

EST. ——— 1904

# FLOOD BUILDING



MODERN OFFICE  
*HISTORIC ICON*

870 MARKET ST, SAN FRANCISCO, CA • [FLOODBUILDING.COM](http://FLOODBUILDING.COM)













UNION SQUARE  
PLAZA

CABLE CAR  
TURNAROUND

POWELL MUNI &  
BART STATION





# AN ENDURING MARKET STREET *LANDMARK*

A historic San Francisco office icon since 1904, the Flood Building remains a *proud steward of the city's past, present, and future*—anchoring one of the city's most vibrant and iconic intersections at Market & Powell.

At the gateway to the Union Square District, tenants benefit from immediate access to world-class retail, renowned restaurants, and vibrant cultural attractions, along with unmatched transit connection via BART, Muni, and the iconic Powell Street Cable Car turnaround just outside the building.

Tenants of the Flood Building experience the charm of a historic icon combined with modern functionality that today's workplaces demand.







# *ROOTED IN HISTORY* WITH MODERN AMENITIES



24-hour security and  
building access



High ceilings  
with original  
architectural detailing



Renovated common  
areas with upscale  
vending options



Steps away from BART,  
MUNI, and the Powell  
Street cable car line



Rentable drop-in  
workspace and  
conference room facilities



Operable windows in  
every office with plenty of  
natural light and airflow



### TIMELESS ARCHITECTURE

The building's historic charm is on full display from the moment you step inside. The grand lobby features imported marble floors and walls, dramatic columns, and carved wood stair rails that capture the spirit of the era.

### RESPONSIVE ON-SITE MANAGEMENT

Our experienced on-site management team is committed to delivering prompt, high-quality service to every tenant including 24-hour access.

### BUILDING ACCESS

Five passenger elevators and a dedicated freight elevator provide easy access and efficient movement throughout the building.

# 12

FLOORS

# 5

PASSENGER ELEVATORS

# 24 hr

SECURITY & BUILDING ACCESS







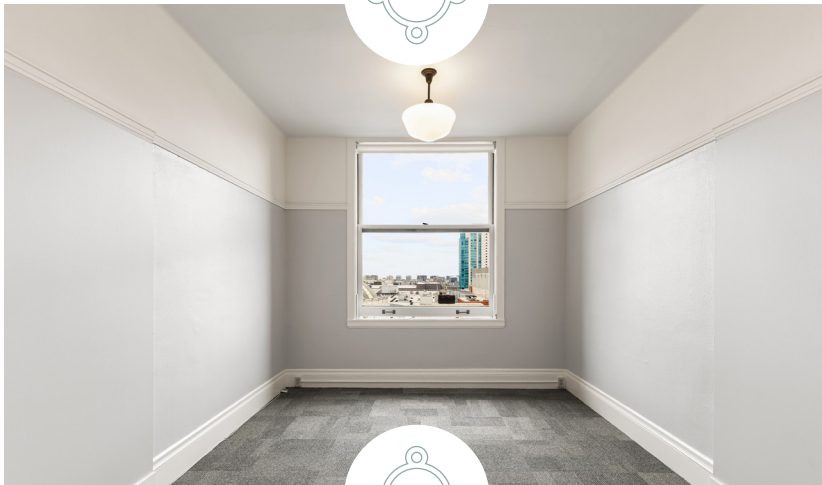
# *BRIGHT & FLEXIBLE* OFFICE SPACES

The Flood Building is a microcosm of San Francisco, *home to over 225 diverse tenants* from around the world—including technology companies/start-ups, professional service firms, nonprofits, and consulates. The modern, flexible environment is ideally *suited to serve a wide range of business and office users.*





Office space offers  
*a variety of  
footprints* designed  
to accommodate  
tenants of all sizes.



**227-5,000 SF**

OFFICE SPACES AVAILABLE NOW

[VIEW AVAILABILITIES](#)



Flexible lease terms  
from 1-7 years

Abundant natural light

Operable windows in every  
office for fresh air

Sweeping views of the city  
and bay from upper floors

Turnkey interior  
improvements

Updated tenant lounge

New rentable drop-in  
workspace and conference  
room facilities for tenants







POST ST

POST ST

GEARY ST

UNION SQUARE

STOCKTON ST

GRANT AVE

O'FARRELL ST

TAYLOR ST

POWELL ST

MARKET ST

ELLIS ST

MASON ST

EDDY ST

SAN FRANCISCO CENTRE

4TH ST

TURK ST

MARKET ST

MISSION ST

MOSCONE WEST

5TH ST



EAT & DRINK



ARTS



SHOPPING



HOTELS



PARKING



# THE GATEWAY TO SAN FRANCISCO

With the Powell Street cable car turnaround at its doorstep and immediate access to BART and Muni, the Flood Building offers seamless transit connection throughout the city and greater Bay Area. Surrounded by premier shopping, dining, and cultural destinations, the property provides a prestigious, high-visibility address for businesses looking to be at the center of it all.



