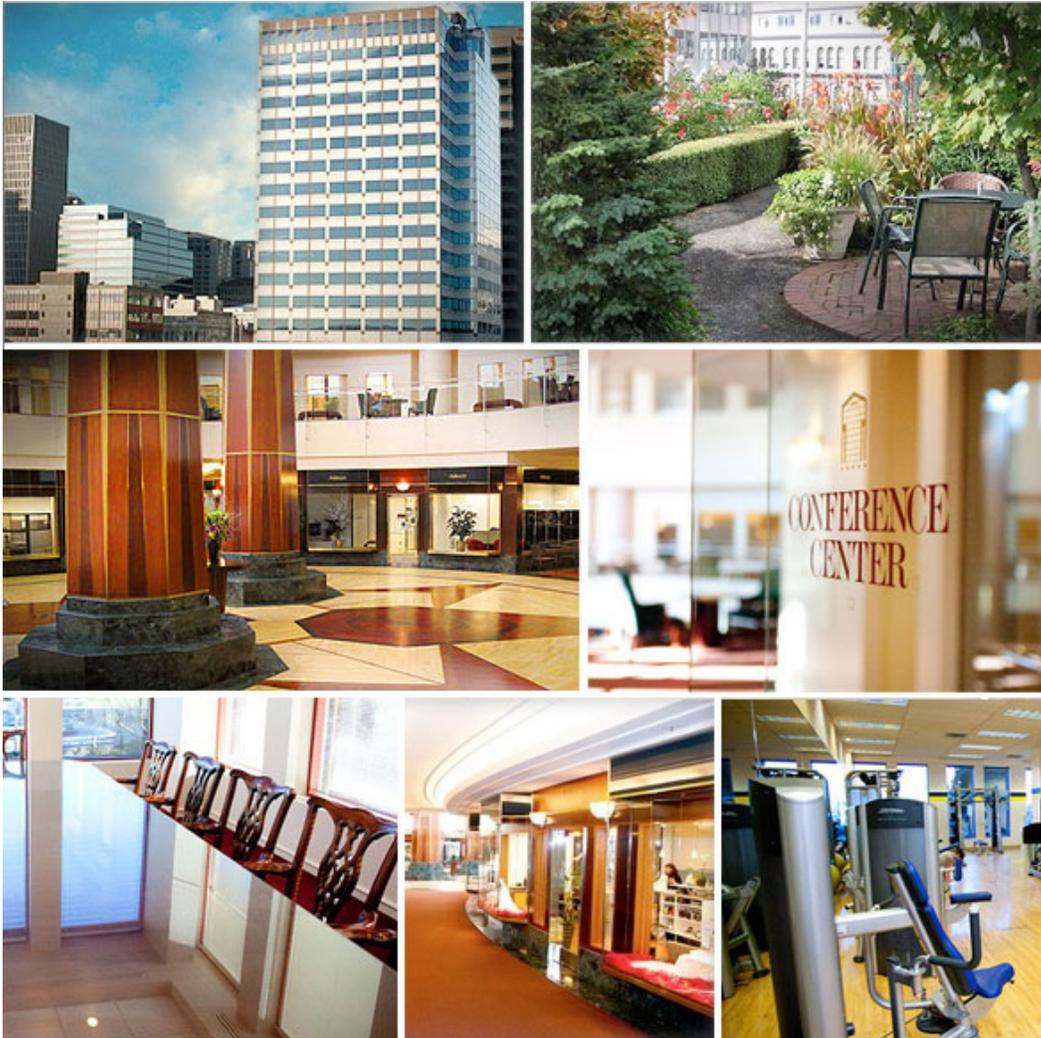




TERRACE TOWER GROUP U.S.A.

## ONE FINANCIAL CENTER, PORTLAND, OR



### PROPERTY FACTS

Location: (Downtown-Waterfront)  
121 SW Morrison Street  
Portland, OR, 97204  
Year Built: 1987  
Number Of Floors: 19  
Building Total Sq. Feet: 331,760

### MORE INFORMATION

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### DESCRIPTION

One Financial Center is more than an impressive address - "it's Portland's most distinguished business address."

One Financial Center is a 19-level, class "A" office building located on the waterfront at the main gateway to Portland's central business district. Its excellent location provides convenient access to Downtown, the waterfront areas, shopping, and freeway accesses. While its stunning interior and exterior make it one of the most recognizable and memorable buildings in Portland.

### EXTERIOR

The building's striking architecture and exceptional finishes radiates quality and elegance throughout. Exterior finishes of polished Italian granite accented with lunar pearl, carmine red, and Spanish pink coloring between bands of blue reflective glass creates a stunning visual impact.

## INTERIOR

Interior finishes of marble, brass, custom oriental carpeting, and cherry-wood paneled walls creates a sophisticated elegant atmosphere distinguishing the building above other offices in the area.

## LOBBY

The unique main lobby is warm and inviting featuring a three level atrium with two towering cherry wood paneled columns and an intricate star patterned floor made out of six different types of wood. A grandiose semicircular staircase with an alcove housing a grand piano leads up to the mezzanine level where there are comfortable seating areas perfect for relaxing or conducting private meetings.

## VIEWS

Rising 19 stories on the waterfront, the views from the building are spectacular encompassing the Willamette River, Mt. Hood, Mt. St. Helens, the marina area, the city's skyline, and the west hills of Portland.

## SECURITY

24/7 on-site security guards

24/7 access via computer operated card access/security system

Secured on-site parking

## PARKING

Secured on-site parking.

## ELEVATORS

The building features six passenger elevators, one freight elevator, and two garage elevators.

## ON-SITE AMENITIES

- Conference Center
- Café
- Sundries Shop
- Fitness Center
- Hair Salon
- Full Service Bank/ATM
- Shoeshine Stand
- 24/7 Security Guards
- Responsive Management

## NEARBY AMENITIES

- Located next to Portland's award winning light rail system
- Located one block east of Pioneer Place Mall for distinctive shopping
- Many restaurants and retail shops nearby
- Tom McCall Waterfront Park

## HVAC

The HVAC consists of two centrifugal chillers, two cooling towers, and a gas-fired boiler for maximum comfort and efficiency.

## AIRPORT

Portland International Airport (11 miles away).

## FREEWAY

Direct access to Interstate 5 and 84 highways.

## PUBLIC TRANSPORTATION

Next to Portland's light rail line, MAX, providing public transportation throughout the metropolitan area.