



abandoned space renewed into a vibrant performing arts venue and black box theater



## ▶ A.C.T. STRAND THEATER

### Location

1127 Market Street  
San Francisco

### Project

Theater & Black Box Theater  
Rehearsal Studio

### Value

\$30 Million

### Completion

2015

### Architect

Skidmore, Owings & Merrill

### Contractor

Plant Construction Company

### Financing

Conventional Debt  
Capital Campaign  
New Markets Tax Credits  
Historic Tax Credits

**ECB** was the project manager and financing consultant for the complete rehabilitation of the Strand Theater, a long abandoned movie theater built in 1917 in the Central Market district of San Francisco, into a 20,000 square foot center for performing arts and education. The project sponsor is the American Conservatory Theater (A.C.T.), San Francisco's premier nonprofit theater company with a commitment to lifelong education and community involvement. The project is a second stage theater for A.C.T. and will support and expand artistic and educational outreach programs serving the local community.

The Strand Theater renovation transformed this blighted abandoned building into a vibrant 280-seat performing arts theater and a 120-seat black box theater plus support spaces and a ground floor café. The building underwent a complete seismic renovation, interior reconstruction, full systems replacement and interior improvements.

The historic Market Street façade was preserved and a new 2-story lobby was created to activate the streetscape.

Complementing A.C.T.'s 1,000-seat Geary Theater, the Strand Theater provides expanded performance facilities for A.C.T. to better serve its young artists and provide a broader variety of performance venues. The new facility provides additional space for other non-profit arts organizations, local schools, and community groups that partner with A.C.T. to create a diverse and dynamic center for non-profits and the arts.

The project was financed by a combination of capital campaign funds, conventional debt, New Markets Tax Credit equity and Historic Tax Credit equity. ECB coordinated the complex financing structure and secured tax credit equity for the project. Project approvals were secured in 2012. Construction began in Fall 2013 and was completed in 2015.