

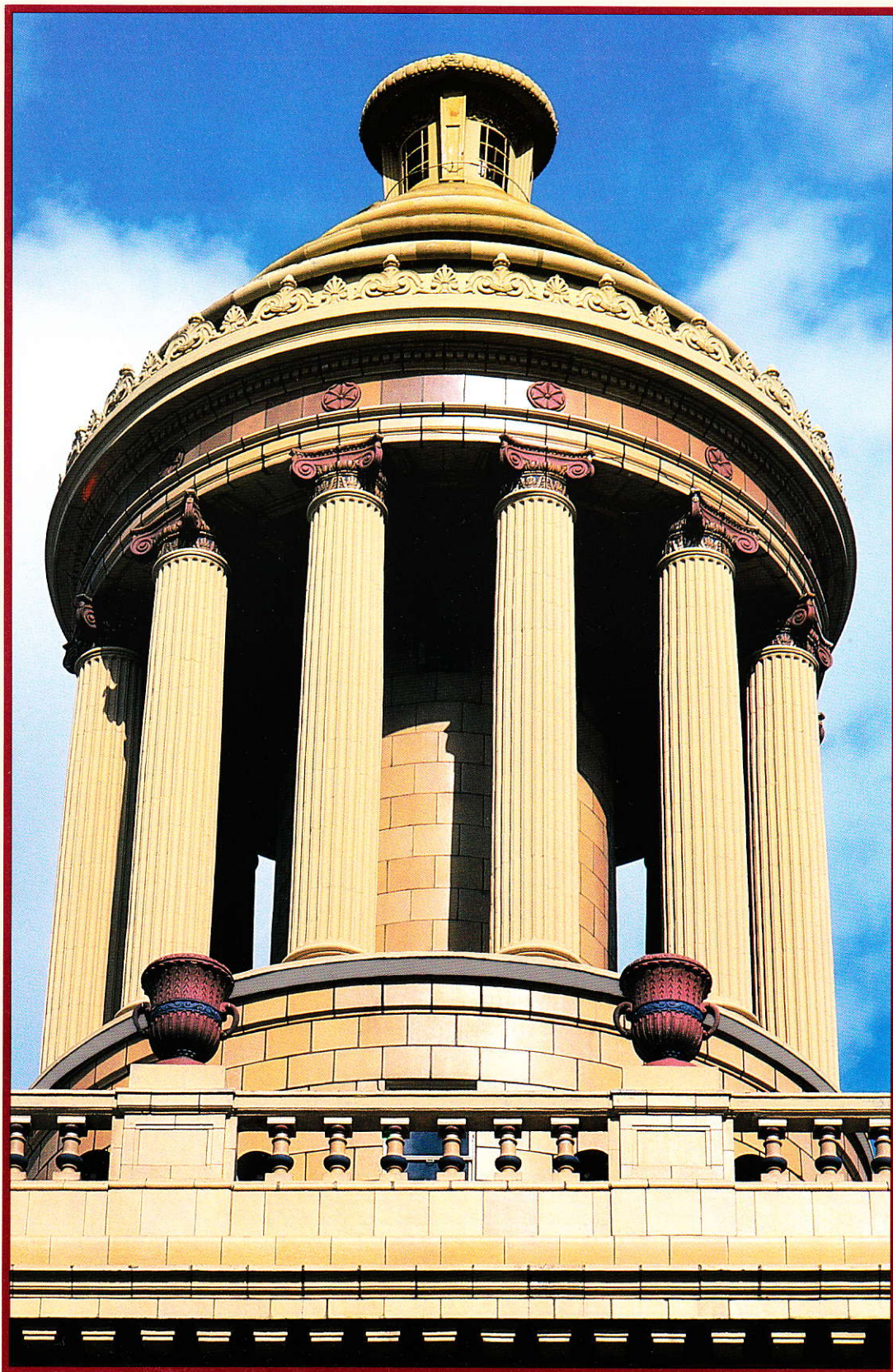
1946-1956

Esperson Building



*A million Houstonians can well be proud of the pinnacles of progress that rise above the Texas prairie in 1956, evidence of more than a century of healthy growth and sound prosperity, the dare to dream and the will to do . . . in Houston, Texas.*





