

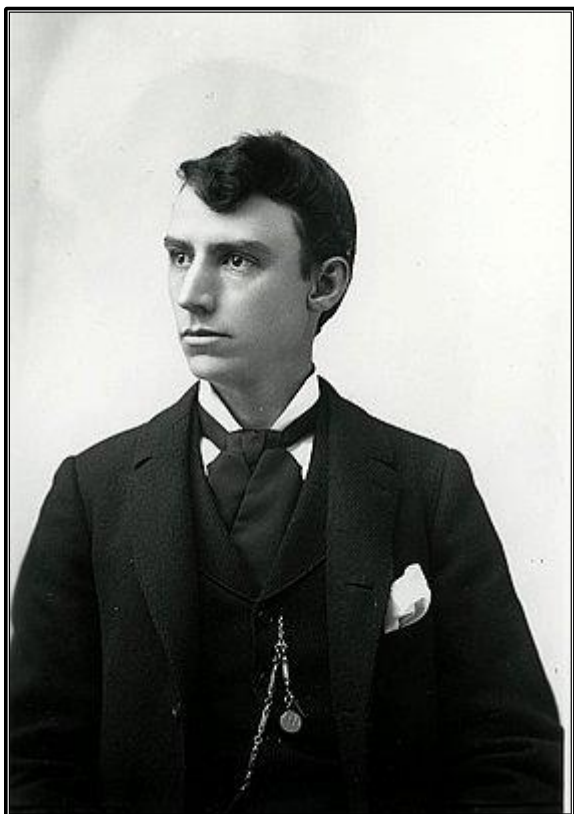
# *Fine Arts Building*

1017 S.W. Morrison St., LBBY

Portland, OR 97205-2650

503-222-1038





**W.C. Knighton**, architect (1867-1938)

Served as Oregon's first and only State Architect from 1911 to 1915. His career spanned fifty years, forty of which were spent in Oregon, where he designed as many as two hundred buildings. Knighton's work brought a distinctive European-inspired modernity to architecture in Oregon, as well as a unique approach to the design and use of architectural ornament.

**Year Built:** 1906

**Square Footage:** 29,900

**Original Name:** Tilford Building (from 1906 to 1911)

Fine Arts Building (1911 to current, 2024)

**Architect:** W.C. Knighton

**History:** In the 1950's, the building was used as a girl's dormitory for Portland State University in downtown Portland. The northern bathrooms had shower stalls. Also, in this era, there were many musicians in the building including Marion Fouse (harp), Sammy (violinist), Luigi (accordionist), and Diana Ferrua (pianist); probably attracted to the building due to the fact that the primary retail shop at 1001 S.W. Morrison Street, *Heater Music Company*, sold musical instruments.



**Lease Terms:**

One (1) year minimum, commercial gross lease. Electric, garbage, gas, water included. Tenant pays phone/ internet. First month rent and deposits due at signing.

**About Fine Arts Building:**

For over a century (since 1906), the Fine Arts Building has featured a simple classic architecture full of character and charm with distinctive high ceilings, peculiar individual office floor plans, large window spaces offering great views, and more. It has been the support of many artisans and pillar to the entrepreneurial spirit of the self-employed for decades. Tenants here are proud to provide this ambiance for their clients.

**The Building & Area:**

The building is located one block north from the central library. We are along the MAX train lines and street car routes. The street is lined with trees on both sides. Several restaurants are across the street. Most surrounding office buildings are also historic buildings, adding to the charming and relaxed neighborhood feeling.

The West End of downtown is a mixed-use and residential neighborhood. Its urban character is shaped by numerous historic buildings, new housing projects, many restaurants and retail activities, as well as a strong relationship with the South Park Blocks and Cultural District.

The West End has a continued vision of being a thriving, mixed-use urban residential neighborhood with a diverse and distinctive architectural character, a range of building ages and scales and a wealth of historical, cultural, institutional and open space assets.

The West End is expected to continue to grow and host an attractive mix of urban, family-friendly residential development with a range of scales, types and amenities that accommodate a socio-economically diverse population. Its goal is to be a true mixed-use environment, where residents live in harmony with successful retail, cultural and office development.

**Parking:**

Garage Parking: Smart Park, 730 S.W. 10th Ave. - \$1.80/ hr.

Street Parking: Sun (1pm - 7pm), Mon – Sat (8am – 7pm) @ \$2.00/ hr.

Transportation: The Fine Arts Building is directly on the MAX light rail and street car routes along 10th, 11th, and Morrison St. We are surrounded on three of four sides of our block by these public transportation routes. Bus stops are also an easy option.

**Features:**

- \* high ceilings
- \* ceiling fan
- \* huge window spaces
- \* steam heat radiators
- \* convenient access to Tri-Met train, street car, and bus routes
- \* gross lease (incl. electricity, heating, water)

Sample photo's of our offices:



