



115

**115 E. SAINT ELMO
BUILDING B**
AVAILABLE IMMEDIATELY

**FOR
LEASE**

Flex / Showroom / Creative Office
11,212 SF Available
Two story | Vaulted Ceilings
HVAC Available



115 E. SAINT ELMO

11,212 SF AVAILABLE IMMEDIATELY

Located in the booming St. Elmo district surrounded by several new multifamily and retail developments, this property offers an ideal live-work opportunity in one of the fastest growing areas in Austin. The 11,000 SF building is a blank slate designed for creative users looking to plant their flag in the everchanging neighborhood.. Located off South Congress, the property is minutes from downtown, Austin Bergstrom International Airport, and all the iconic restaurants, bars, parks, and pools that make up South Austin.

PROPERTY DESCRIPTION

ADDRESS

115 E. St. Elmo Street
Austin, TX 78745

BUILDING B

11,212 SF

LAYOUT

Creative and Open

CLEAR HEIGHT

16'

PARKING

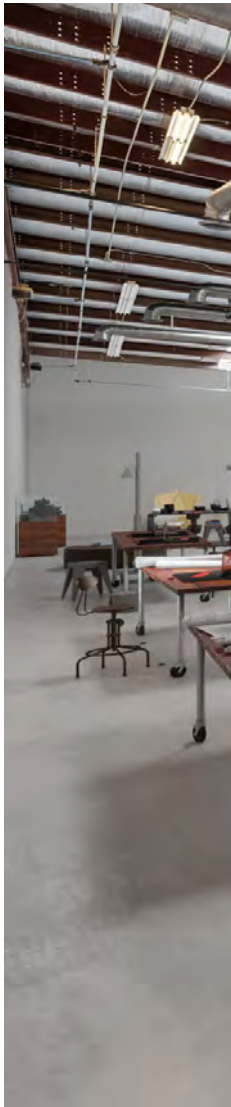
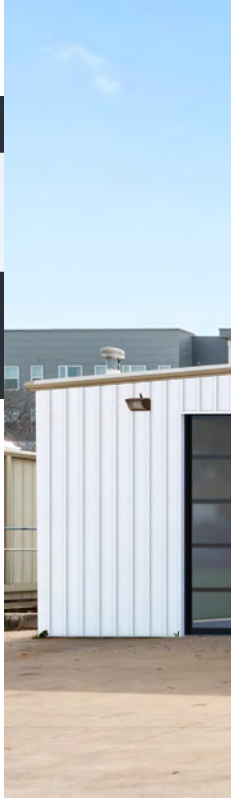
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LOADING

Grade Level Loading

FEATURES

Standalone Building
Located in the Heart of St Elmo
Two-story Interior Office
Efficient Floorplate
HVAC Available



** As is



** As is



** Rendering



** Rendering

115 E. SAINT ELMO

11,212 SF AVAILABLE IMMEDIATELY

The St. Elmo district is a burgeoning development located along Saint Elmo Road between South Congress Avenue and I-35. The rapidly transforming district is undergoing a major redevelopment and is mere minutes from the celebrated retail, dining, and hospitality along South Congress. In an area that was once dominated by industrial buildings, these structures are now being modified to accommodate creative offices, breweries, and retail as well as multifamily, hotel and office projects.



**THIS BOOMING UP-AND-COMING
DISTRICT IS RAPIDLY TRANSFORMING,
NOW IS THE TIME TO ACT.**

The St. Elmo area's historical architecture is the epitome of eclectic Austin culture and ideal for creatives and local businesses alike. The property is near The Yard, a unique mix of trendy retail and industrial manufacturing, as well as The St. Elmo Public Market, a unique indoor-outdoor marketplace featuring event space, specialty food shops, retail, live music and more. Stake your claim on this incredible opportunity in the heart of South Austin.