99

WALK SCORE



100

TRANSIT SCORE





# OVER A CENTURY OF *RESILIENCE* & *LEGACY*

1902

When the Baldwin Hotel was lost to fire in 1898, a prime corner of Market Street stood empty. James L. Flood purchased the land and transformed that void. He commissioned architect Albert Pissis to create a Beaux-Arts masterpiece in tribute to his father, James Clair Flood.



1906

The Flood Building was one of the few structures to withstand the devastation of the 1906 earthquake and fire. Restored and reopened in 1907, it quickly became an enduring symbol of the city's resilience.



Image source: SFPL Archives

1920s

The Flood Building adapted to the city's changing needs when the family remodeled it for dental and medical offices. For more than three decades, it remained a bustling medical center—a testament to the city's ability to rebuild and thrive.



Image source: SFPL Archives

1953

The government relinquished its occupancy, and the upper floors were converted back to commercial office space.

1990s

Decades later, after Woolworth's downsized in 1992 and eventually vacated, James C. Flood undertook an ambitious renovation project to restore the ground floor and retail areas to their original 1907 elegance. Under Flood's stewardship, the renovation restored the Flood Building to its former glory, reaffirming its place as a historic landmark of San Francisco. Even today, architects look to the Flood Building as a leader in historic renovations.





# 1904



Image source: SFPL Archives

After the Gold Rush, the Flood Building elevated the existing ranch-style architecture and put San Francisco on the map as an international city with world-class architecture. It serves as a reminder that San Francisco is a city built over decades.



Image source: SFPL Archives

# 1940s



Again, the Flood Building withstood threats of demolition when Woolworth's Department Store took over the first, second, and basement floors with a 40-year lease. Rather than destroying the top nine floors as Woolworth's proposed, the Flood Family secured a deal with the US government which needed emergency wartime office space during the Korean War. Throughout this period, San Franciscans flocked to Woolworth's bustling lunch counter, making it a lively gathering place for the community.

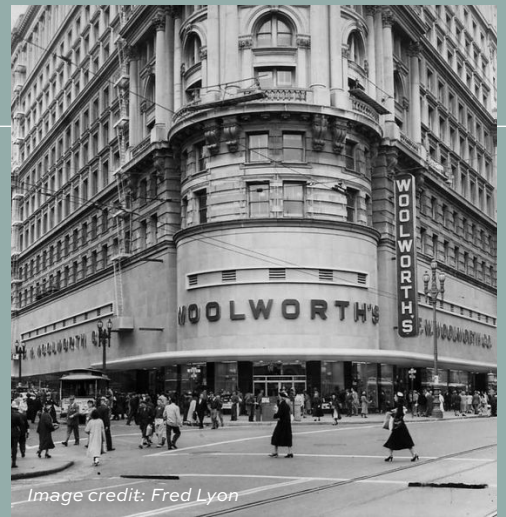


Image credit: Fred Lyon

# 2025



Family-owned for over 120 years, the Flood Building remains a microcosm of San Francisco, currently housing more than 225 diverse tenants from around the globe. The Floods share a deep commitment to continuing the family legacy and strongly believe the building will be at the center of San Francisco's downtown revitalization.





# WHERE *CULTURE,* *TECH &* *RETAIL* CONVERGE

Nestled between the city's downtown Arts District and Union Square, the Flood Building serves as a *bridge between the arts and the vibrancy of Union Square.*







Lumos

WESTIN  
HOTELS & RESORTS

UNION  
SQUARE  
PLAZA



★ macy's

Neiman Marcus

AKTANA

Dee Tech

sdc

versys

scanta



San Francisco  
CENTRE

POWELL MUNI &  
BART STATION

CABLE CAR  
TURNAROUND



7 mins

TO YERBA BUENA  
CENTER FOR THE ARTS

10 mins

TO SFMOMA

10 mins

TO MOSCONE CENTER













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