

FOR LEASE



415

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

±2,550 – 13,110 SF
INDUSTRIAL / FLEX / CREATIVE OFFICE



SITE
~3.5 Acres

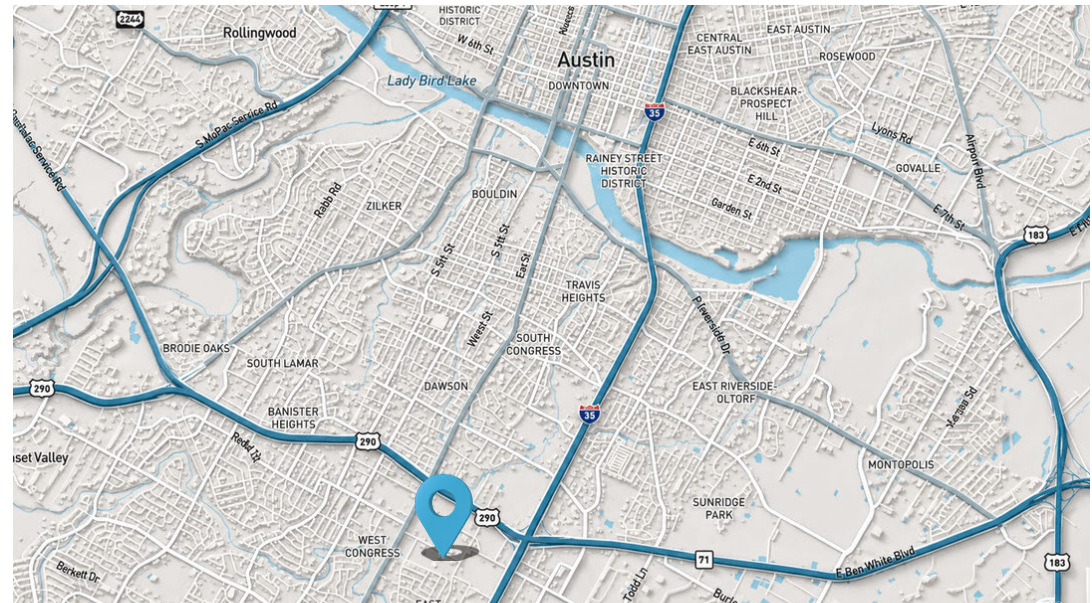
CLEAR HEIGHT
±16' – 22'

LOADING
Grade-Level & Dock-High

AVAILABLE
±2,550 – 13,110 SF

— BUILDING FEATURES

- Bulk Storage Warehouse with Light Office
- Grade-Level and Dock-High Loading
- ±16' – 22' Clear Heights
- Direct Frontage on E. St. Elmo Road
- Strategic Location near ABIA and CBD
- Located Across from The Yard



