

# 1204-1206 Nance St

Houston, Texas 77002

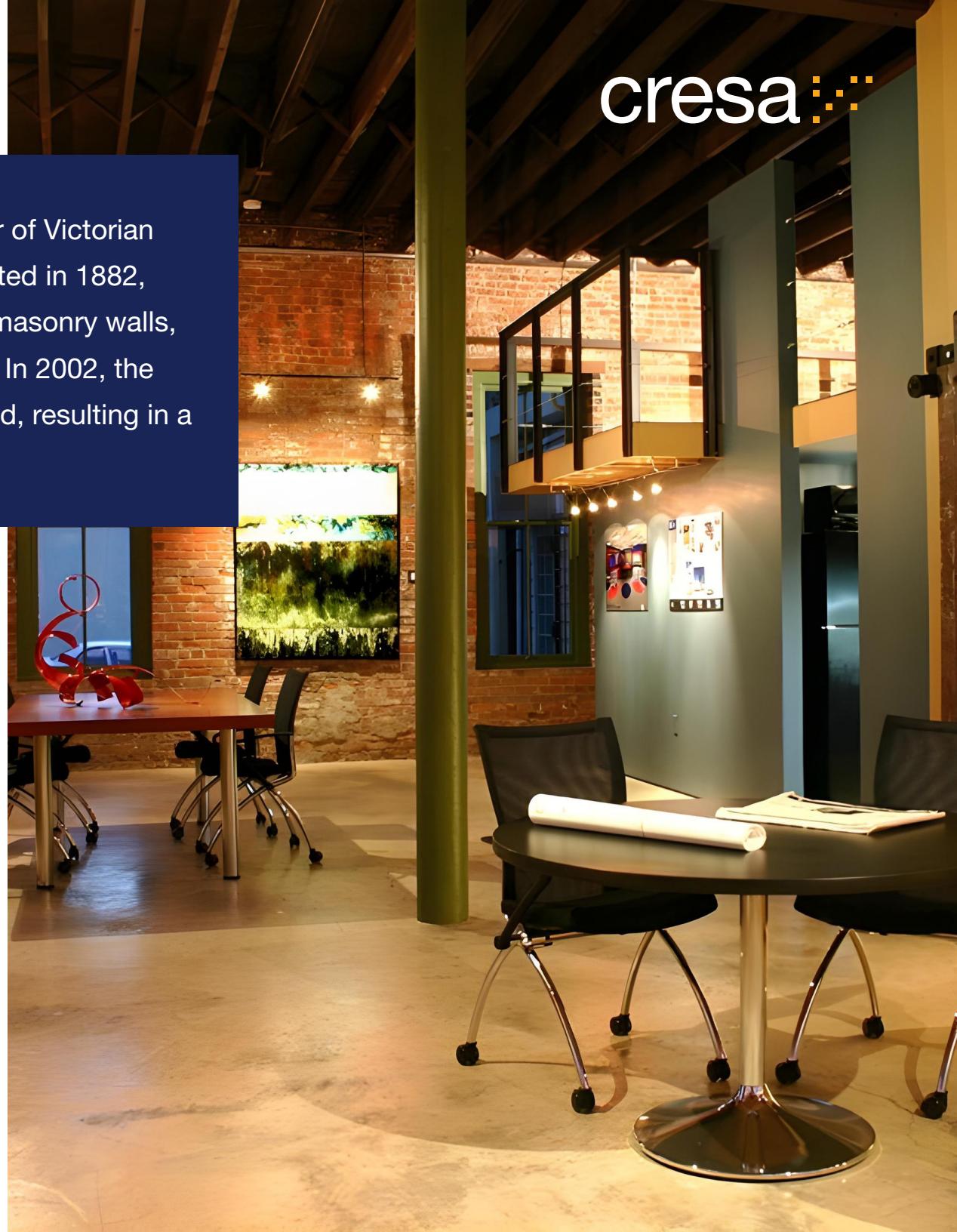
3,036 SF Historic Office Building | 19,759 SF Lot



This former Fifth Ward Hotel is a rare survivor of Victorian commercial architecture in Houston. Completed in 1882, the building originally featured load-bearing masonry walls, cast-iron columns, and timber-framed floors. In 2002, the building's exterior was sensitively rehabilitated, resulting in a local Historic Landmark designation.

