

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.

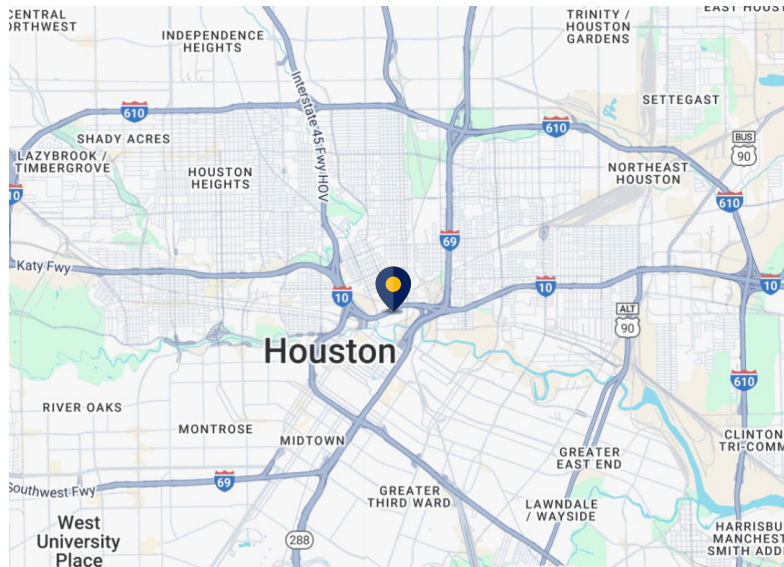
Adaptive reuse preserved 100% of the existing structure while capitalizing on natural light, ventilation, and energy-efficient lighting. Additional sustainable elements include low-flow fixtures and thoughtful use of recycled or salvaged materials, supported by proximity to public transportation.



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

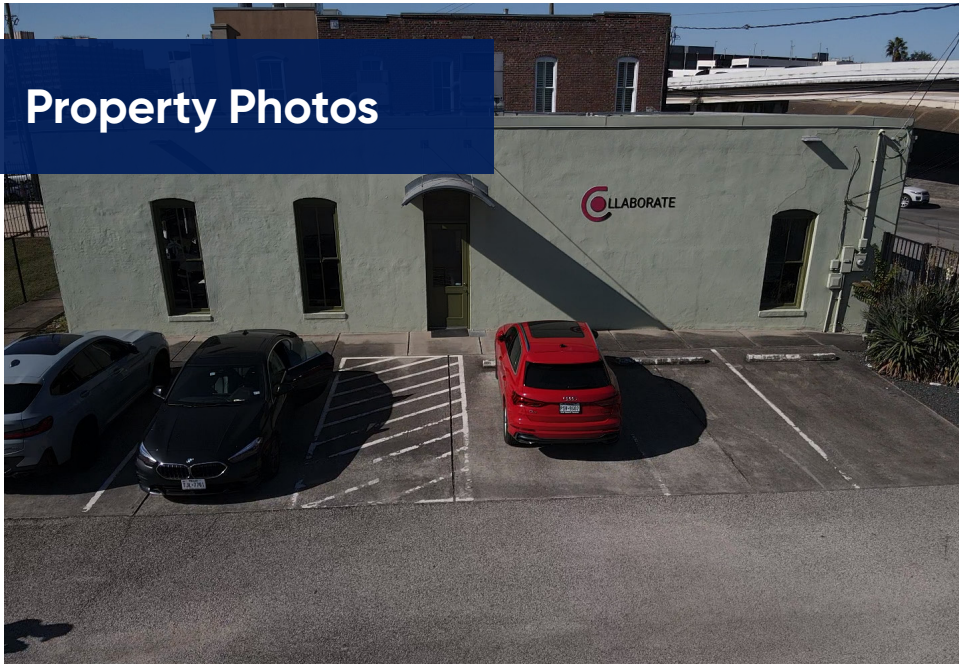
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Property Features

