



**SUITE 120**  
**400**  
**HOWARD STREET**

**GROUND FLOOR RETAIL/  
OFFICE SPACE**  
**3,557 SF**  
**FOR LEASE**

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**400**  
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## FEATURES

**± 3,557 SF**

**GROUND FLOOR  
RETAIL/OFFICE SPACE**

Permitted uses: medical office, office  
and retail

Excellent frontage and signage on  
Howard Street

Located within One Foundry Square

Steps from Embarcadero BART/Muni  
and the Transbay Transit Center

Surrounded by major AI and tech  
companies

Flexible layout suited to retail,  
showroom, or office use

Building tenants include Anthropic,  
BlackRock, & Moody's

Available Q3 2027 - potential for  
earlier occupancy

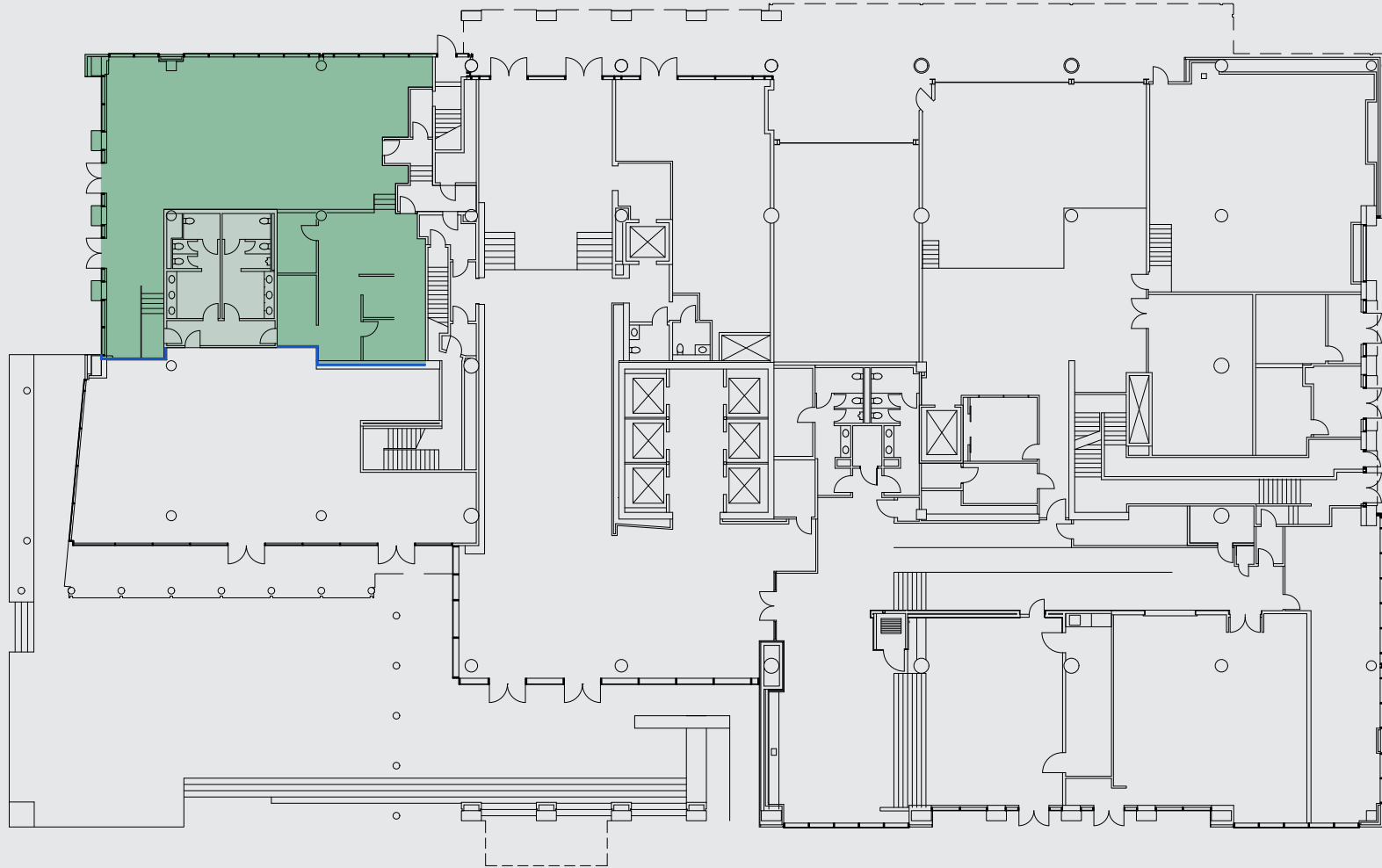


400 HOWARD STREET

# FLOOR PLAN

NATOMA STREET

HOWARD STREET



400 HOWARD STREET

# LOCATION HIGHLIGHTS

98 WALK SCORE

78 BIKE SCORE

100 TRANSIT SCORE

Positioned in the heart of what's become known as "AI Alley" — Anthropic has leased space in this building and occupies its HQ at 500 Howard plus additional floors at 300, 405, and 505 Howard