THE ESPERSON BUILDINGS

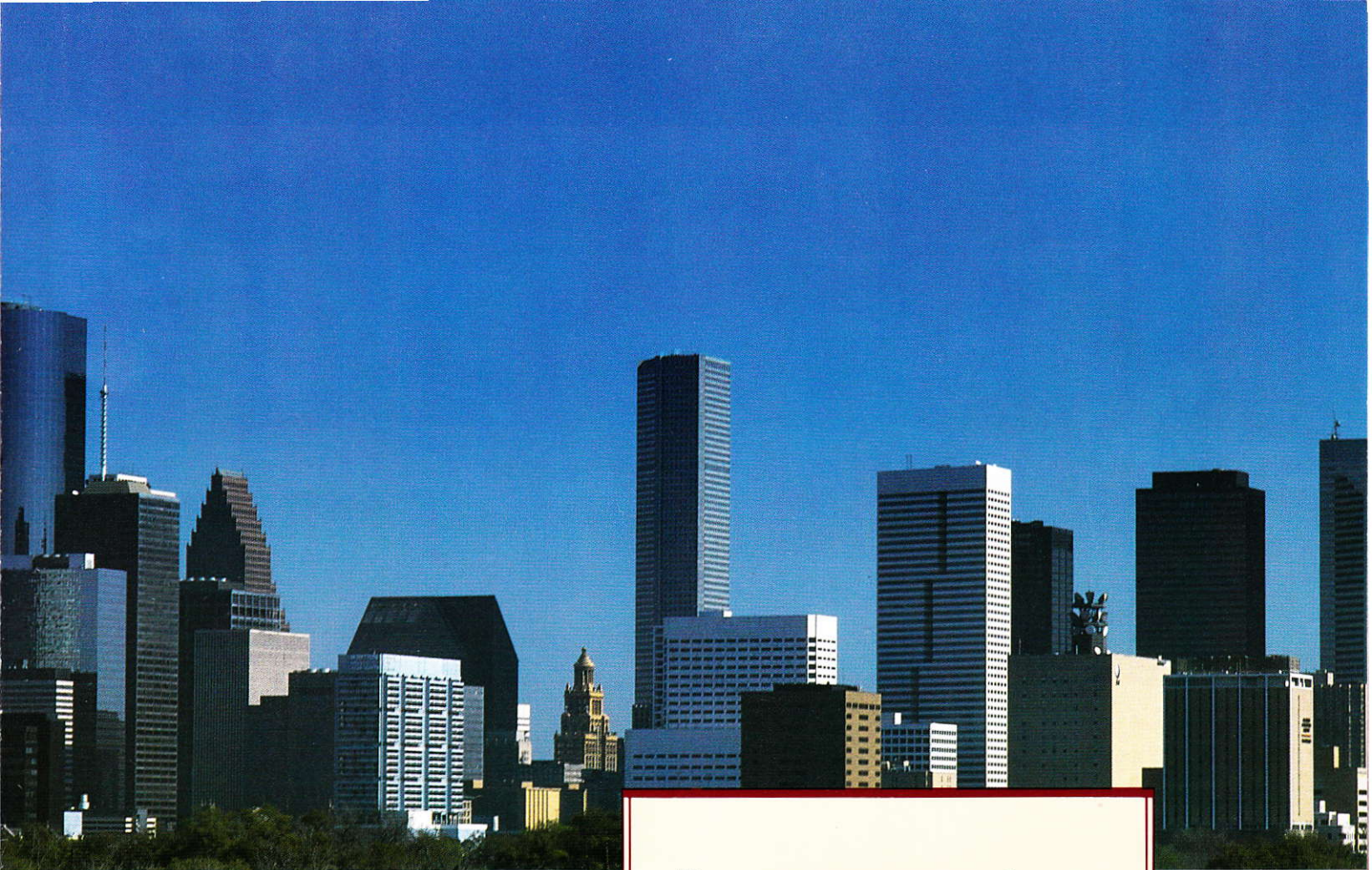


The Esperson Buildings first impacted the Houston skyline in 1926 as the nation's third largest office building. Today they continue their influence as a landmark, rich in character and historical significance. A prestigious and strategic location, the Esperson Buildings have been recently restored not only to preserve this quality, but also to ensure a prominent role in Houston's future.

