



BY  
**ELMO  
ARTS**

**820**

**SHELBY LN  
UNIT 102**

**3,000 SF  
FLEX | CREATIVE**



**LEASING  
CONTACTS**



**Rustie Toth**  
512.270.1869  
rustie@elmoarts.com

**ELMOARTS.COM**

**Adam Zimmerman**  
512.270.1869  
adam@elmoarts.com

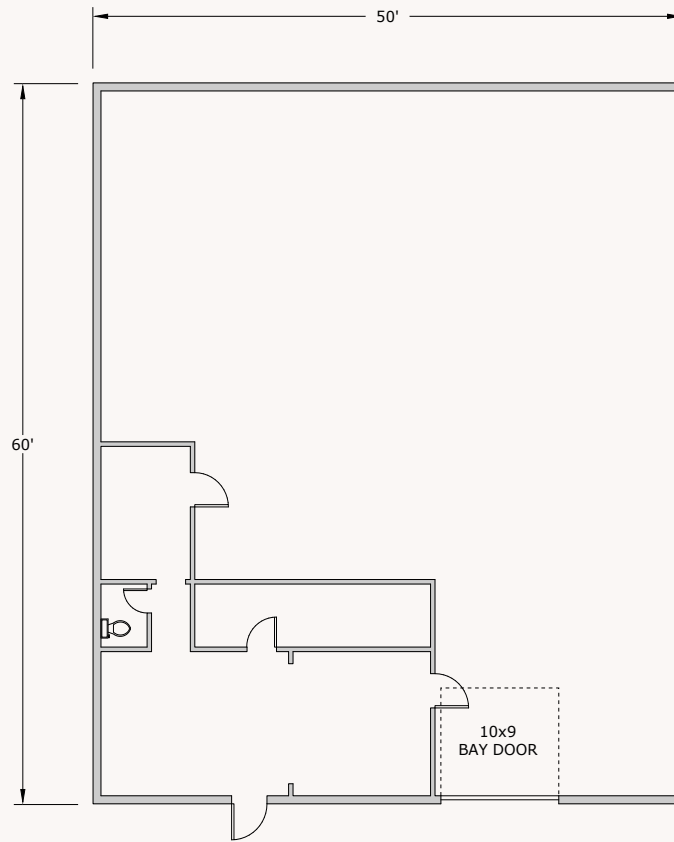
**100% HVAC  
125 AMPS  
SINGLE-PHASE**

**AVAILABLE  
2.1.27**

# 820 SHELBY LN UNIT 102



# 820 SHELBY LN UNIT 102



820 SHELBY 102

## AMENITIES

- Bay doors
- Multiple Offices
- Parking



# 820 SHELBY LN UNIT 102

# ST. ELMO DISTRICT

**ELMO ARTS**

Downtown 4 miles North

**S CONGRESS AVE**

**E ST ELMO RD**

**WILLOW SPRINGS RD**

**INDUSTRIAL BLVD**

**TERRY-O LN**

Austin-Bergstrom International Airport 4 miles East

71 TEXAS 290

INTERSTATE TEXAS 35

**FOR LEASE**

- 1 Monk's Jazz Club
- 2 Monk's Jazz Club
- 3 **FOR LEASE**
- 4 Allen Control Systems
- 5 Austin Tool
- 6 JOSCO Products
- 7 **FOR LEASE**
- 8 CCHA Holding
- 9 FB&E Coming Soon
- 10 FB&E Coming Soon
- 11 FB&E Coming Soon
- 12 FB&E Coming Soon
- 13 ICON Technologies
- 14 **FOR LEASE**
- 15 Still Austin
- 16 Third Wave Climbing Gym

**Residential Neighbors**

- 1 44 South Apartments
- 2 The Public Condos
- 3 Bishop Momo
- 4 Congress Lofts at St Elmo
- 5 St. Elmo Living
- 6 The Station at St. Elmo Condos
- 7 Trammel Crow Apartments

**THE YARD**

- 1 St. Elmo Brewery
- 2 Still Austin
- 3 ANT's Beer Cave
- 4 Emporia Learning
- 5 MADabolic
- 6 Arts & Labor
- 7 La Wagyeria
- 8 Allen Control Systems
- 9 The Kitchen Pickle
- 10 **FOR LEASE**
- 11 THC Lounge
- 12 Spokesman Coffee
- 13 The Austin Winery
- 14 Allen Control Systems
- 15 Allen Control Systems
- 16 Saronic
- 17 Allen Control Systems
- 18 Allen Control Systems
- 19 Allen Control Systems
- 20 Allen Control Systems
- 21 Bunker HQ
- 22 Raw Paw
- 23 Woolly's Beach
- 24 Tumble Tech
- 25 MaverickX
- 26 Padel Club Austin

**Food Trucks**

- King's Taqueria
- Track One
- Tejas Birria
- Noble Joe's Coffee
- Meat Your Heart
- Patty Palace
- Spicy Boyz
- Sterrato
- Knuckle Sandwich
- Pizza Den
- Reem's Falafel
- For God's Sake
- Polvos

**ROW PARKING**

**PROJECT CONNECT**

**BERGSTROM SPUR TRAIL**  
(VELOWAY TO AIBA)

**aloft**  
A VISION OF W HOTELS

**SHELBY LN**

**TCR**  
TRAMMEL CROW RESIDENTIAL

## ABOUT THE DISTRICT

The St. Elmo District is South Austin's hotspot for food, drinks, entertainment, and innovation, just four miles south of downtown. Located between South Congress, Highway 71, and I-35, it's easily accessible to downtown, East Austin, and Austin-Bergstrom International Airport. Nestled within the St. Elmo District are unique businesses like St. Elmo Brewing, Spokesman Coffee, and Pins Mechanical plus many new high-end apartment complexes supporting the growth of the district.

## ABOUT ELMO ARTS

Elmo Arts specializes in creative flex spaces that grow and adapt with the businesses inside them.

Our goal is to build the Austin of tomorrow while preserving the spirit of the city we know and love. What started with The Yard has expanded to over 40 acres of vibrant, community-focused spaces in the St. Elmo District.

We own and manage all of our properties, which means no layers of red tape — just fast decisions, honest conversations, and partners who show up.

**STILL AUSTIN**  
- WHISKEY Co -

**THE AUSTIN WINERY**  
TEXAS GRAPES

**ST. ELMO**

**LA WAGYERIA**

**SPOKESMAN COFFEE**

**ANTS BEER CAVE**

**VOLLEBAK**

**MAD**

**MONKS**

**ICON**

**TUMBLE TECH**

**SARONIC**

**PADEL CLUB AUSTIN**

**MAVERICKX**





BY  
**ELMO  
ARTS**

**820**

**SHELBY LN  
UNIT 102**

**3,000 SF  
FLEX | CREATIVE**



**LEASING  
CONTACTS**



**Rustie Toth**  
512.270.1869  
rustie@elmoarts.com

**ELMOARTS.COM**

**Adam Zimmerman**  
512.270.1869  
adam@elmoarts.com

**100% HVAC  
125 AMPS  
SINGLE-PHASE**

**AVAILABLE  
2.1.27**