



FOR LEASE

Small Format Theatre/Entertainment Space for Lease

**277 TAYLOR STREET**

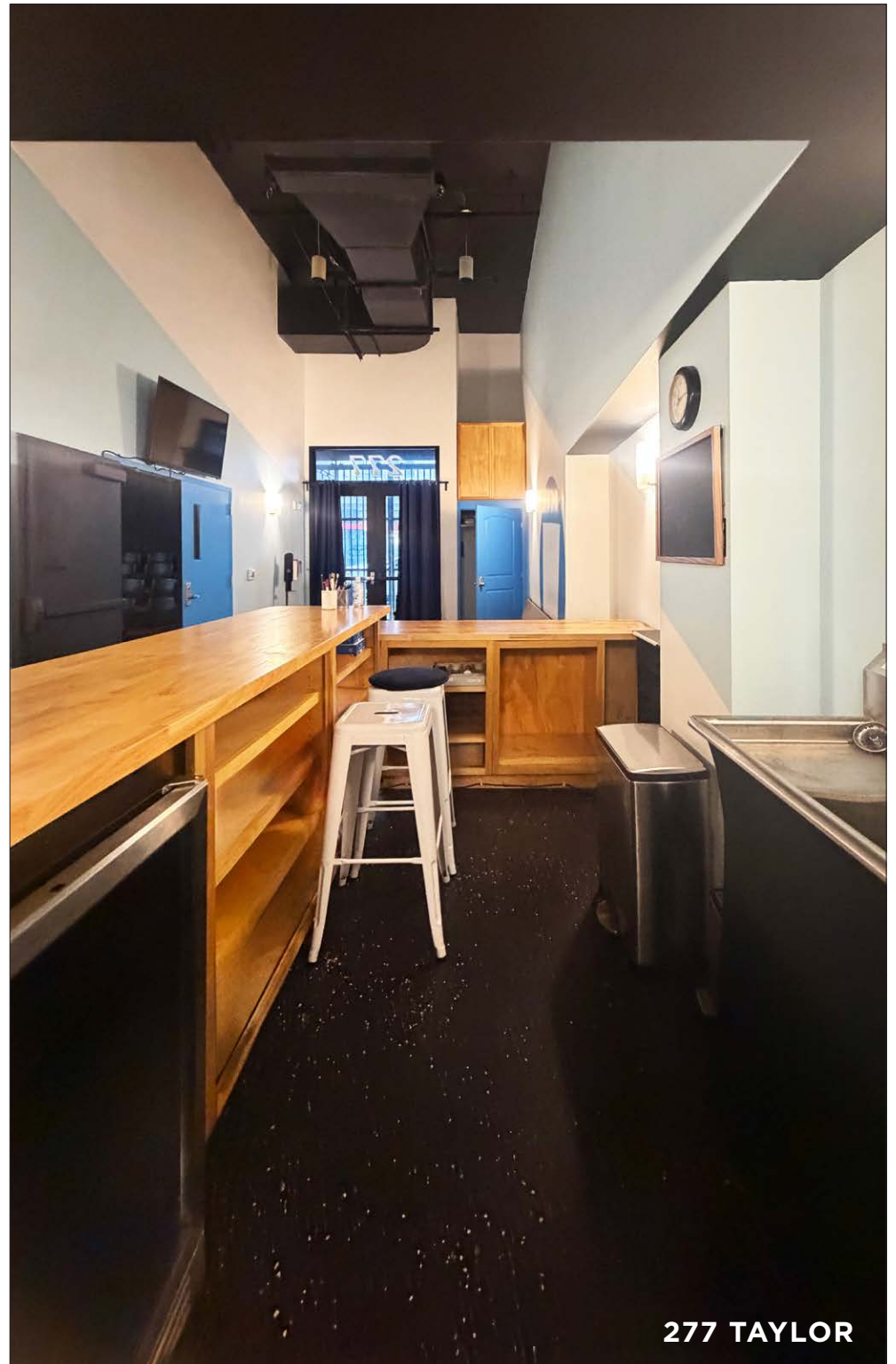




- +/- 2,438 square feet
- Fully built out, small-format theatre space
- 49 seat, black-box theatre
- Lobby area for theatre patrons
- Concession stand with plumbing
- Green room with washer/dryer/sink
- Ideal for other theatre or performance-based tenants
- Massive ceiling height
- Neighbors include: The Warfield, Golden Gate Theatre, One Jones, IKEA, Timbri Hotel, Hilton and more

#### FEATURES

Formerly the Exit Theatre, 277 Taylor Street best lends itself to another theatre user or performance-based business. Centrally located in the heart of the city, this opportunity offers a fully built out, second-generation theatre equipped with a 49-seat theatre, concession area, green room and more. Bring your creativity, along with your entertainment or performance-based concept to 277 Taylor Street and the Theatre District!



