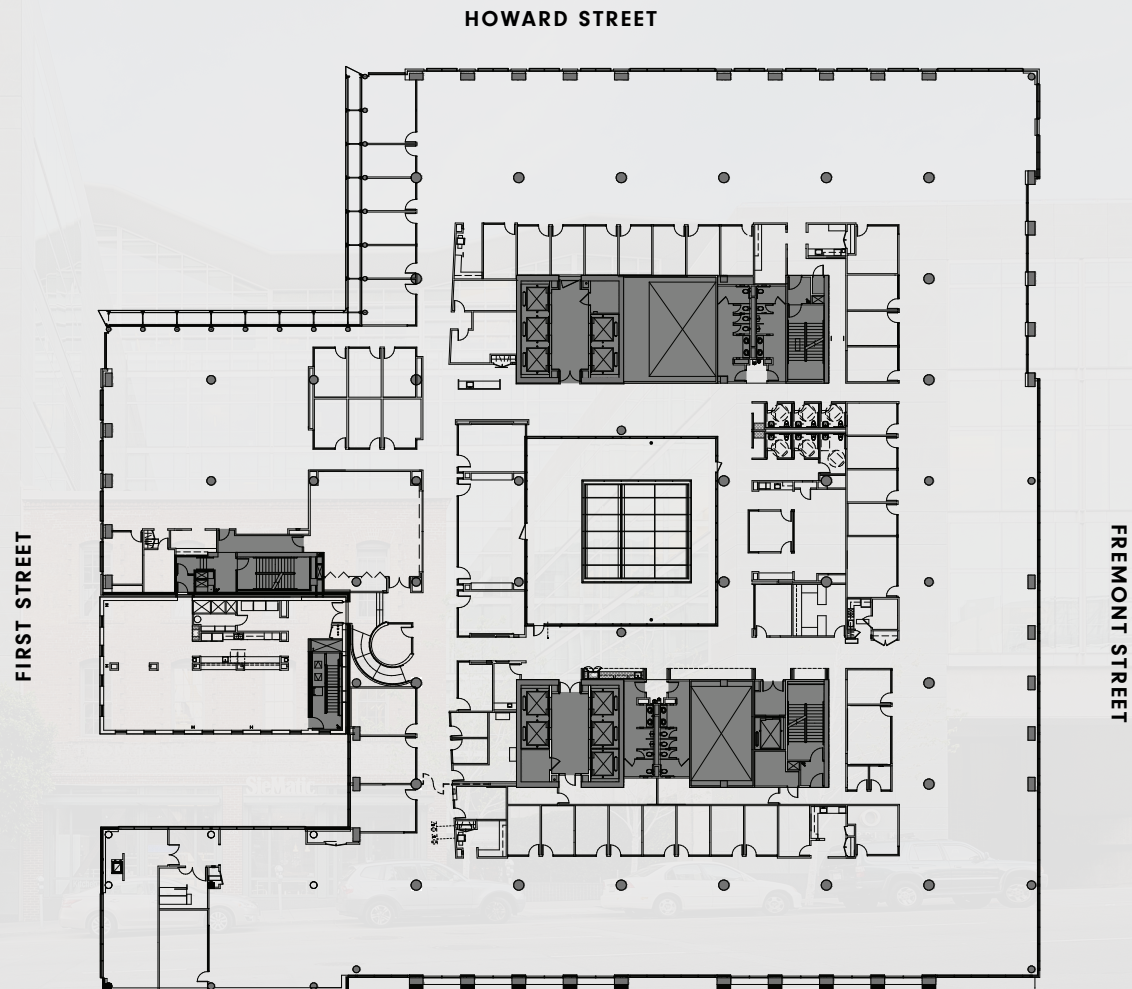
NEIGHBORHOOD

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.



