

**MAKING THE DEAL**

# Renovated building will be good as old

Original beauty will be restored in historic mansion



Corwin Thomas

This week a historic building at 4208 Prospect Ave. will begin a transformation from the former home of Arabica Bakery to a multi-

tenant office building.

Currently vacant, the 7,000-square-foot Kies-Murfey Mansion will be restored, removing one story that was added in 1949, exposing the original facade and bringing back to life double-hung wood sash windows, all wooden floors, a central staircase, exterior masonry and the cornice along the perimeter of the roof. The architect is Scott

Dimit of GSI Architects Inc.

Leading the conversion is Second Generation Properties LLC. The \$1.2 million project is being financed by loans and grants from the city of Cleveland's Empowerment Zone and Storefront Renovation Program.

Second Generation expects the Kies-Murfey Mansion will open in early 2003. St. Luke's Foundation, a nonprofit organization charged with the mission of improving the health and well-being of the people of Northeast Ohio, will be the anchor tenant. Additional office space will also be available.

Second Generation owns a portfolio of about 20 properties with about four acquisitions in the works.

### Elyria train station, too

Second Generation is also behind the design of the re-use and redevelopment of the New York Central Railroad Station in

downtown Elyria.

The renovation and preservation will include the entire two-story building and partial basement and will be designed to accommodate the Lorain County Transit Authority, Greyhound bus lines and Amtrak passenger trains.

### U.S. Bank makes its name

U.S. Bank has put its name on the Renaissance Building, 1350 Euclid Ave. The building's name is now U.S. Bank Centre.

"Naming things in this community is not that frequent," said Andrew Randall, executive vice president of the bank's northern and central Ohio region.

Unlike sports, where companies pay a large sum over a decade or more to paste their names on a stadium or arena, U.S. Bank had the naming rights fees embedded in its lease, which will go for another 10 to 12 years, Randall said. The company has

about 35,000 square feet on floors two and eight, but in about a month will consolidate to floors 11 and 12.

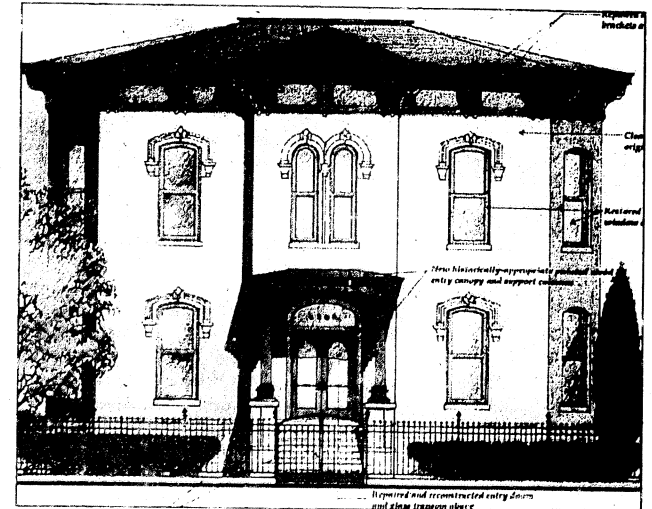
U.S. Bank is based in Minneapolis and was acquired last year by Firststar, late of Milwaukee. Firststar, which started out as Star Bancorp of Cincinnati, later decided to go with the U.S. Bancorp name.

The building's name change will not have an effect on Star Plaza, the triangular plaza outside the front door of U.S. Bank Centre.

### Weiser buys Hilliard Block

Cleveland lawyer Larry Weiser has purchased the Hilliard Block office building, 14-19 West Ninth St.

Weiser, who is moving his firm from the Standard Building, 1370 Ontario St., paid \$1.1 million for the 7,000-square-foot building. The price included office furniture and medical equip-



GSI ARCHITECTS INC.

This rendering shows the renovated look of the Kies-Murfey Mansion, 4208 Prospect Ave.

ment, which will be used by a medical facility that will go on the ground floor.

Weiser said he bought the building from a partnership that was headed by Mark Twohig, who did a sale-lease back on the Hilliard Block building. Twohig

will lease the third floor.

Weiser plans to be in the building by September.

John Tobin, president of TEN-ANTreps.net Corporate Real Estate Advisors, represented Weiser's firm, Larry A. Weiser Co. LPA, in the transaction.