The interior was redesigned as an architecture studio and part-time art gallery, blending modern functionality with the historic shell. Centralized support spaces and a discreet mezzanine minimize impact on exposed masonry, while salvaged materials and historic color palettes highlight the balance of old and new.

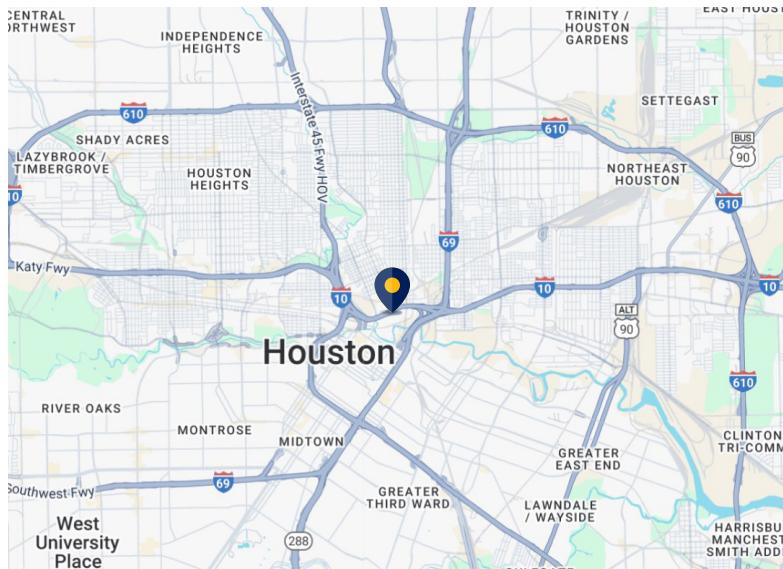
Adaptive reuse preserved 100% of the existing structure while capitalizing on natural light, ventilation, and energy-efficient lighting. Additional sustainable elements include low-flow fixtures and thoughtful use of recycled or salvaged materials, supported by proximity to public transportation.



# Snapshot

## Property Details

Address	1204 - 1206 Nance St
City	Houston, Texas
Total Land Area	19,759 SF (0.45 AC)
Total Building Area	3,036 SF
Year Built / Renovated	1883 / 2003
Asking Price	Contact Broker For Details



