



Aleksanterin teatteri

Bulevardi 23–27

Senaatti

ALEXANDER THEATRE

**TRADITIONAL
ARTS CENTRE**





CRADLE OF
CULTURE FOR
140
YEARS

The Alexander Theatre is a historical, 140-year-old protected cultural building on Bulevardi in Helsinki.

1879

The theatre was originally built to serve the local Russian garrison. The building was named after Tsar Alexander II. The architect was Pjotr Benard, Chief of the Engineering Administration of the Viapori sea fortress. Stage equipment was ordered from St. Petersburg and stage sets from Berlin.

1919

After Finland gained independence, the building was handed over to the Finnish Opera (renamed Finnish National Opera in 1956). The building was remodelled according to plans by architects W. G. Palmqvist and E. Sjöström to expand the auditorium, stage and orchestra pit. Performances included several world-renowned ballet and opera classics, such as Swan Lake, The Nutcracker, La Bohème, Tosca and The Magic Flute, as well as domestic masterpieces like Leevi Madetoja's The Ostrobothnians. The theatre attracted a number of star performers from both Finland and abroad.

1882

For the first few decades, the theatre served mainly as a bastion of Russian drama. About a thousand Russian actors, singers and entertainers performed in Helsinki. Their programme ranged from classics to contemporary plays.

1953

A three-storey extension behind the stage, designed by architect Aarno Raveala, brought much-needed extra space to the building. Year 1963 saw the founding of the Orchestra of the Finnish National Opera with young talented musicians, which significantly improved the standard of performance.

1993

The Finnish National Opera moved to Töölönlahti Bay when the new, modern Opera House finally opened its doors. The Alexander Theatre was handed over to the City of Helsinki Cultural Office.

2005

The building was transferred to Senate Properties, which leased it to Bulevardin Teatteriyhdistys ry. The stage, training halls and office spaces are filled with life and activity day in day out. The theatre rents out its space for cultural events and shows, corporate and private functions and recreational groups. The theatre hall mainly serves as a venue for visiting performances.

2020-LUKU

The new owner has the opportunity to return the building to its past splendour. Restoring the building, designed to serve as a venue for arts and culture, will have notable cultural and historical significance.



Photo Riis Charles / Helsinki City Museum



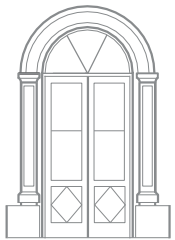
IN THE HEART OF HELSINKI

The Alexander Theatre, situated on Bulevardi, has played an important role in the theatre, opera and ballet history of Helsinki and the entire country. The building, which is located at the corner of the Bulevardi and Albertinkatu streets, is a significant part of the Helsinki cityscape.

The decision to sell the building has been made in cooperation with the Ministry of Education and Culture. To preserve the building's cultural and historical value, it has been protected under the Act on the Protection of the Built Heritage, which regulates its restoration and use. Additionally, the city plan designates the building as a block area of buildings for cultural activities.

The theatre's building history survey provides more information on its history and architecture and the nature of its interior spaces, which are important to take into account when planning its future use. The current owner's wish is for the building to remain a diverse cradle of culture, with room for both performing arts and recreational groups. The extension, built in the 1950s, could possibly be expanded, provided that the building protection and city planning regulations are observed.

For the past 14 years, Senate Properties has maintained the building and commissioned several renovation projects to keep the building in good condition. Due to its age, however, it will require extensive renovation in the next few years. The building's technical systems and stage equipment, for example, must be modernised to keep the building in operation.



DIVERSE DANCE AND CULTURAL ACTIVITIES

Rental status

The Alexander Theatre is run by Bulevardin Teatteriyhdistys ry, to which the building was leased in 2005. The current operator's lease with twelve months' notice will be transferred unchanged to the new owner. The building's training halls, basement cafe, foyer and the Tsar's Suite are also rented out for corporate and private functions.



STEP INSIDE

The Alexander Theatre is a traditional arts centre, and its stage, training halls and office spaces are full of life and activity day in day out. The theatre hall has a lot of character and seats approximately 500 people, the stage is fully equipped, and there is a high-quality catering service available in the foyers. The building also houses seven training halls and lots of office space.

