

100% HVAC | STANDALONE BUILDING



115

East **St. Elmo** Road  
Austin, Texas 78744

±10,129 SF FOR LEASE  
**INDUSTRIAL / FLEX**



**SITE**  
1.14 Acres

**CLEAR HEIGHT**  
±16'

**HVAC**  
100%

**LOADING**  
Grade-Level

**AVAILABLE**  
±10,129 SF

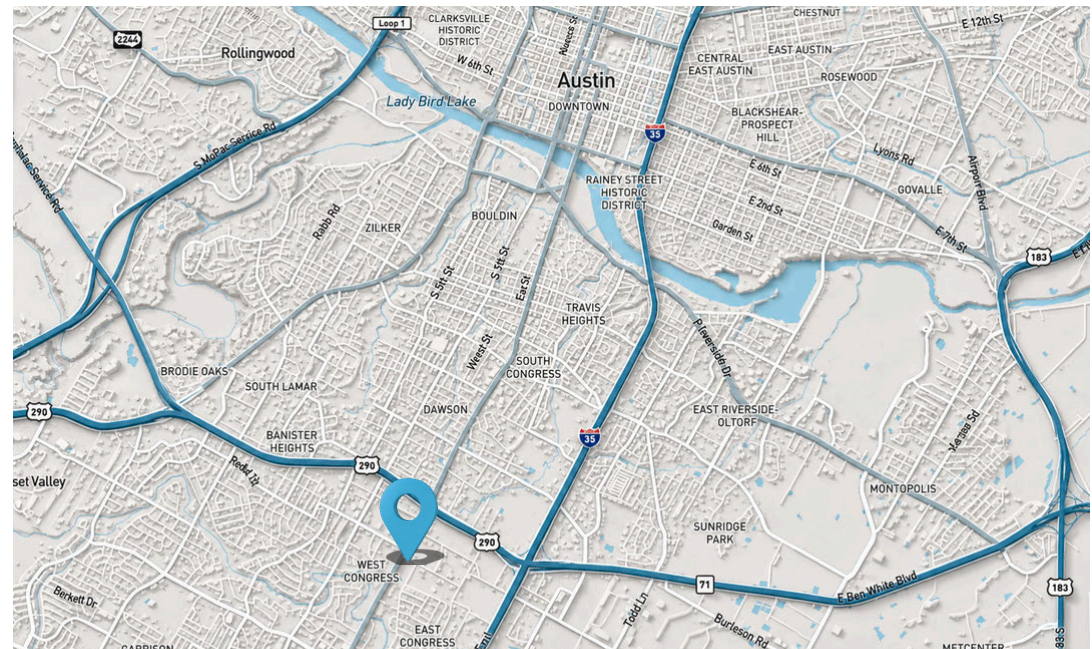
**PARKING**  
2.5 : 1,000

### — AVAILABILITY

- **BUILDING A:** ±10,129 SF
  - Flex / Showroom / Creative Office
  - Standalone Building
  - Two-Story Interior Office
  - 100% HVAC

### — BUILDING FEATURES

- 2.5:1,000 Parking
- 2 Grade-Level Overhead Doors
- ±16' Clear Height
- Direct Frontage on E. St. Elmo Road
- Strategic Location near ABIA and CBD
- Located next to The Yard