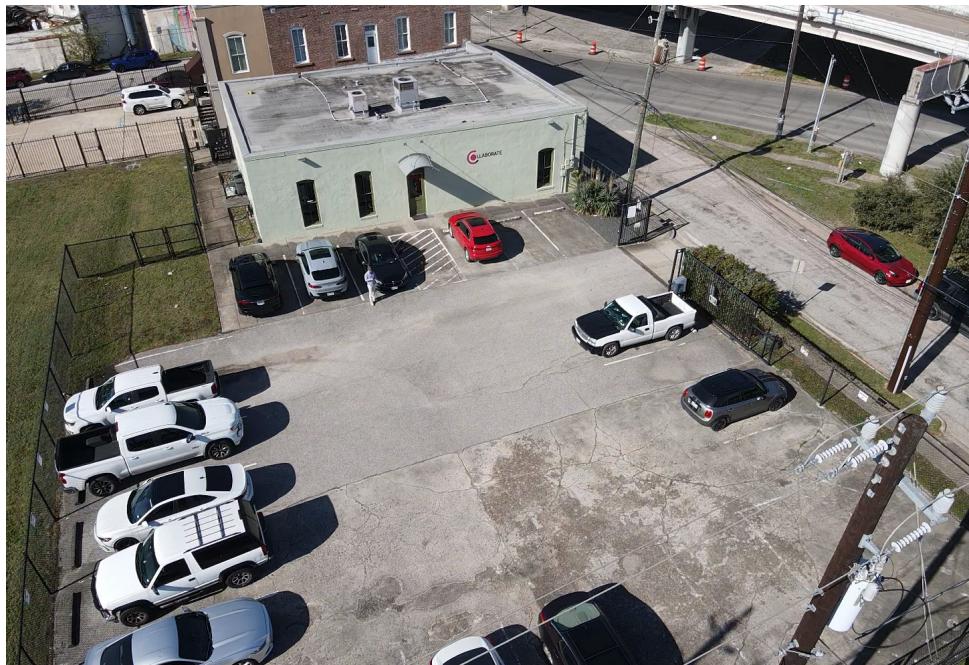
## For More Information

Anthony Buzbee Jr | 832.248.2994 | [abuzbee@cresa.com](mailto:abuzbee@cresa.com)



## Property Features

- » Charming Historic Victorian Building
- » Ideal For Office, Studio Or Art Gallery
- » Great Investment Opportunity
- » Open Plan With Soaring Ceilings
- » In Houston's Downtown Warehouse District
- » Abundant Natural Light
- » Designated Local Historic Landmark
- » Highly Energy Efficient
- » Exposed Masonry & Cast Iron Columns
- » Great Access To METRORail & I-10

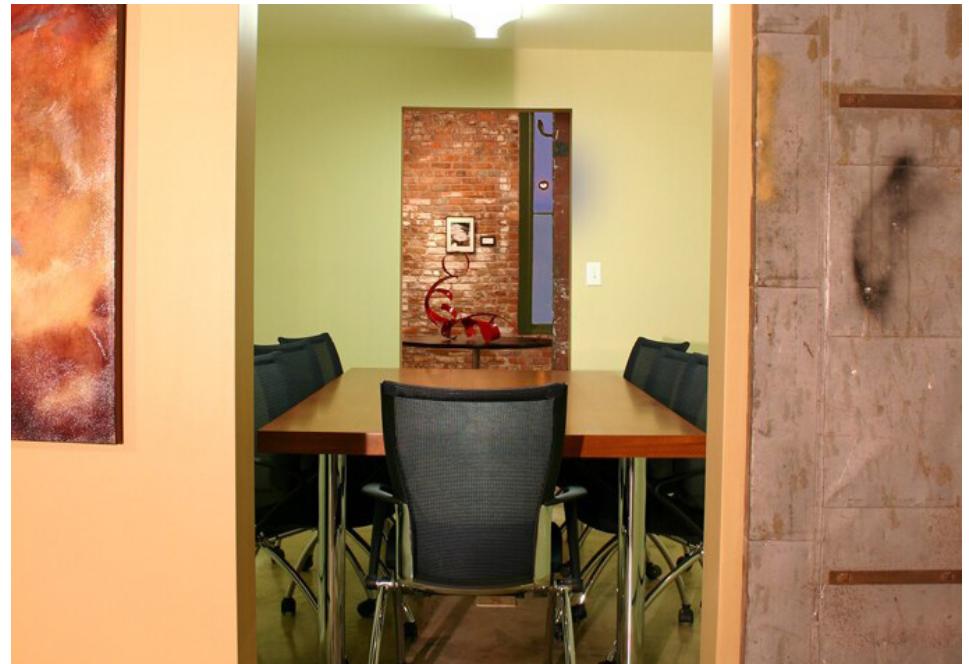


### For More Information

Anthony Buzbee Jr | 832.248.2994 | [abuzbee@cresa.com](mailto:abuzbee@cresa.com)

cresa 

## Property Photos



For More Information

Anthony Buzbee Jr | 832.248.2994 | [abuzbee@cresa.com](mailto:abuzbee@cresa.com)