- » 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

Property Photos

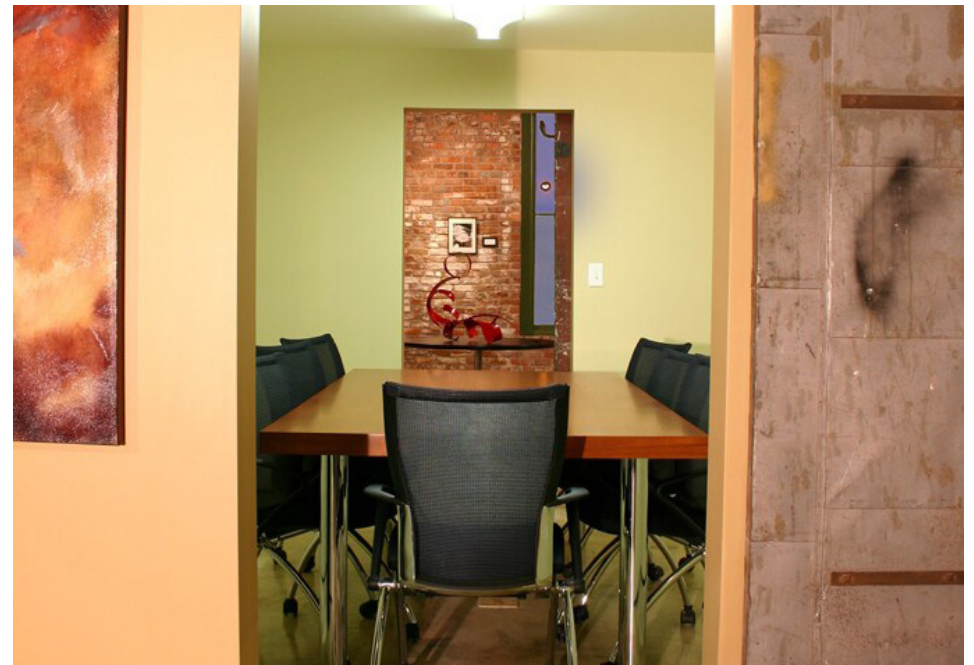
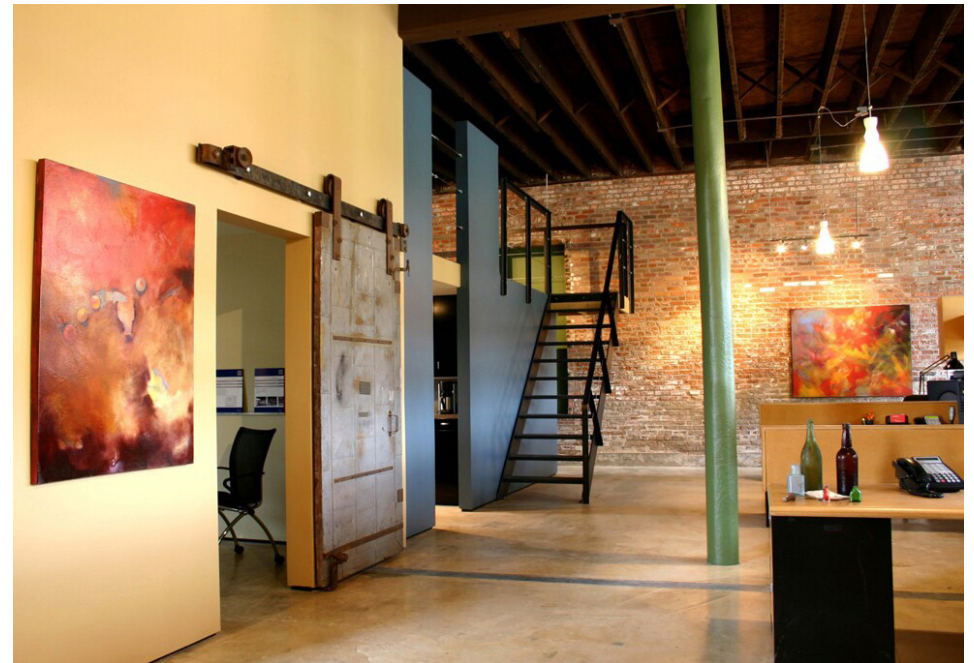