CURRENT AVAILABILITIES

BUILDING 1

SUITES 1-A / 1-C1: $\pm 13,110$ SF Flex

SUITE 1-E1*: $\pm 2,730$ SF Flex

SUITE 1-E2*: $\pm 2,550$ SF Flex

*SUITES 1-E1 + 1-E2: $\pm 5,280$ SF Flex

SUITE 1-F1: $\pm 7,390$ SF Flex

BUILDING 2

FULLY LEASED

BUILDING 3

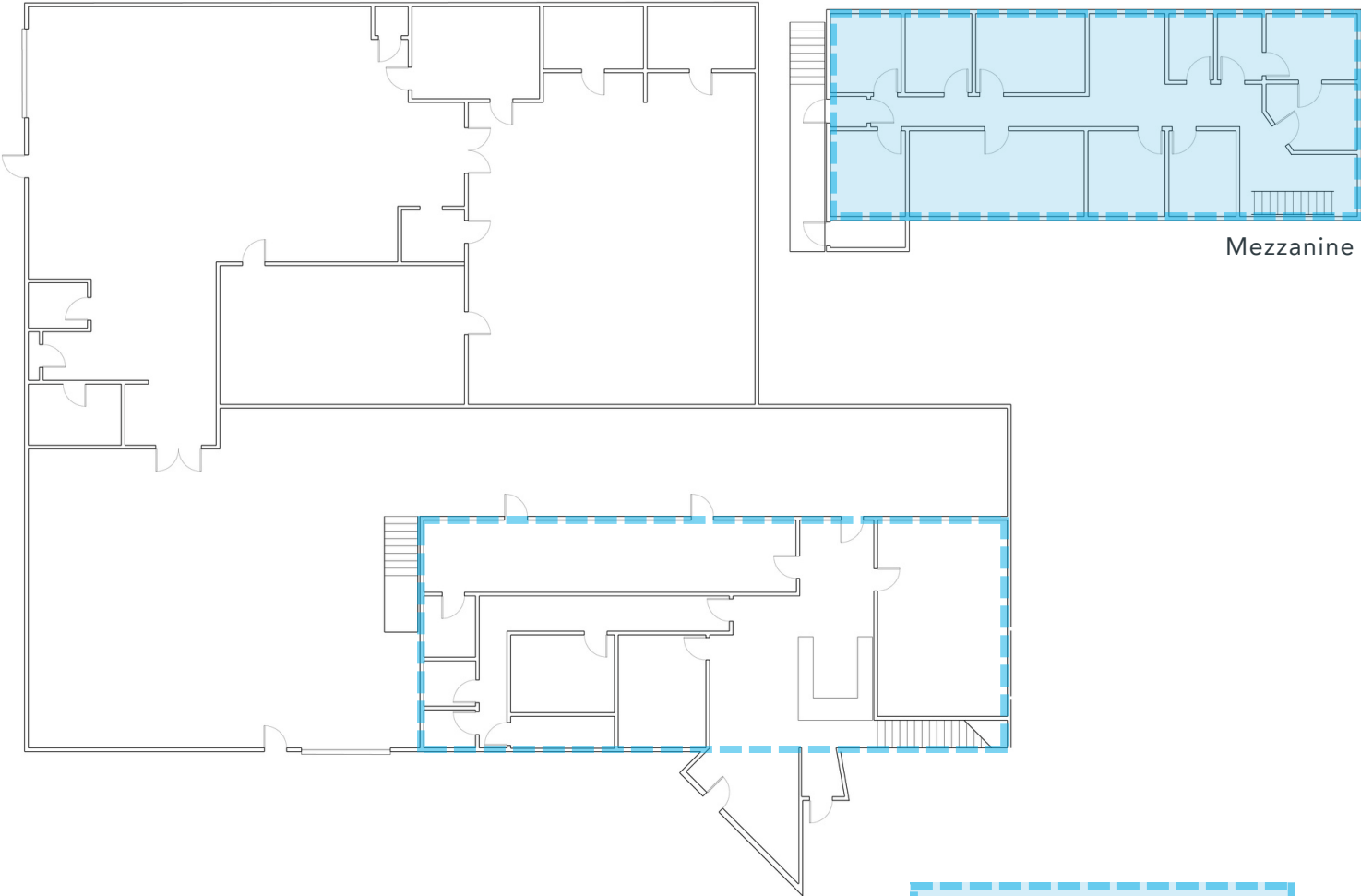
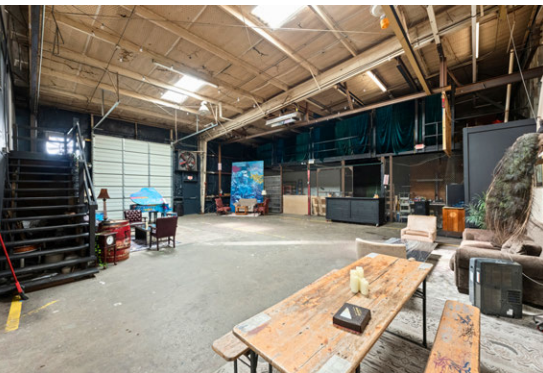
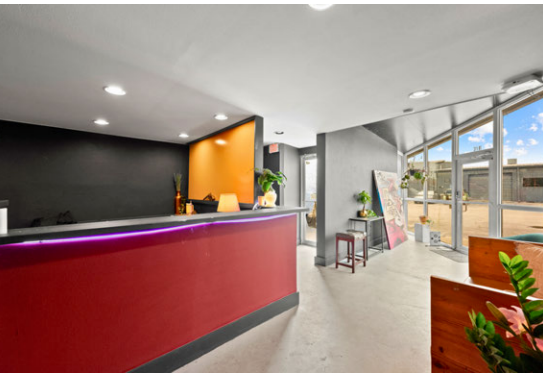
FULLY LEASED