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Steps from The Crossing at East Cut

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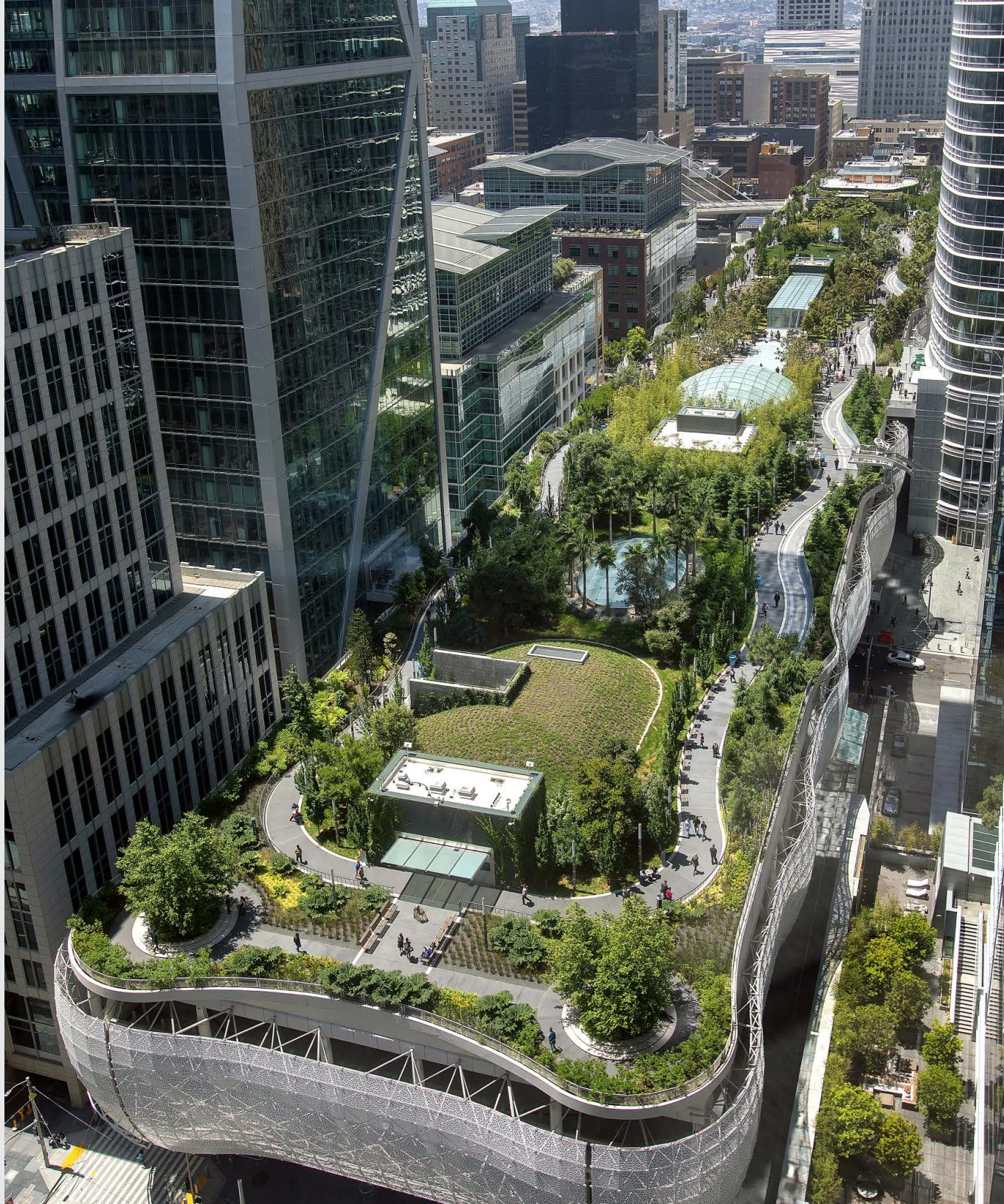
Walking distance to Embarcadero BART/Muni and the Transbay Transit Center

