

Available for Lease:

The Presidio Theatre, Building 99 Moraga Street

The Presidio Trust is offering the opportunity to lease and rehabilitate Building 99, the Presidio Theatre, an historic building constructed by the Works Public Administration in 1939. It consists of a basement, first floor and mezzanine and totals approximately 13,400 gross square feet. The preferred use for Building 99 is theatre use, including use as a venue for film or live performance. As a film venue, independent and/or community-oriented programming is preferred. Limited new construction will be considered if necessary to ensure the functional or financial success of the theatre's reuse. New construction should be minimized to the extent feasible and must conform to the Secretary of Interior's Standards for the Treatment of Historic Properties, planning district guidelines contained within the PTMP, and the Guidelines included in this RFP in draft form. Historic tax credits may be available.

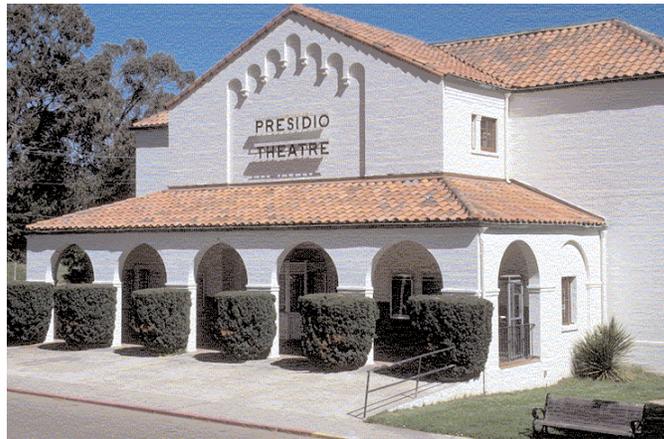


To obtain a copy of the RFP:

call 415/561-5335

or e-mail us at

leasing@presidiotrust.gov



LEASING INFORMATION

- **Rental Rate:** Market terms, with consideration for tenant-funded improvements.
- **Term:** Long term lease available.
- **Use:** Theatre for film or live performance.
- **Operating Expenses:** In addition to rent, Tenant is responsible for all operating expenses, which include utilities, insurance, maintenance and the Service District Charge (SDC) (a reimbursement to the Trust for municipal services).
- **Commission:** The greater of: (a) \$1.00 per rentable sq. ft. per year up to 10 years; or (b) 5%/ 4%/ 4%/ 3%/ 2% of rental income (not including SDC pass-throughs) for the first five years, and 1.5% of rental income each year for the next five years, and 1% of rental income each year for years 11 through 15. Commissions are earned one-half upon lease execution and one-half upon tenant occupancy. Commissions are payable within 30 days after they are earned.

TENANT SELECTION CRITERIA

- Responsiveness to the Trust's stated project objectives in the RFP.
- Consistency with the planning principles and preferred uses articulated in the PTMP, contribution to the visitor experience, and responsiveness to the general objectives of the General Management Plan Amendment for the Presidio.
- Compatibility with the proposed "Guidelines" in Appendix B of the RFP.
- Qualifications and experience of respondents including: experience with similar projects, quality of past projects, qualifications of team members, experience in historic building rehabilitation, and experience using environmentally sustainable building techniques.
- Financial capability, based on overall financial track record and strength of current relationships with financial institutions. Proposals will also be evaluated on business terms, respondent's ability to raise capital for the project, and the business plan and economic proposal.