BUILDING 4

SUITE 4-F: $\pm 9,675$ SF Flex



BUILDING	AVAILABLE	CLEAR HEIGHT	LOADING	FEATURES
1	±13,110 SF	±16' – 22'	2 Grade-Level	End Cap Suite



Mezzanine

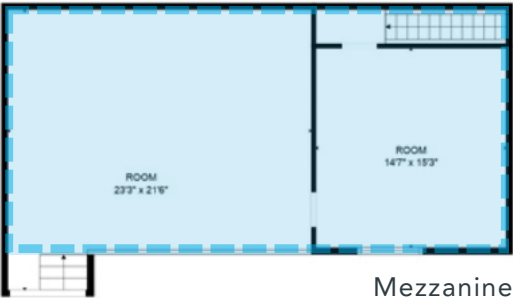
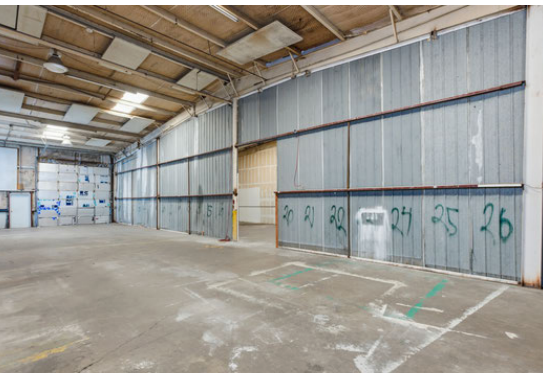
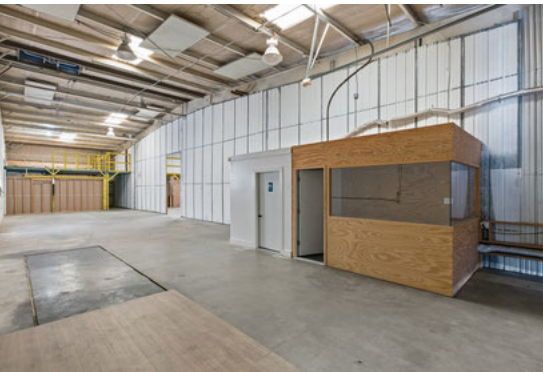
Mezzanine: ±1,760 SF

BUILDING
1

AVAILABLE
±2,550 – 5,500 SF

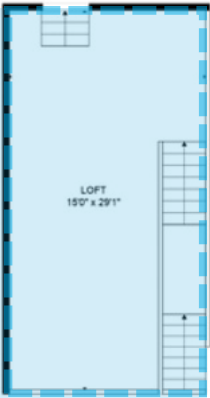
CLEAR HEIGHT
±16' – 22'