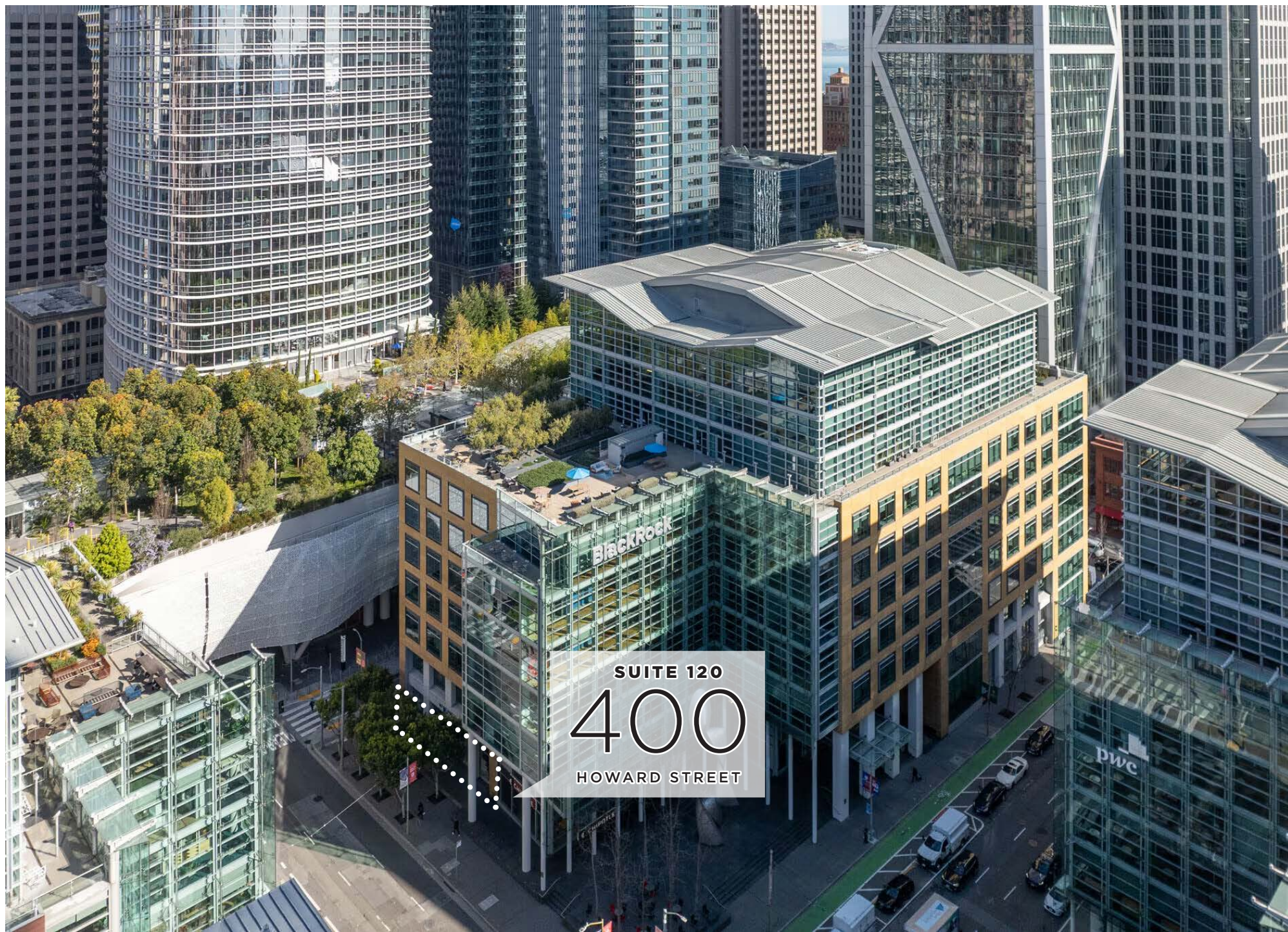
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Minutes from the Ferry Building, Salesforce Park, and the Embarcadero waterfront

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Easy access to US-101, I-80, and the Bay Bridge





