



GROUND MATRIX



FOR LEASE

ORPHEUM BUILDING

at

1182

MARKET STREET

San Francisco, CA 94102



Presented By:

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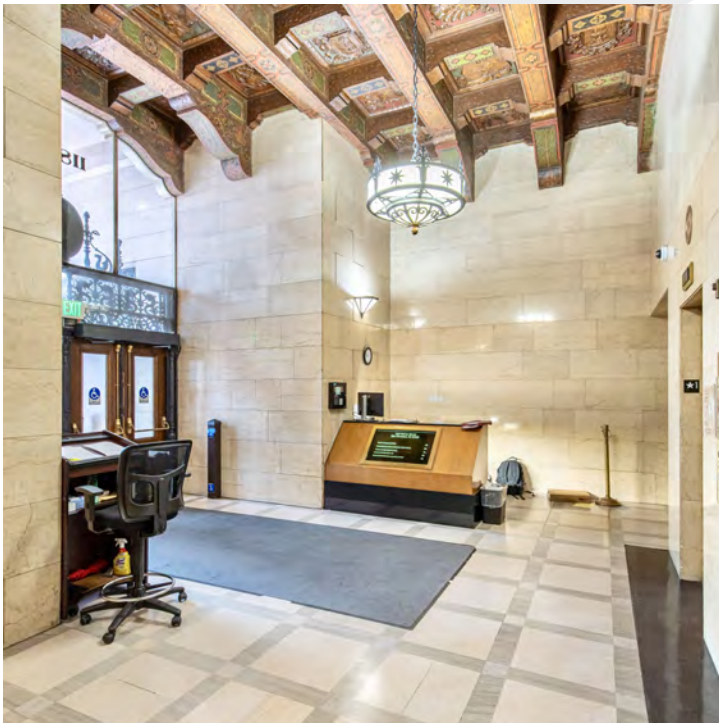
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Property Summary



PROPERTY DESCRIPTION

The Orpheum Theatre, originally the Pantages Theatre, is located at 1182 Market at Hyde, Grove, and 8th Streets in the Civic Center district of San Francisco, California. The theatre first opened in 1926 as one of the many designed by architect B. Marcus Priteca for theater-circuit owner Alexander Pantages. The interior features a vaulted ceiling, while the facade is an original San Francisco Spanish Gothic Revival.

The building is also home to a premiere boutique office suite community. The new owners are curating a welcoming, secure and distinguished professional atmosphere for their tenants.

OFFERING SUMMARY

Lease Rate:	\$24/SQFT/Year
Suite 300:	+/- 3,075 RSF
Suite 425:	+/- 6,028 RSF
Lease Type:	Full Service Gross

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SUITE 300 DESCRIPTION

- Corner Suite with Natural Light with Operable Windows on Both Sides
- Three (3) offices or conference rooms
- Large open area
- Kitchenette and break room
- Tenant Improvements available



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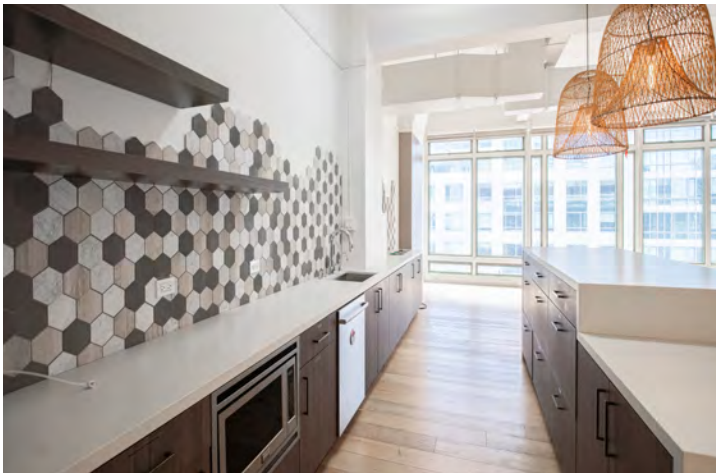
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SUITE 425 DESCRIPTION

- Top floor high-end creative space
- High ceilings and natural light
- Two (2) large conference rooms, Two (2) small offices or phone booths, One (1) storage/IT room
- Full HVAC
- Large open kitchen and dining area
- Tenant Improvements available