LOADING
1-2 Grade-Level



Mezzanine

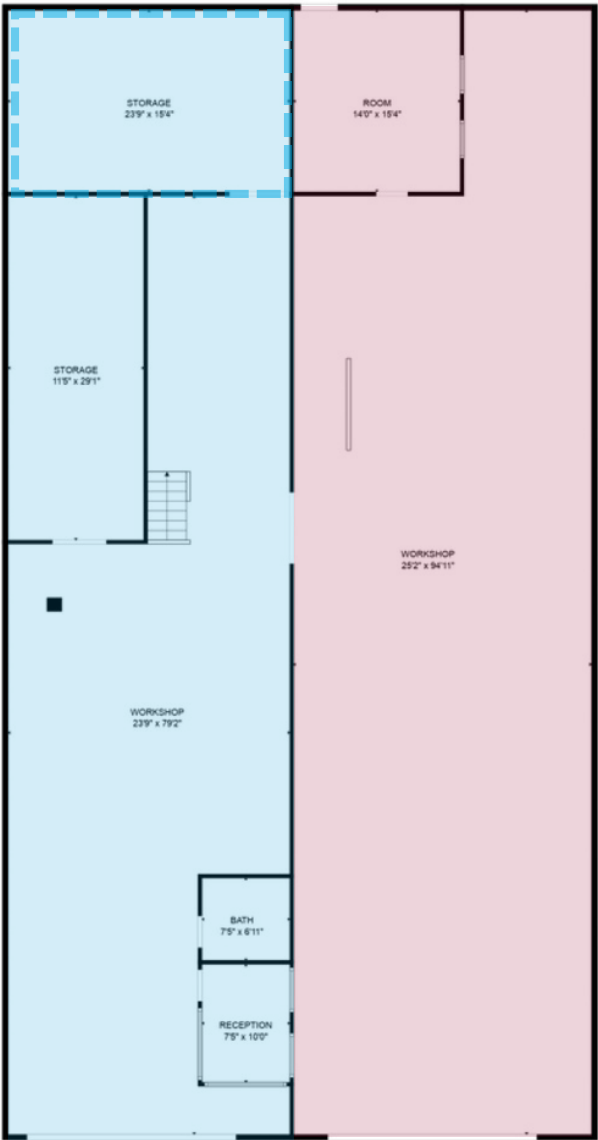
FLOOR 3



FLOOR 2

Suite 1E1: ±2,950 SF

Suite 1E2: ±2,550 SF

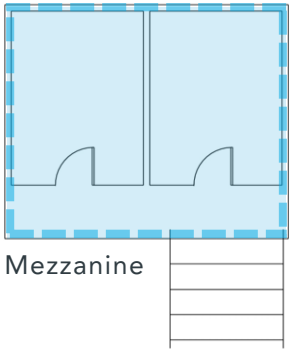
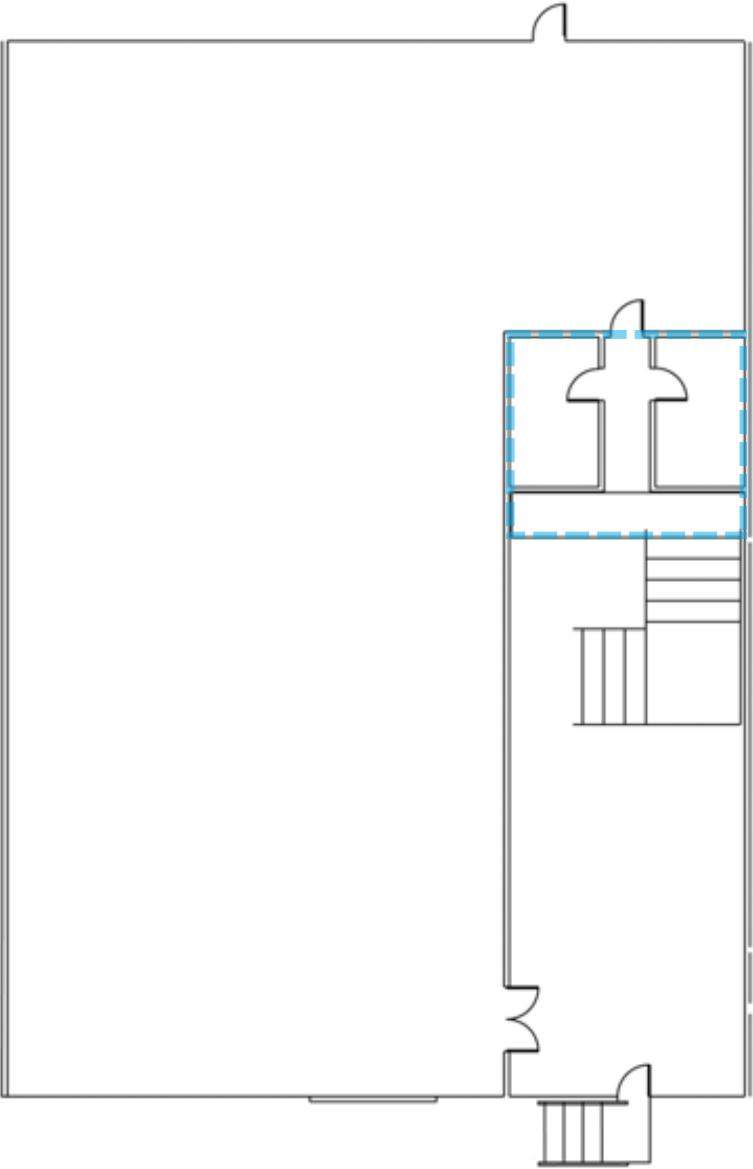
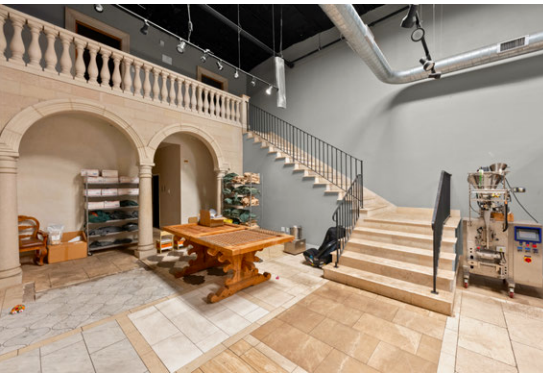


