

HENRY BRASHEAR BUILDING



COFFEE SHOP OPENING FALL 2018 ON 1ST FLOOR

2,199 SF AVAILABLE

910 PRAIRIE STREET
HENRY BRASHEAR BUILDING
HOUSTON, TEXAS 77002

 **TRANSWESTERN**[®]

1900 WEST LOOP SOUTH | SUITE 1300 | HOUSTON, TX 77027
PHONE: 713.270.7700 | WWW.TRANSWESTERN.COM

2,199 SF HISTORIC OFFICE SPACE AVAILABLE

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ABOUT 910 PRAIRIE - HENRY BRASHEAR BUILDING

Premier Historic Office Building.

Few Houston buildings can claim a life spanning 127 years. In a place where bulldozers prevail as they alter the landscape, the Henry Brashear Building is a survivor, as the date carved into its facade proves to those hurrying by 910 Prairie Ave.

Following the Civil War, Houston's role as a regional center of trade and finance expanded to make it a leading community in Southeast Texas. Railroad construction continued, permitting merchants to broaden their sales territory. Traffic increased on Buffalo Bayou as the city looked toward becoming a true port. Long overdue public improvements were undertaken. Wooden commercial buildings were replaced by more fireproof masonry structures. Henry Brashear joined in this route to progress by erecting his three-story building in the heart of the city's thriving commercial district in 1882.

Brashear chose Eugene Heiner to design his building. Heiner had settled in Houston four years earlier, intent on making a name for himself in architectural circles. Despite his limited training as an apprentice under architects in Chicago and Terre Haute, Ind., he quickly developed a steady clientele. The young architect became especially known for his courthouses, designing 14 of these for county commissioners all across Texas. Heiner's signature also appeared on local buildings such as the Cotton Exchange Building, the Magnolia Brewery complex, the city's first high school, a grand opera house and elegant mansions.

Heiner's design for Henry Brashear's building incorporated exuberant Victorian styling. The stucco-faced exterior displays ornate decorative elements at the upper two levels while iron detailing is present on both the cornice and the ground-level entrance. Located at the rear of the building is the original water closet tower, most likely the oldest and last remaining of its kind in Houston.

The building is housed in a variety of businesses over the years. Erwin Erlenmeyer, a druggist, was possibly the first tenant. When Brashear sold the building in 1890 to Charles Bente, club rooms occupied the upper floors. Following its sale to Joseph Meyer in 1905, the building was leased to jewelers Gorman and McAughan, who occupied the space for 45 years.

Subsequent tenants included a children's clothing store, Swift One Hour Dry Cleaning and Columbia Dry Goods Co. The upper floors were used primarily for storage, but sometimes they were rented as furnished rooms. More recently restaurants have occupied the space. When Carter and Cooley Co. Deli leased the space in 1990, the building was fully restored with the restoration receiving preservation awards.

Another aspect of the building's historical authenticity is the role the Brashear family played in the city's development. Henry was the son of Isaac Wright Brashear and his wife, Sarah.

In 1891 widow Brashear sold 1,765 acres to the Omaha and South Texas Land Co., which used it to develop Houston Heights, the first planned industrial suburb of Houston. Henry was a judge of the District Criminal Court and later became vice president of Texas National Bank. His brother, William, was a commander in the Texas Navy and presided over the dismantling of the first navy of the Republic of Texas. Another brother, Sam Brashear, as mayor of Houston from 1898 to 1900, launched the city's park system by purchasing 16 acres on either side of Buffalo Bayou. Originally named City Park, it is known today as Sam Houston Park - a green space in the shadows of the city's skyscrapers, filled with our community's rich history.

To ensure that Henry Brashear's building will be here for future generations of Houstonians, it has been designated as a City of Houston Protected Landmark. With this protection it should survive for another 127 years and far beyond.

Staff Houston Business Journal. "Henry Brashear Building city survivor for 127 years." *Houston Business Journal*. Web. 26 April 2009.

LEASING INFORMATION

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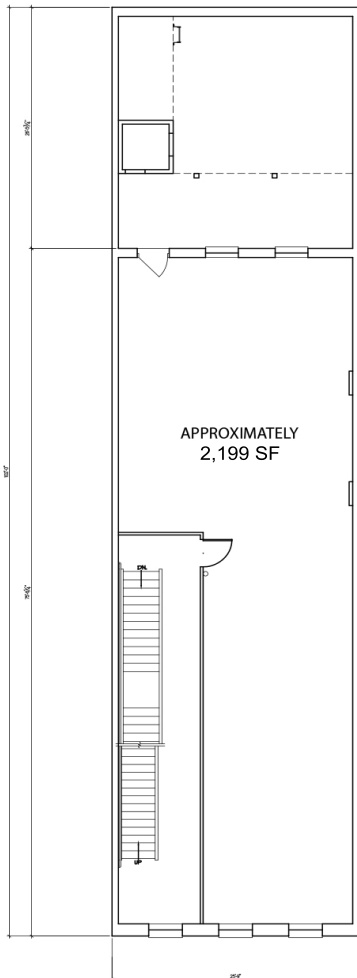
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LOCATION HIGHLIGHTS