The Esperson Buildings are owned by the Swig and Weiler families and First Interstate Bank of Texas. Their commitment to the Esperson Buildings is perhaps best illustrated by the comprehensive restoration. The design and construction goal was to restore as many of its original characteristics as possible while providing present day technology and mechanical systems.

For individuals and companies who appreciate classic architecture and a central location, we invite you to consider all the Esperson Buildings have to offer.





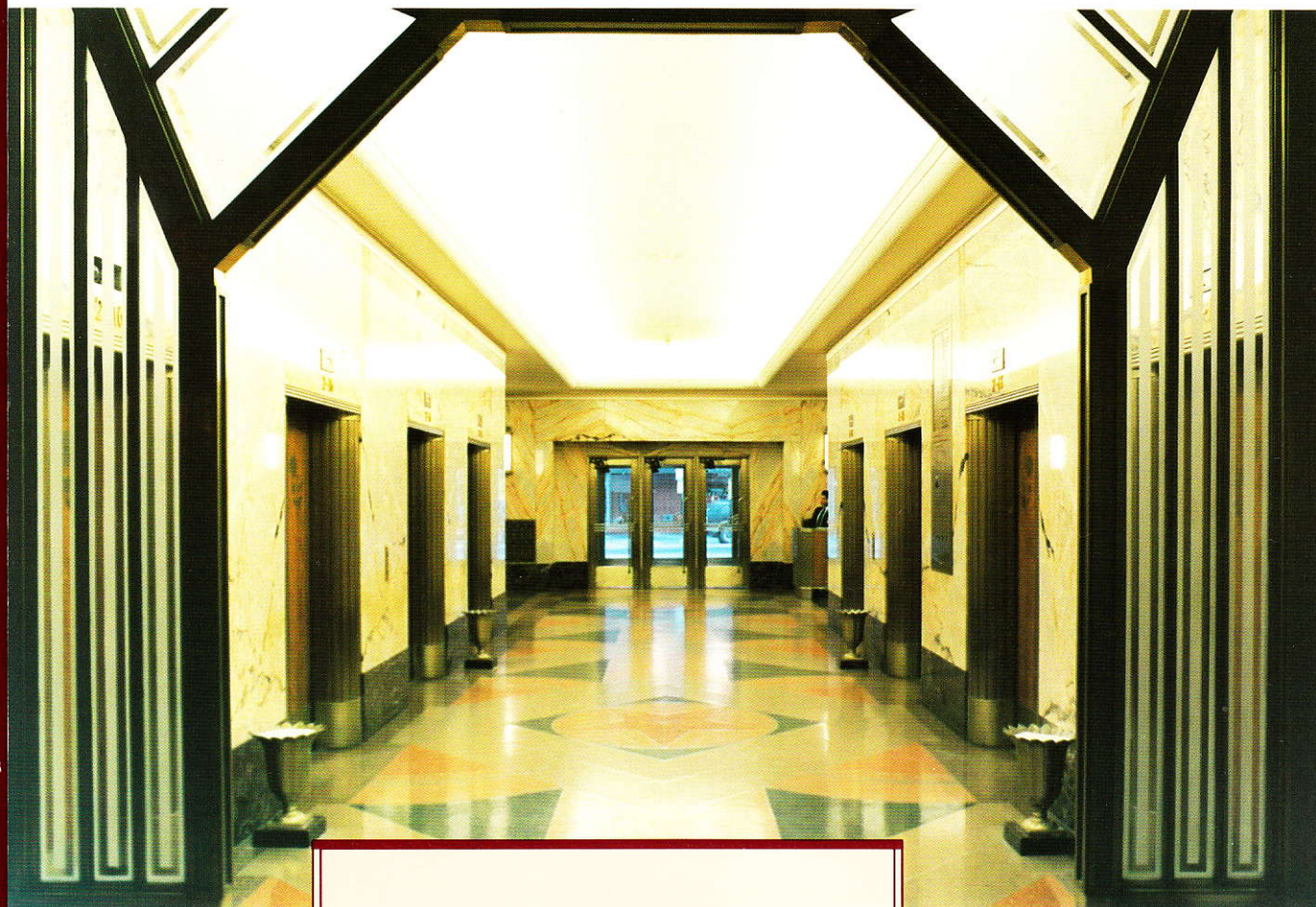
There is a unique perspective of Houston's Central Business District that focuses upon an ageless character and grace, with a quality that has outlasted many others. Recently updated for functionality, this classical treasure is known as the Esperson Buildings.