BUILDING
1

AVAILABLE
±7,390 SF

CLEAR HEIGHT
±16' – 22'

LOADING
1 Dock High



Mezzanine

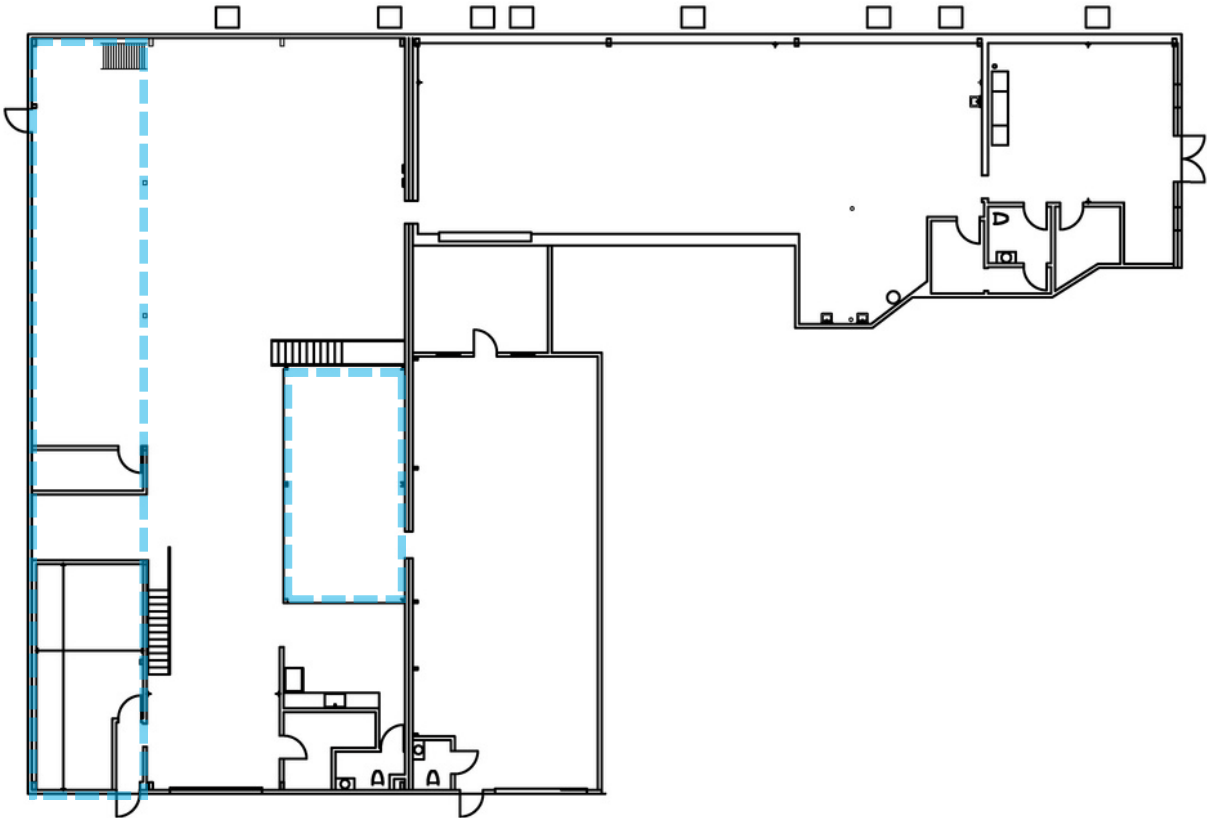
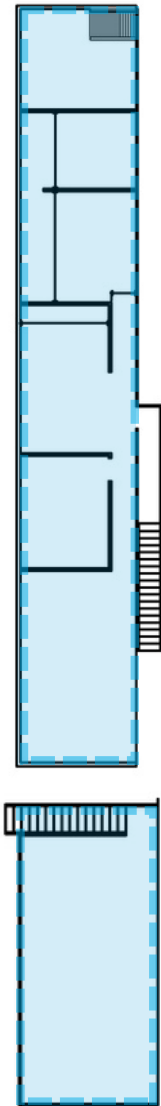
Mezzanine: ±390 SF