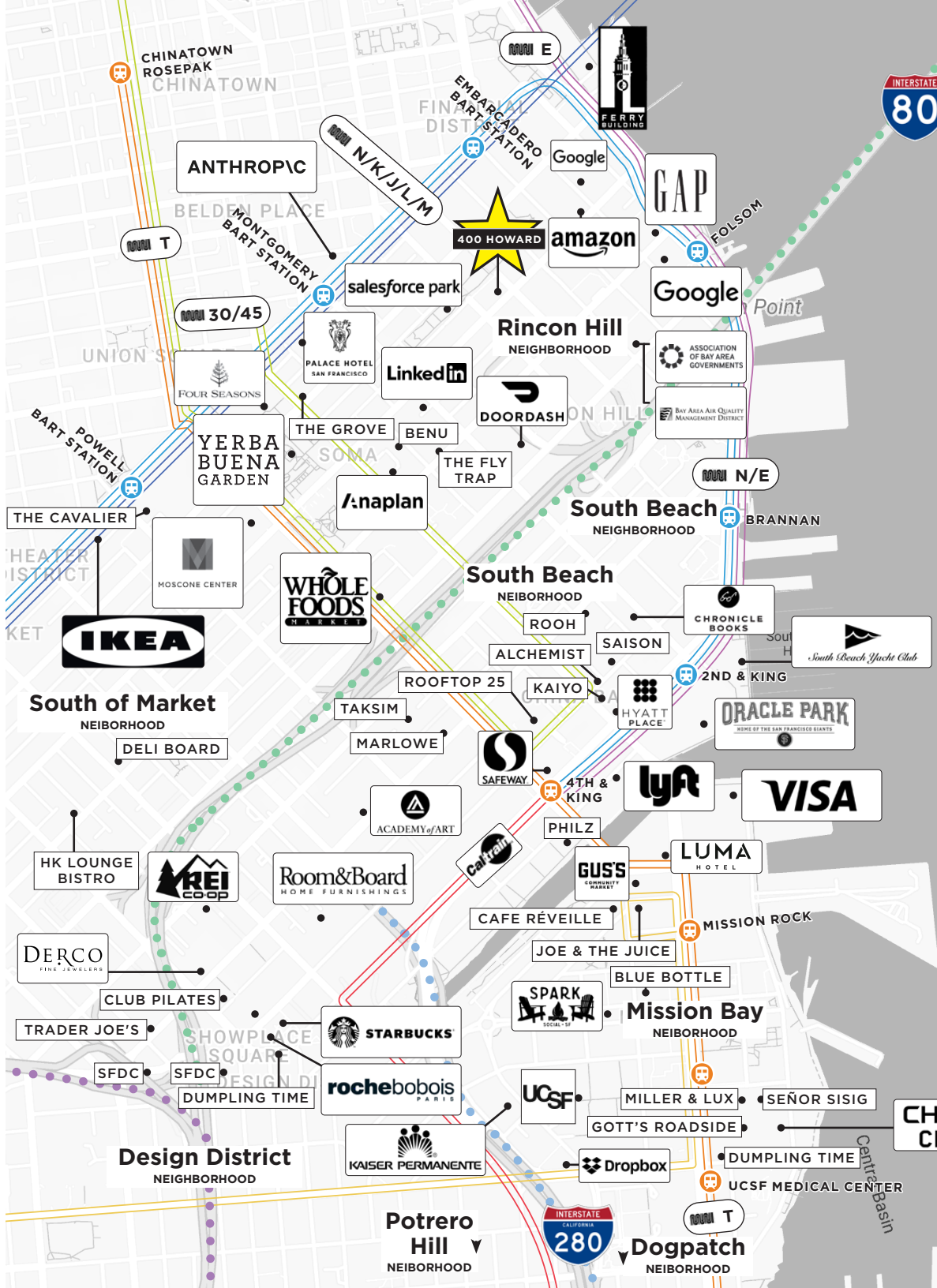
SUITE 120  
400  
HOWARD STREET

# SUITE 120 400 HOWARD STREET

NEIGHBORHOOD

## A.I. ALLEY

San Francisco's Financial District has rapidly become the epicenter of the AI industry, with Howard Street now nicknamed 'AI Alley.' Anthropic has expanded across five buildings on this single street — including its headquarters at 500 Howard and, most recently, three floors directly within 400 Howard itself. That density of high-income daytime workers makes Suite 120's ground floor visibility especially valuable for retail, hospitality concepts, medical and service as potential uses.



AI  
ANTHROPIC

Square

Google

DOORDASH

facebook

Dropbox

amazon

airbnb

LinkedIn

Dolby

Pinterest

Y

PlayStation

OpenAI

lyft

Thumbtack

VISA

Uber

Adobe

cruise

SEGA

scale

CHASE CENTER

400 HOWARD STREET

# NEIGHBORHOOD



FERRY BUILDING



SALESFORCE TRANSIT CENTER



UCSF



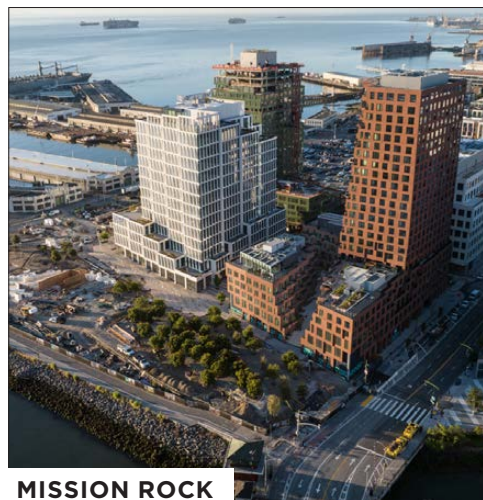
SAISON



CHASE CENTER



ROOH



MISSION ROCK



KAIYO ROOFTOP

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