A myriad of magnificent details grace the Esperson Buildings, such as the ornate Italian elevator doors made from white bronze, and the unique bronze door knobs bearing the Esperson coat of arms. These are prominent features of the Esperson Buildings' architectural style.

Other notable elements include the seven-foot granite wainscot and bedford limestone columns at the entrance; the twelve-foot gold cupola adorns the upper portion of the structure and its signature dome.



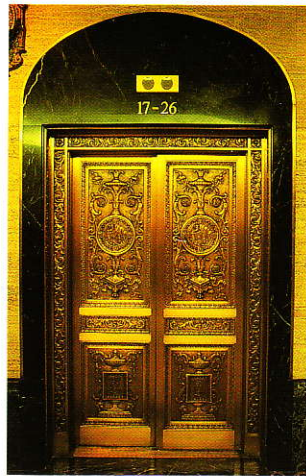




Although built at different times, the Niels and Mellie Esperson Buildings function as one fully integrated structure. The distinct architecture of the two ground floor lobbies gives each its own unique identity and charm. Visitors are graciously received, noting as they enter, the restored terrazzo floors and marble walls. The custom-fabricated light fixtures were painstakingly matched to old photographs for authenticity. There is intricate faux work at the elevator doors in both buildings, and elevator cabs have been restored with marble floors and walnut paneling. The building interiors are appointed with exquisite attention to detail—fine marble and terrazzo floors, marble walls, genuine American walnut doors and trims; bronze elevator doors, hardware and chandeliers. These elaborate ties to the past are the legacy of the Esperson Buildings.







The Buildings' restoration contributes significantly to its appeal—tenant and common areas have been updated; there is black granite and walnut at the restrooms; and new lighting systems have been installed throughout. Original hardware was restored to be used with all new custom walnut tenant entry doors. Colorful new building graphics efficiently direct guests, and tenants now enjoy new and upgraded building amenities, such as concierge services, 24-hour on-site security, upgraded fire command center, a restaurant, bank, florist, and hair salon. The attached parking garage is brightly lit, and new graphics complete its efficiency. The Esperson Buildings have been returned, most effectively, to their original style and grandeur.







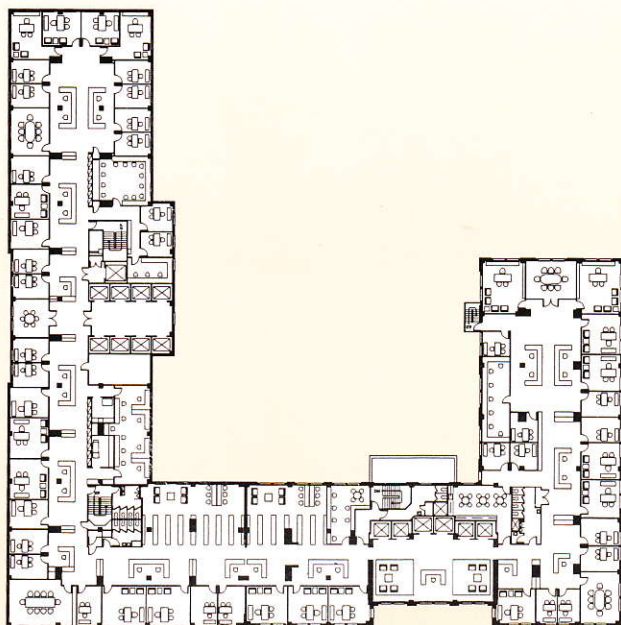
Classical elegance complemented by variety and flexibility is the order of the day for every Esperson Buildings tenant. From a single office of 200 square feet to full floor tenants of 30,000 square feet, the Esperson Buildings accommodate the discriminating requirements of its tenants, the majority of which are legal and oil professionals.