277 TAYLOR



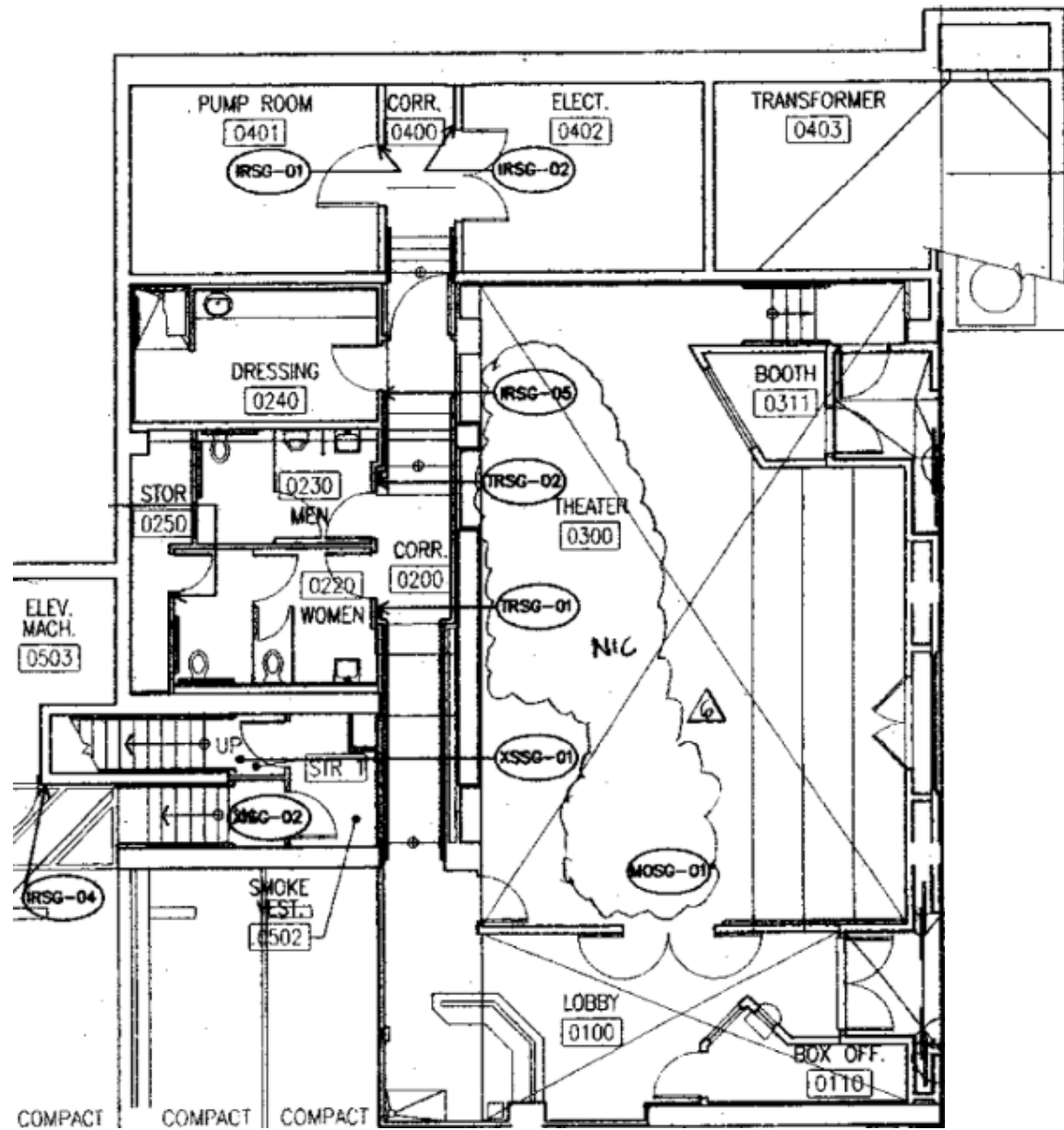
277 TAYLOR







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FLOOR PLAN

# NEIGHBORHOOD



WALK SCORE 91

TRANSIT SCORE 73

BIKE SCORE 88



**IKEA**



**BOURBON & BRANCH**



**THE WARFIELD**



**GOLDEN GATE THEATRE**



**BLACK CAT**



**BRENDA'S FRENCH SOUL FOOD**



**CITY SCAPE**



**MENSHO TOKYO SF**



**AKIKO'S SUSHI BAR AND RESTAURANT**

**MID-MARKET/  
TENDERLOIN**

Situated in the densely packed Theatre District in San Francisco, 277 Taylor is seeking its next entertainment or theatre user. Centrally located amongst other hotels, countless notable theatres and venues, convenient access to public transportation and BART, 277 Taylor presents a creative outlet for your next entertainment venture.

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