

# Brew House

## Block Six South ~ Building 20



**YEAR BUILT:**  
1892

**CONSTRUCTION TYPE:**  
Steel framed, Cream City brick exterior

**SIZE:**  
Four-story building consisting of 39,213 square feet. Floors range from 5,800 square feet to 10,300 square feet.

**DESCRIPTION:**  
The Brew House (Building 20) contains a three-story rectangular atrium running essentially the full length of the building in the east-west direction. The historic copper brew kettles and flues are located in this atrium space. This building contains a mezzanine space above the second floor, a small fifth floor penthouse, and a small mechanical penthouse on the north side of the roof. The ground floor space offers two sets of dramatic repeating masonry archways.

The Brew House (Building 20) is located on the west side of North 10<sup>th</sup> Street. Designated as one of The Brewery's retail corridors, this street offers superb access to several exceptional amenities. Adjacent to the Brew House (Building 20) is the uniquely designed 10,000 square foot pocket park that will be completed with grass, trees, benches, reclaimed cobblestone walkways and an elegant seasonal gabion ice wall.

Located to the north of the Brew House is a surface parking lot with over 70 spaces that will be available in November 2008. This lot provides immediate access to the facility for clients, employees and tenants. Additional parking can be found 1/2 block west in the approximately 880 stall parking structure that is scheduled to open in October 2009.

This building can be redeveloped individually or in combination with the Mill House (Building 21) to create a dramatic mixed-use development. Both buildings combined allows for an adaptive reuse of an estimated 74,000 square feet. This provides an opportunity to program a mix of commercial and residential space. An additional 0.65 acre of vacant land, located to the west of the buildings, is available for purchase. The Brew House (Building 20) is eligible for federal and state historic rehabilitation tax credits. It is also located in a new market tax credit eligible census tract.

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