The Esperson Buildings occupy the entire block bounded by Travis, Rusk, Milam, and Walker—a unique and enviable location among Downtown Houston's office buildings. This central location is within walking distance of the Federal Building, the Court Houses and major financial and business offices. It also provides convenient access to the many retail stores and restaurants in the underground tunnel by its prominent location in this system.

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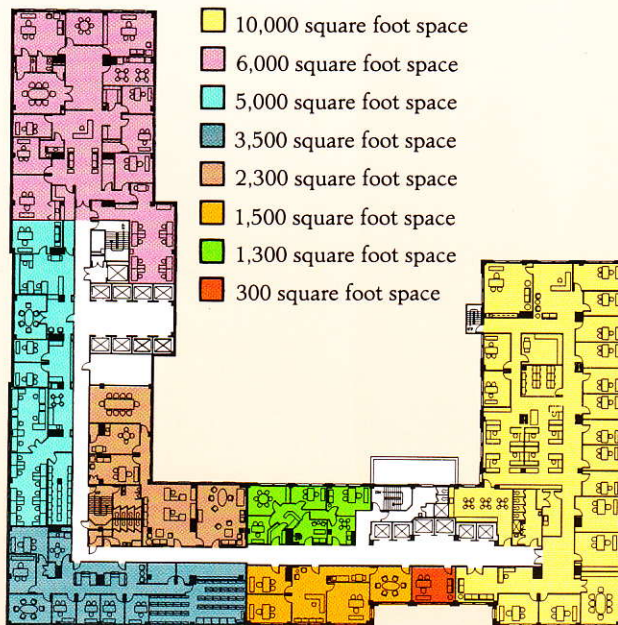
Esperson Buildings  
Management Office





### Single-Tenant Layout

*The Esperson Building can accommodate a single tenant up to 30,000 sq. ft. on a single floor.*

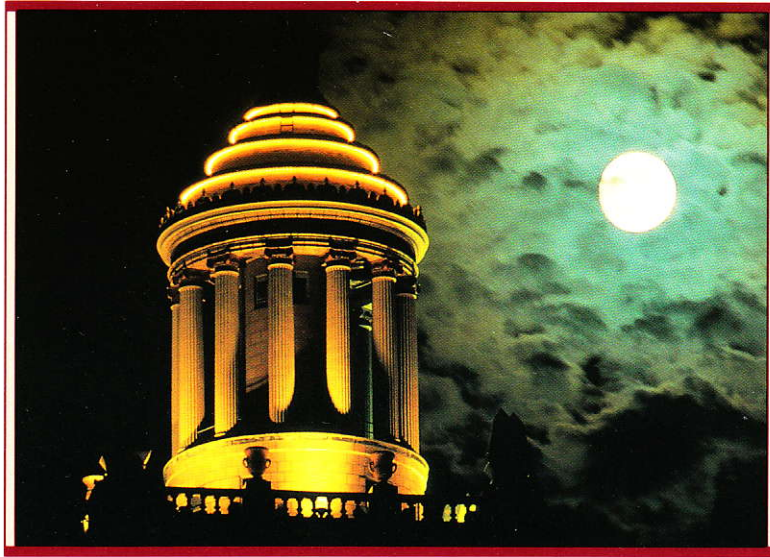


### Multi-Tenant Layout

*Floors can be divided to create an office of any size.*







## THE ESPERSON BUILDINGS

*For specific information, please contact:*

The Esperson Buildings  
713/224-1663