DESIGNER

**PJOTR PETROVIŠ
BENARD, JAC.
AHRENBORG**

YEAR OF
CONSTRUCTION

1879

OCCUPANT

**BULEVARDIN
TEATTERI-
YHDISTYS RY**

A wide-angle photograph of the interior of the Alexander Theatre. The view is from the back of the auditorium, looking towards the stage. The seating consists of many rows of red upholstered chairs. The walls are ornate, featuring multiple tiers of balconies with decorative railings. A large, multi-tiered chandelier hangs from the ceiling. The ceiling itself is painted to look like a sky with clouds and several cherubs. The stage area is visible at the far end, with some equipment and a few people standing on it.

GROSS FLOOR AREA

6 300m²

GROSS AREA

8 000m²

GROSS BUILDING VOLUME

39 000m³

The older part of the theatre building has been protected as an architecturally and historically valuable building (marked "ark")

Several notable dance companies and cultural operators perform, practice, work and operate in the Alexander Theatre.



THEATRE HALL

500 SEATS, **2** BALCONIES, **2** IMPERIAL BOXES



The theatre hall provides an imposing background for unique performances.





The Russian theatre here
will soon be finished, and it
will be a handsome
building both inside and
out.

– Uusi Suometar 15
September 1879



SPACE FOR MANY PURPOSES

The Tsar's Foyer is the theatre's most elegant space. It has been preserved almost intact with original furnishings in situ.

The auditorium has also been preserved almost intact. The balcony, box and ceiling ornaments and the large chandelier still reflect the splendour of the Russian theatre.

The auditorium has 500 seats divided between the stalls and two balconies as well as boxes situated on both sides of the orchestra pit. Also the main foyer remains close to its original form.

The main entrance is on the Albertinkatu side. Originally, there were three doors with windboxes under the ornamental metal canopy.




The Alexander Theatre offers a diverse, high-quality theatrical programme ranging from opera to puppet shows.



TRAINING FACILITIES

7 TRAINING HALLS



TSAR'S PARLOR

THE ORIGINAL FURNISHINGS CREATE AN ENCHANTING ATMOSPHERE

A vintage-style lounge room with blue walls, red curtains, and ornate furniture. The room features a large, patterned rug, a long, low coffee table, and several armchairs and sofas. A chandelier hangs from the ceiling, and a collection of small framed photos is displayed on the wall. The text "PIKKU-ALEKSANTERI SPEAKEASY" is overlaid on the image.