115 E. SAINT ELMO

LOCATION

DRIVE TIMES

DOWNTOWN AUSTIN

10 minutes

AUSTIN BERGSTROM INTERNATIONAL AIRPORT

8 minutes

TESLA GIGAFACTORY

15 minutes

SAN ANTONIO

96 minutes

DALLAS

180 minutes

HOUSTON

150 minutes



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SOUTH CONGRESS / ST ELMO SITE OWNERS

- | | |
|---|----------------------------|
| 1. The Yard | 6. Future Mixed-Use |
| 2. Multi-Family | 7. Future Mixed-Use |
| 3. St. Elmo Marketplace & Multi-Family | 8. Tesla |
| 4. Cypress Mixed-Use | 9. Retail |
| 5. Future Mixed-Use | |



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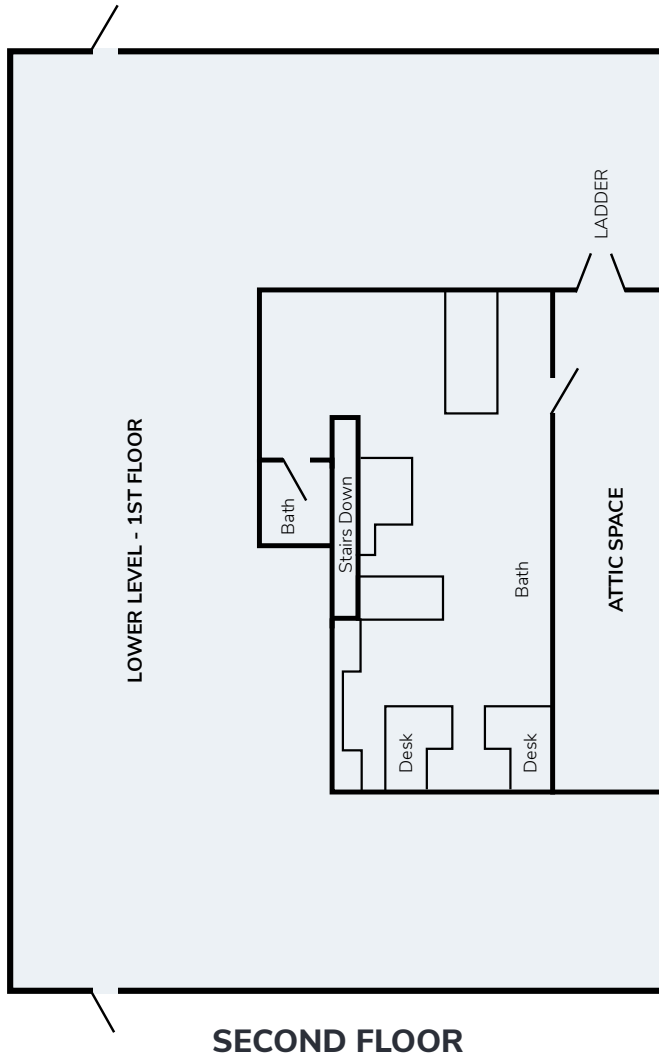
11,212 SF



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SURROUNDING AMENITIES

SHOP

South Congress
Stassney Heights
H-E-B
Music Lane
Walmart Supercenter
Target
Stassney Square
Walgreens
Lowe's
The Home Depot
Sprouts Farmers Market
Fiesta Mat
Fedex

EATS

Matts El Rancho
Dans Hamburgers
Starbucks
Jimmy Johns
P.Terry's Burger Stand
Texas Ranch BBQ
Dough Boys
Cosmic Coffee
Casa Maria
Wham Bam Bagels
Onion Creek Grille
Pinthouse Pizza
Jersey Mike's Subs

SEE & DO

St. Elmo Brewing
(512) Brewing Co
Austin Eastsiders
Still Austin Whiskey
The Austin Winery
Twin Peaks Austin
St. Elmo Food Truck Court
Broken Spoke
Williamson Creek Greenbelt
Garrison Park
Downtown Austin
South Congress
Music Lane





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