- 3 stories
- Historical building constructed in 1882
- Renovated/restored in 2016
- 2,199 RSF available on 2nd floor
- 1st floor coffee shop with quick serve meal options
- Outdoor patio
- Street level signage available
- Metered parking, with public lots in close proximity
- Numerous restaurants and bars within 1-3 blocks
- One block away from Metrorail stop
- Easy access to I-45, I-10, and 59



SECOND FLOOR



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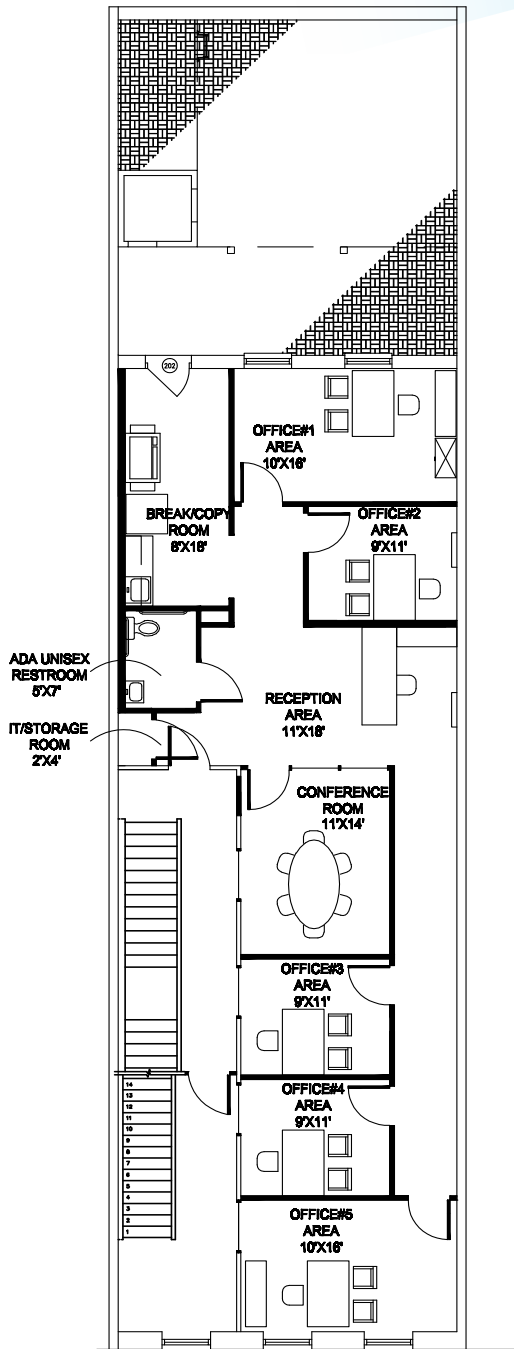
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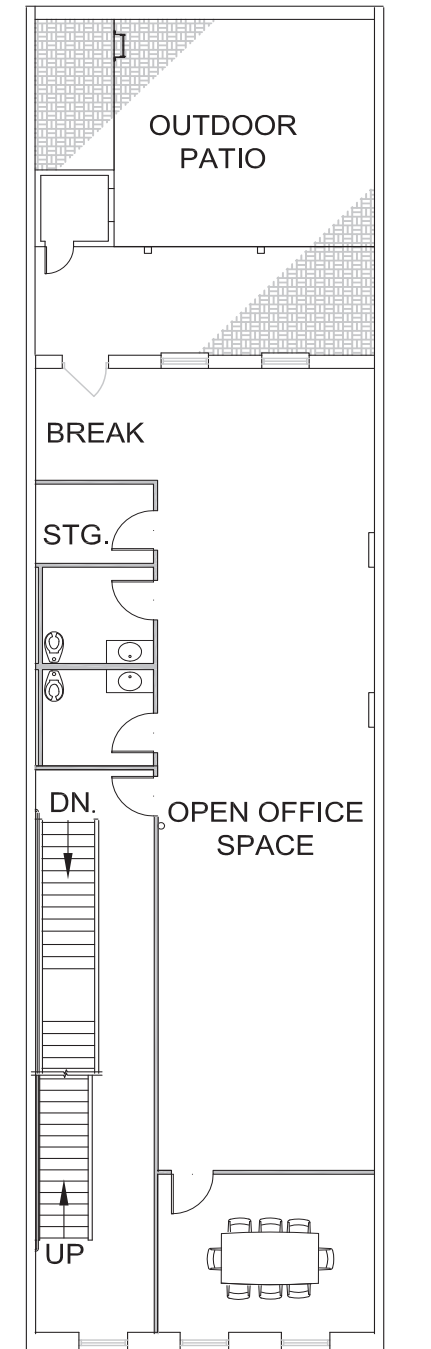
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POTENTIAL LAYOUTS



OPTION 1



OPTION 2

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CBD AREA RETAIL



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