BUILDING
4

AVAILABLE
±11,307 SF

CLEAR HEIGHT
±22'

LOADING
Grade-Level



Mezzanine: ±1,545 SF

**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

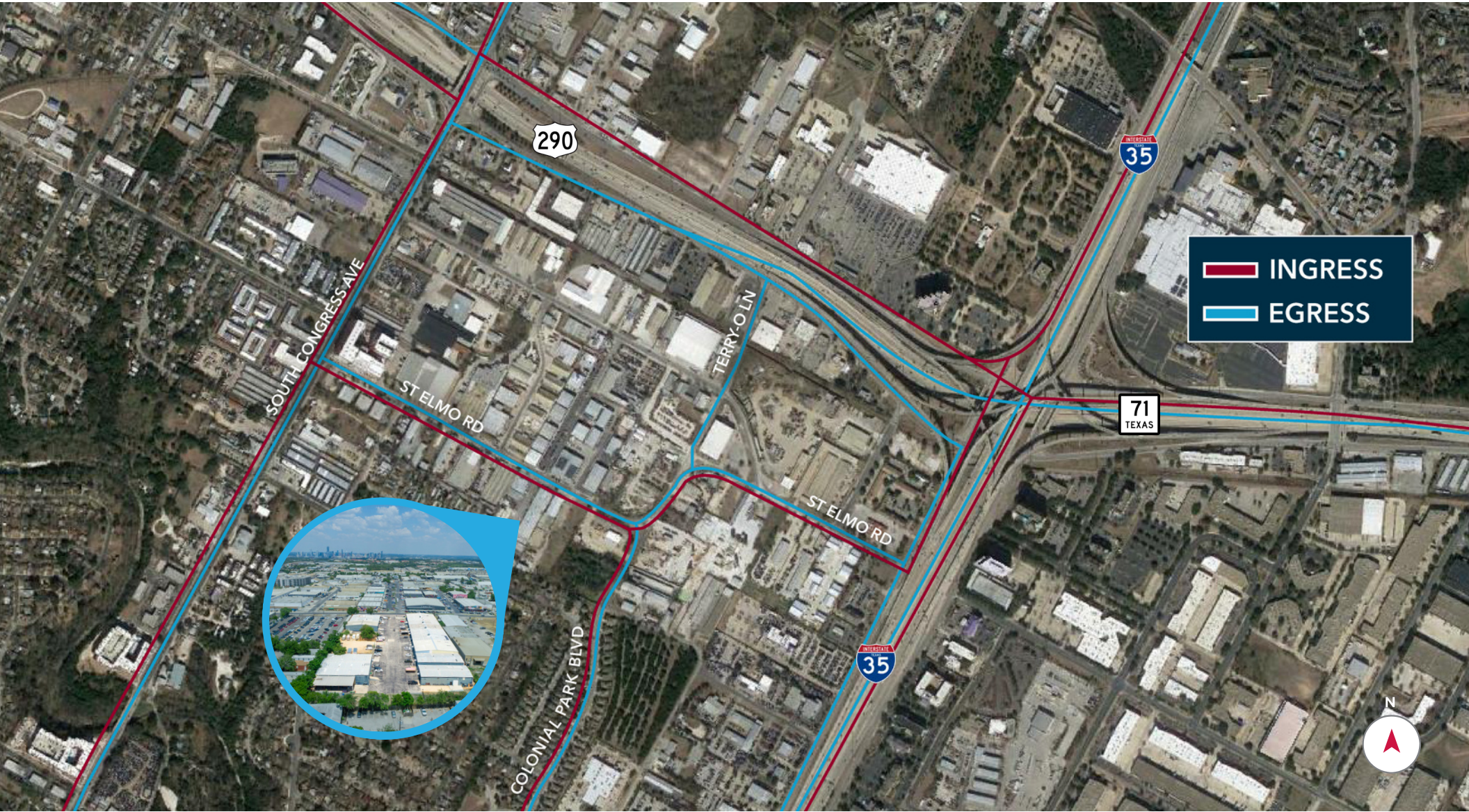
1. Chargepoint Station
2. Icon HQ
3. SEMI Studio
4. Alba Energy
5. MaerickX
6. Saronic Technologies
7. Tesla