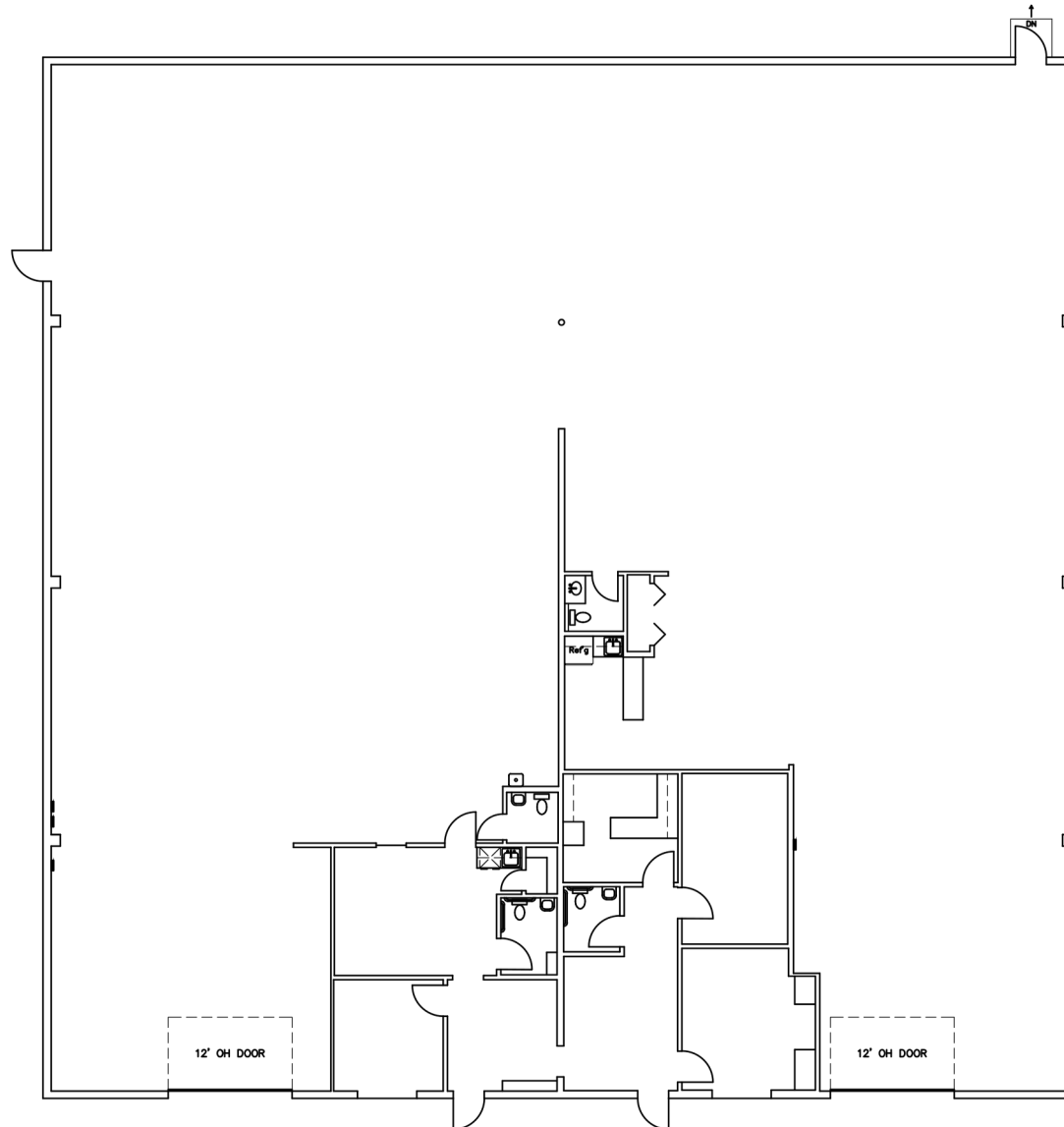
**BUILDING**  
**A**

**AVAILABLE**  
**±10,129 SF**

**CLEAR HEIGHT**  
**±16'**

**DOORS**  
**(2) 10' x 12' Grade Level**

**HVAC**  
**100%**





**FOOD & BEVERAGE**

- 1. Wendy's
- 2. Wham Bam Bagels
- 3. Spokesman Coffee
- 4. Texas Sushiko
- 5. Reem's
- 6. La Wagyeria
- 7. Pizza Den
- 8. Knuckle Sandwich
- 9. Spicy Boys Fried Chicken
- 10. Patty Palace
- 11. Cabo Bob's
- 12. Chick-fil-A
- 13. Bill Miller BBQ
- 14. Burger King

**ENTERTAINMENT**

- 1. Pins Mechanical
- 2. Monks Jazz Club
- 3. Vacancy Brewing
- 4. The Austin Winery
- 5. Still Austin Whisky Co
- 6. St. Elmo Brewing
- 7. Warehouse Billiards
- 8. Stardust Garage
- 9. Mesmerize Gallery

**RETAIL**

- 1. QuikTrip Gas Station
- 2. Exxon Gas Station
- 3. FedEx
- 4. T-Mobile
- 5. Walmart Supercenter
- 6. Made In Cookware

**TECH & INNOVATION**

- 1. Chargepoint Station
- 2. Icon HQ
- 3. SEMI Studio
- 4. Alba Energy
- 5. MaerickX
- 6. Saronic Technologies
- 7. Tesla