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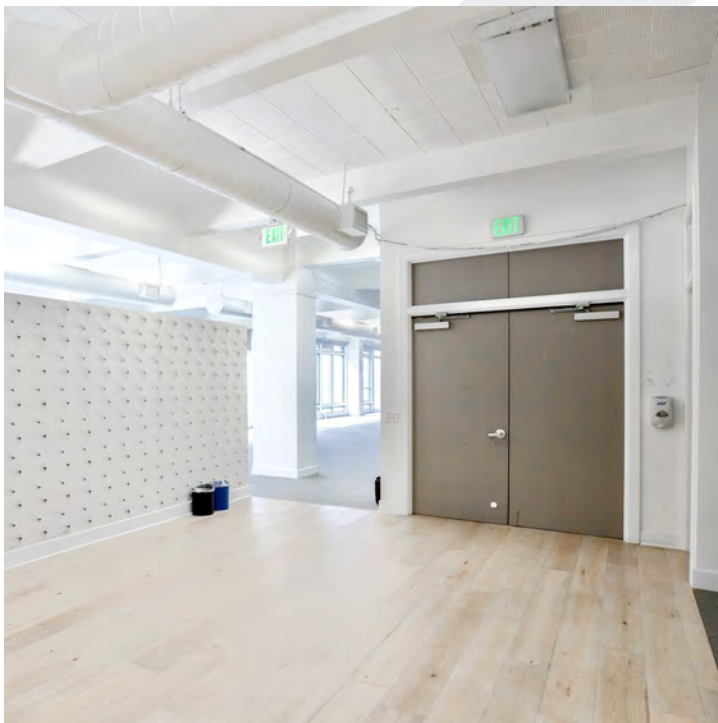
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[Additional Photos](#)



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Suite 425 Floor Plan



Add text here...

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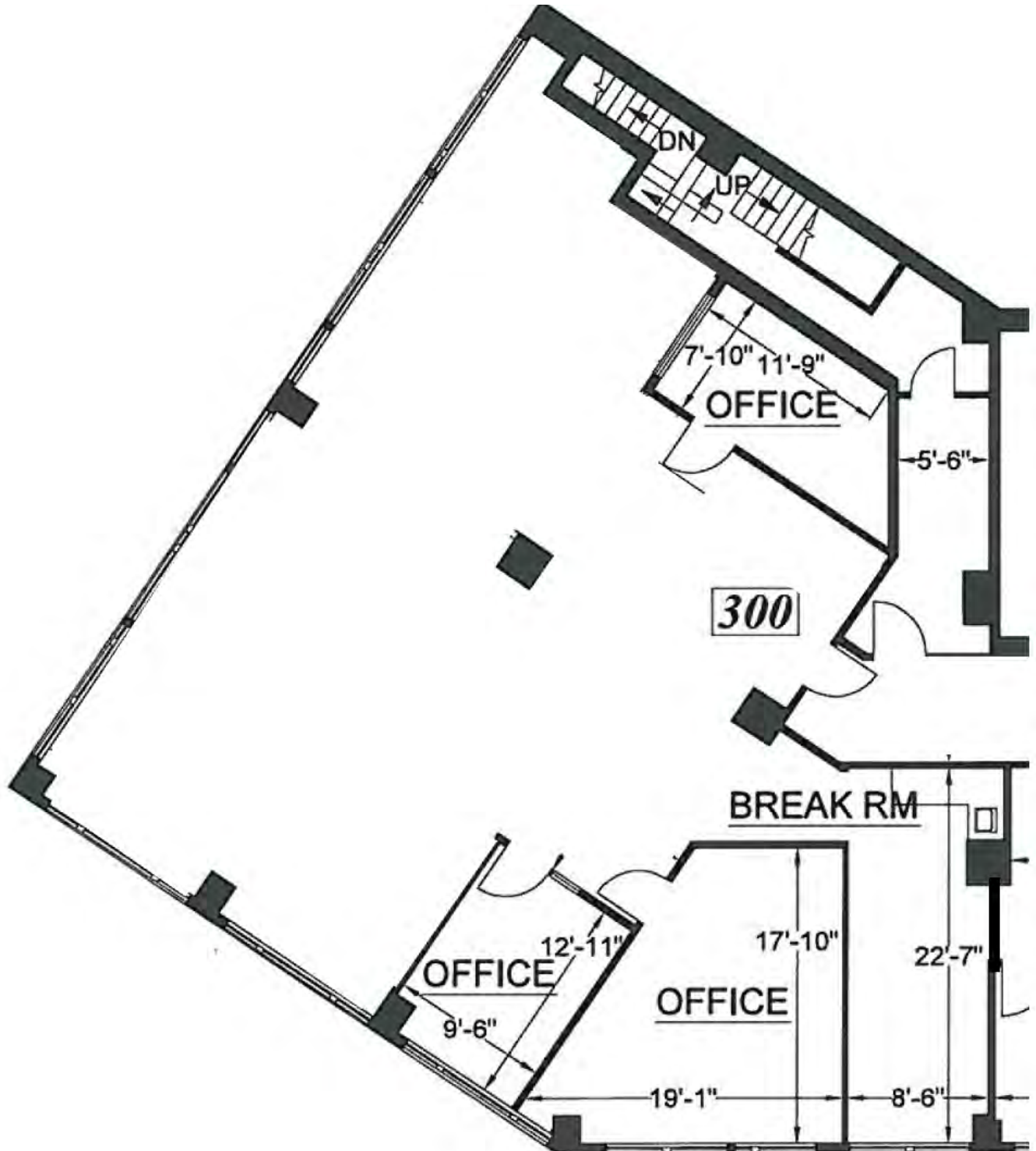
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Suite 300 Floor Plan



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Retailer Map



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