PIKKU-ALEKSANTERI SPEAKEASY

FOR 30 PEOPLE – PARTIES, OPENING NIGHTS, MEETINGS



ABOUT THE PROPERTY

THEATRE BUILDING
AND EXTENSION

BUILT IN

1879 & 1953

PROPERTY IDENTIFIER

91-4-77-16

PLAN SYMBOL

YKU

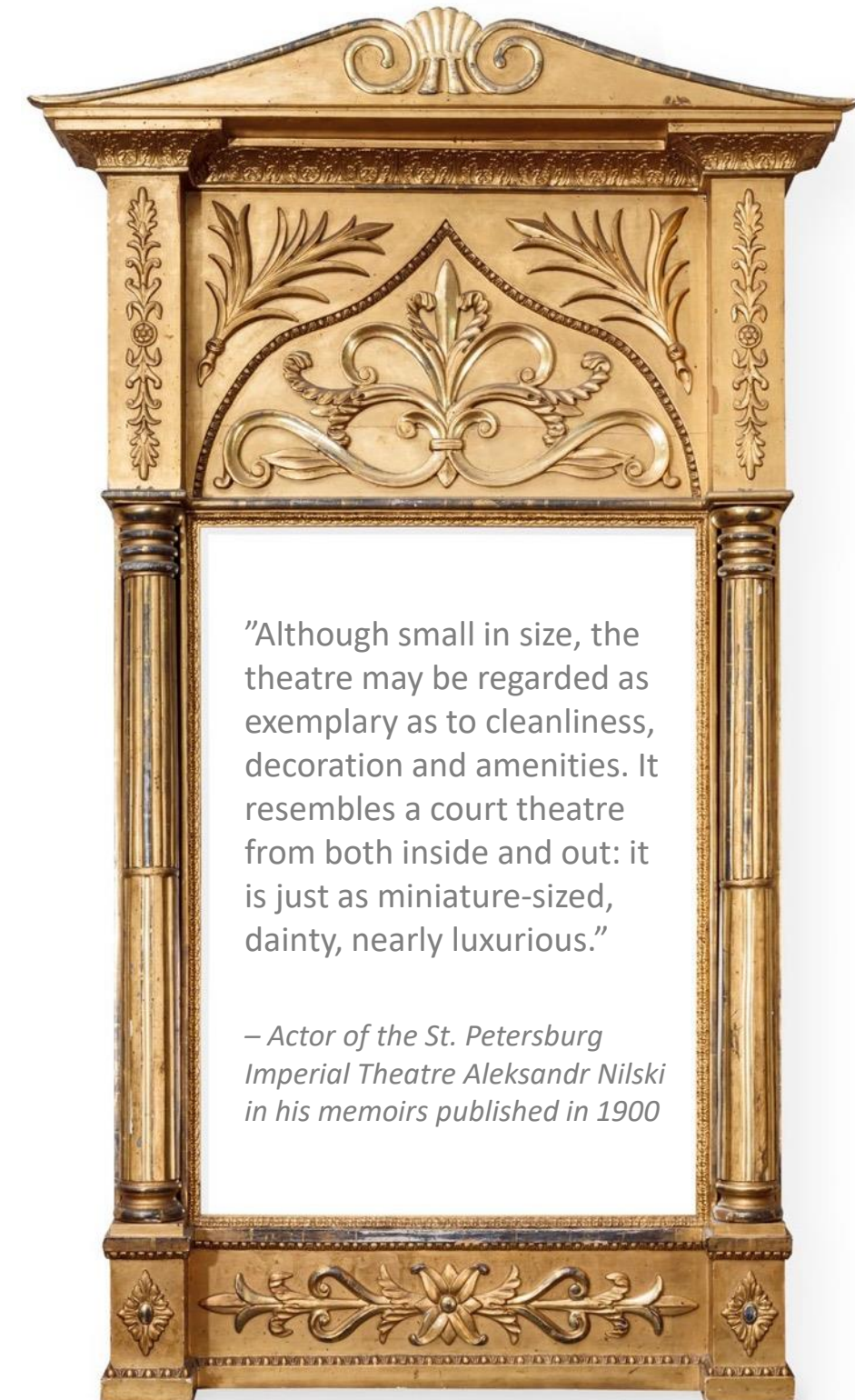
BLOCK AREA OF BUILDINGS
FOR CULTURAL ACTIVITIES

LOT SIZE

5429 m²

PROTECTION

THE ALEXANDER THEATRE IS
PROTECTED BY THE DECREE ON
THE PROTECTION OF STATE-
OWNED BUILDINGS (480/85).
THIS INCLUDES THE BUILDING'S
EXTERIOR AS WELL AS LARGE
PARTS OF ITS INTERIOR SPACES.



“Although small in size, the theatre may be regarded as exemplary as to cleanliness, decoration and amenities. It resembles a court theatre from both inside and out: it is just as miniature-sized, dainty, nearly luxurious.”

— Actor of the St. Petersburg
Imperial Theatre Aleksandr Niski
in his memoirs published in 1900



LOOKING FOR A BUYER WHO VALUES CULTURE AND THE HISTORY OF THE BUILDING

Restoring and owning the Alexander Theatre is an act that will have visible cultural significance in Helsinki. The new owner has the opportunity to return the building to its past splendour. Senate Properties is looking for an owner with the ability and resources to renovate and maintain the theatre and realistic plans for the building's future use.

Bulevardi 23-27

Senaatti

ALEXANDER THEATRE SALES CONTACTS

Jenna Kiukkonen

Sales Manager

+358 50 308 8743

jenna.kiukkonen@senaatti.fi

Sirpa Rouhiainen

Sales Manager

+358 50 1278

sirpa.rouhiainen@senaatti.fi