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

2 min

BEN WHITE BLVD

3 min

TX-71

4 min

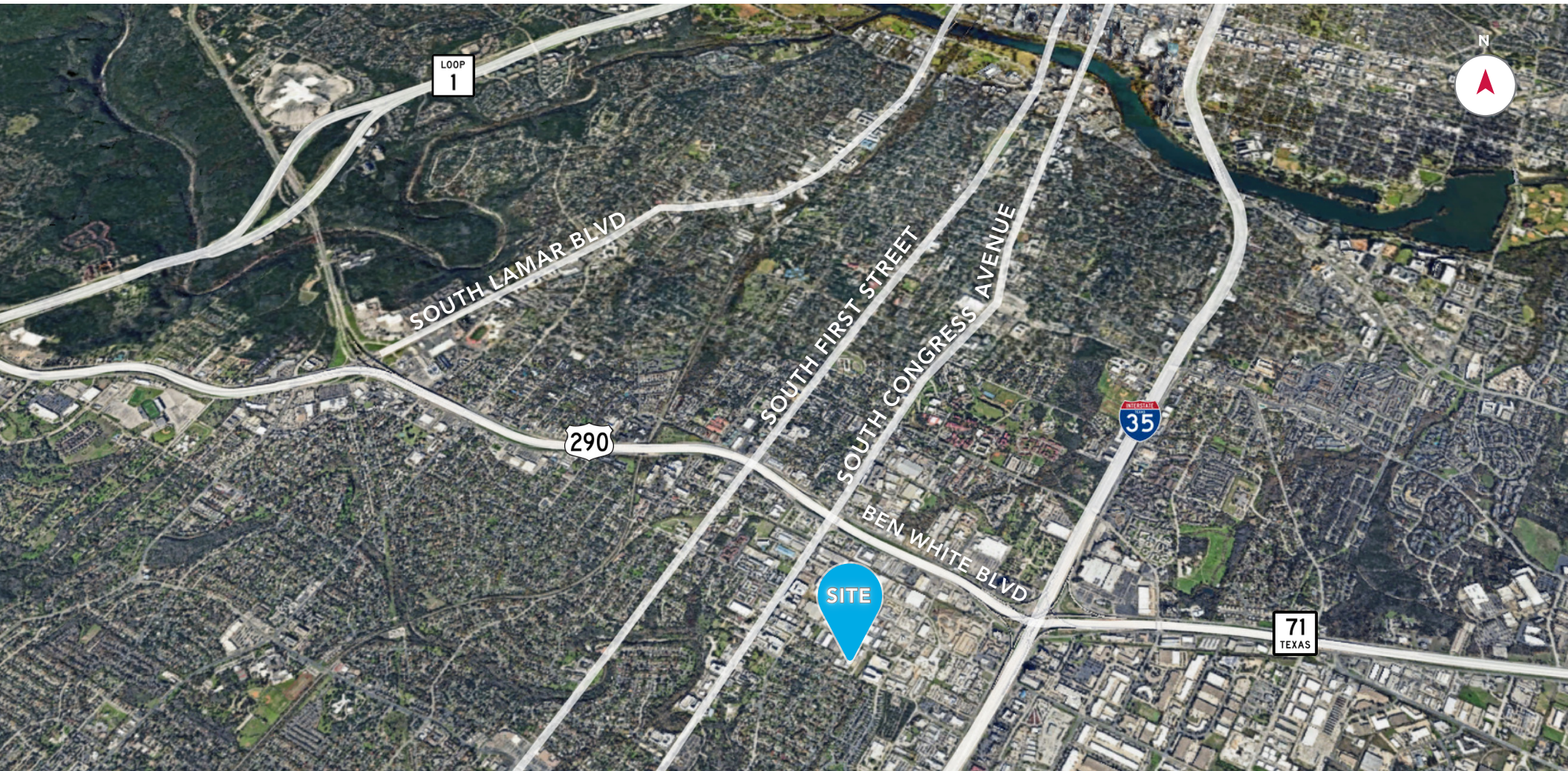
I-35

5 min

US-290

5min

Centrally Positioned, *Perfectly* Connected.

**ABIA AIRPORT**

9 min

RIVERSIDE

10 min

SOUTH CONGRESS

10 min

EAST AUSTIN

14 min

DOWNTOWN AUSTIN

15 min

415

East St. Elmo Road
Austin, Texas 78744

±2,550 – 13,110 SF
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Bldg
2

FOR MOR INFORMATION CONTACT:



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