SUITE 300 72,052 RSF

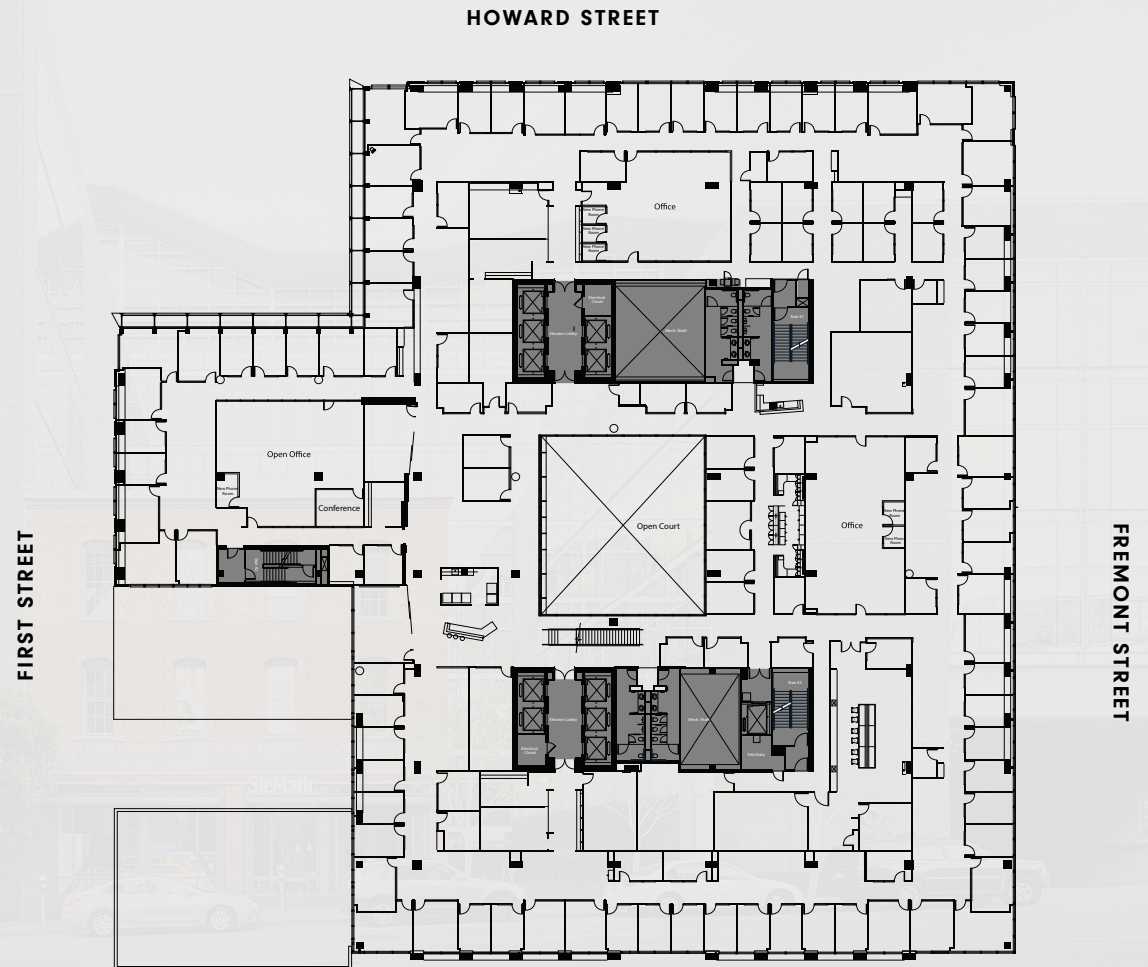
- » Available 10/1/2025
- » Rarely available full floor
- » 30 private offices
- » 16 medium conference rooms
- » 4 large conference rooms
- » 4 kitchens
- » 4 phone rooms



SUITE 700

63,056 RSF

- » Available 1/1/2026
- » Rarely available full floor
- » 105 private offices
- » 10 medium conference rooms
- » 6 large conference rooms
- » 2 kitchens
- » 14 phone rooms



405 HOWARD STREET

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