**ACTIVE LIFESTYLE**

- 1. Battle Bend Park
- 2. FOGO Crossfit
- 3. Aer Pilates
- 4. Urban Lagree
- 5. Evolve Health
- 6. Pickleball Courts
- 7. MADabolic
- 8. Padel Club
- 9. Wooly's Beach Volleyball

**RESIDENTIAL**

- 1. Sierra Vista
- 2. 44 South
- 3. Prospect
- 4. Public Lofts
- 5. Bishop Momo
- 6. Congress Lofts

S. CONGRESS

1 min

BEN WHITE BLVD

3 min

TX-71

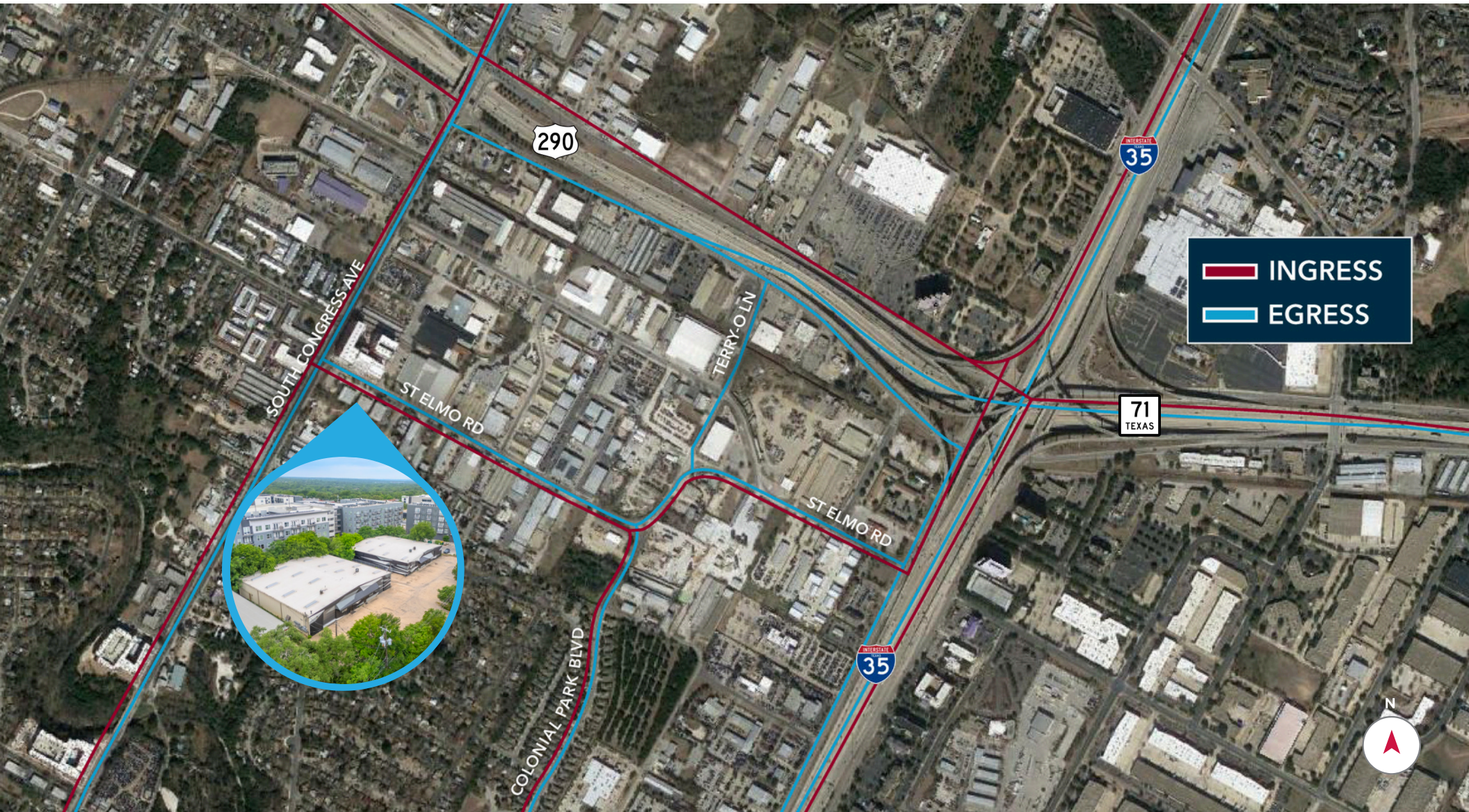
4 min