cresa 

## Overhead Aerial

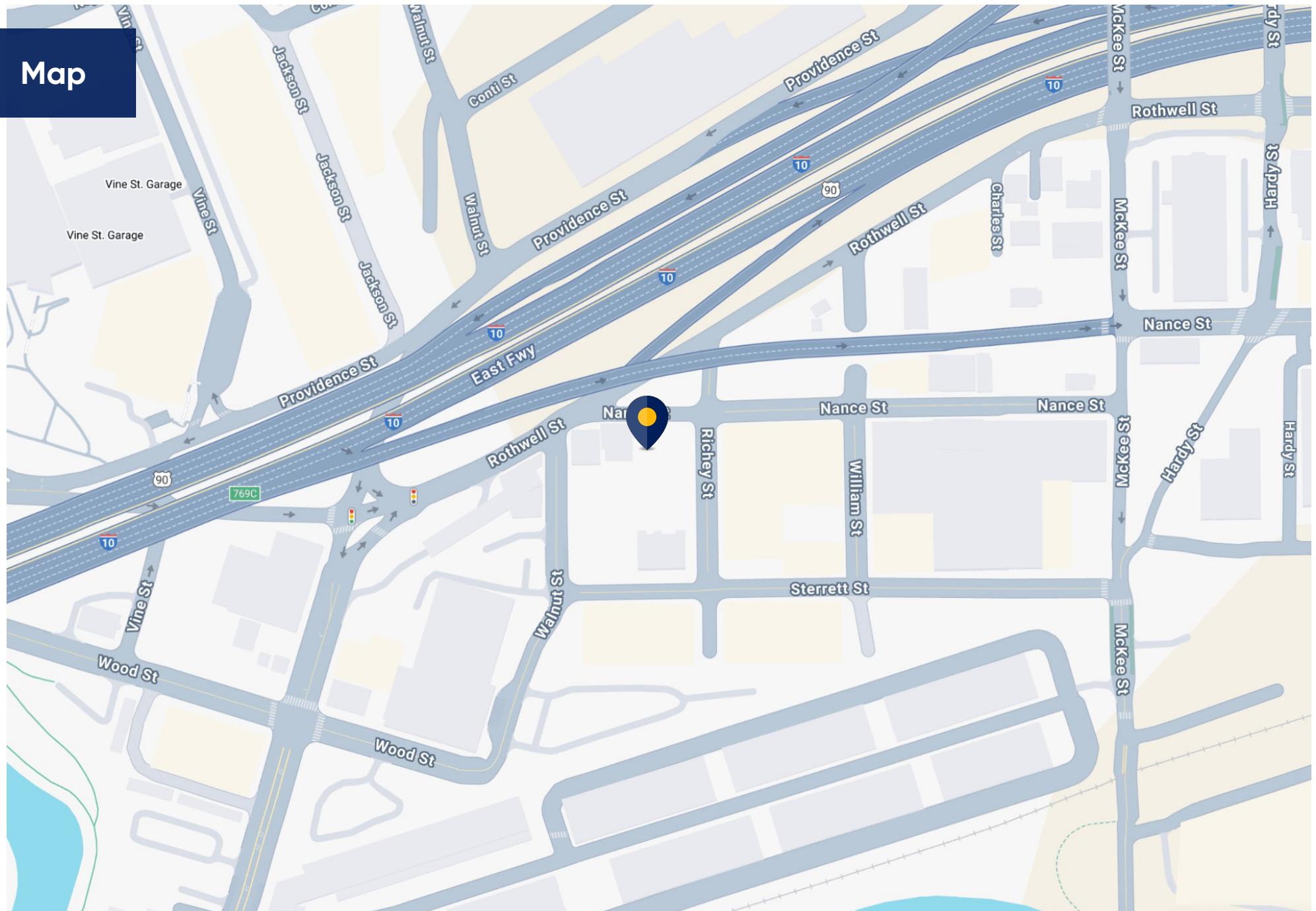


For More Information

Anthony Buzbee Jr | 832.248.2994 | [abuzbee@cresa.com](mailto:abuzbee@cresa.com)

cresa 

# Map



For More Information

Anthony Buzbee Jr | 832.248.2994 | abuzbee@cresa.com

cresa 



## For More Information

**Anthony Buzbee Jr**  
Advisor  
832.248.2994  
[abuzbee@cresa.com](mailto:abuzbee@cresa.com)

**cresa** ::