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Overhead Aerial

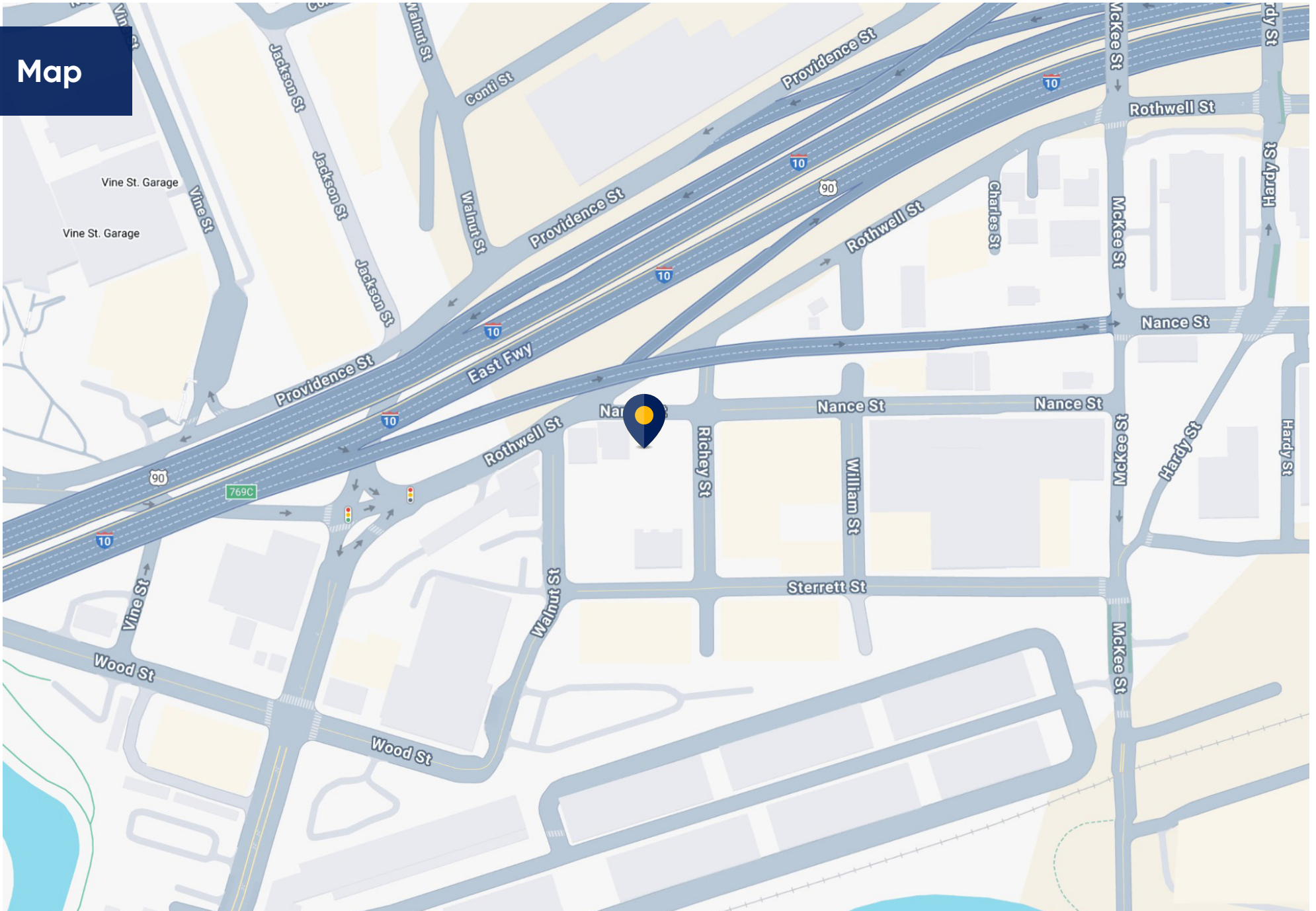


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Map



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