I-35

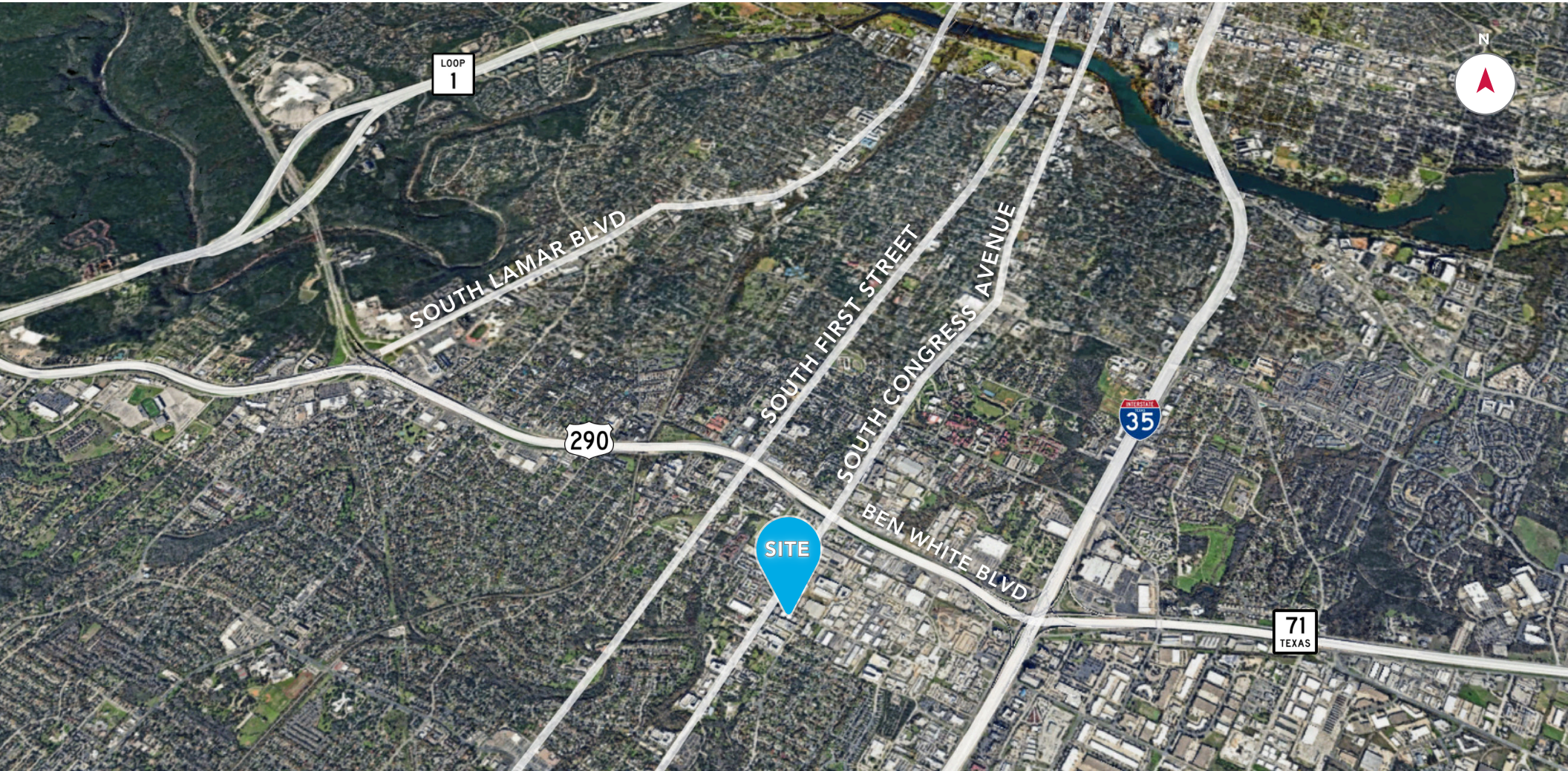
5 min

US-290

5 min



# Centrally Positioned, *Perfectly* Connected.



**SOUTH CONGRESS**

7 min

**RIVERSIDE**

9 min

**AUSTIN AIRPORT**

12 min

**EAST AUSTIN**

14 min

**DOWNTOWN AUSTIN**

15 min

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**INDUSTRIAL / FLEX**



**FOR MORE INFORMATION CONTACT:**



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