

THE YARD

BY ELMO ARTS

440 B-1
E. ST. ELMO

5,871 SF
FLEX | CREATIVE



LEASING CONTACTS



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ELMOARTS.COM

100% HVAC
400 AMPS
3-PHASE

COMING SOON

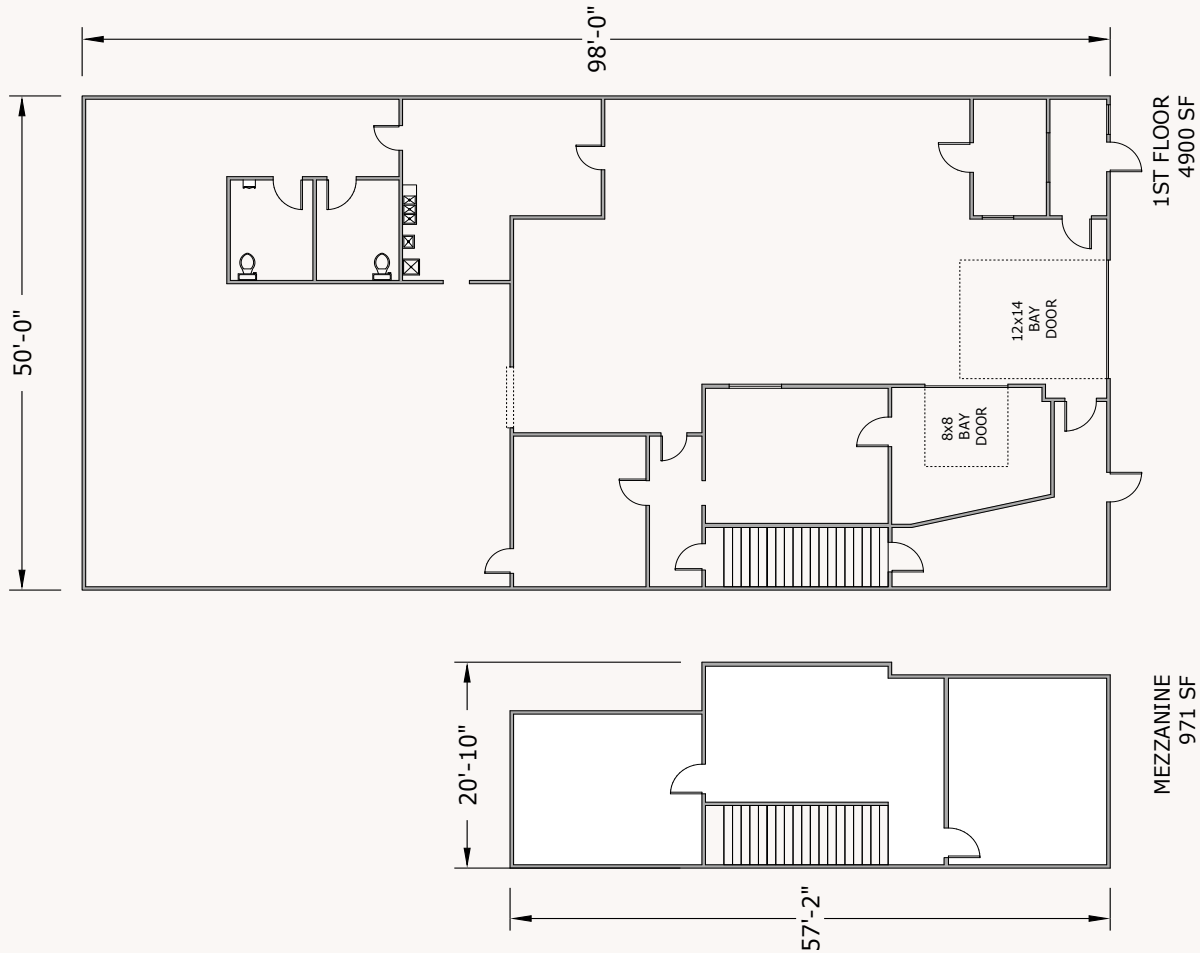
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THE YARD AMENITIES

- 250+ parking spots
- Coffee, brewery, winery, distillery, gyms
- Full list of kitchen amenities available upon request
- padel, pickleball, music stages
- Local food trucks
- Event space
- Great neighbors
- Courtyard, elevator



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ST. ELMO DISTRICT

ELMO ARTS

Downtown 4 miles North

FOR LEASE

- 1 Monk's Jazz Club
- 2 Monk's Jazz Club
- 3 **FOR LEASE**
- 4 Vollebak
- 5 Big Shoes
- 6 ATX Auctions
- 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 ICON Technologies
- 16 ICON Technologies
- 17 Stardust Garage
- 18 Einstein Moving Company
- 19 FB&E Coming Soon
- 20 ICON Technologies
- 21 ICON Technologies
- 22 Still Austin
- 23 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 Beercave
- 4 Emporia Learning
- 5 MADabolic
- 6 Arts & Labor
- 7 La Wagyeria
- 8 Allen Control Systems
- 9 Allen Control Systems
- 10 The Kitchen Pickle
- 11 **FOR LEASE**
- 12 THC Lounge
- 13 Spokesman Coffee
- 14 The Austin Winery
- 15 Allen Control Systems
- 16 Saronic
- 17 Allen Control Systems
- 18 Allen Control Systems
- 19 Bunker HQ
- 20 Allen Control Systems
- 21 Raw Paw
- 22 Woolly Beach
- 23 Tumble Tech
- 24 MaverickX
- 25 Padel Club Austin

Food Trucks

- 1 King's Taqueria
- 2 Track One
- 3 Tejas Birria
- 4 Noble Joe's Coffee
- 5 Meat Your Heart
- 6 Patty Palace
- 7 Spicy Boyz
- 8 Sterrato
- 9 Knuckle Sandwich
- 10 Pizza Den
- 11 Reem's Falafel
- 12 For God's Sake
- 13 Polvos

Legend:

- Blue line: ROW PARKING
- Red line: PROJECT CONNECT
- Yellow line: BERGSTROM SPUR TRAIL (VELLWAY TO AIBA)

Other Landmarks: Austin-Bergstrom International Airport (4 miles East), Interstate 35, Highway 71, Highway 290, Industrial Blvd, Terry-O Ln, Shelby Ln, TCR Residential, Shelby Studios, The Station, Monks, Pins, Icon, ACS, Spokesman Coffee, Vollebak, Mad, Saronic, Padel Club Austin, 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.

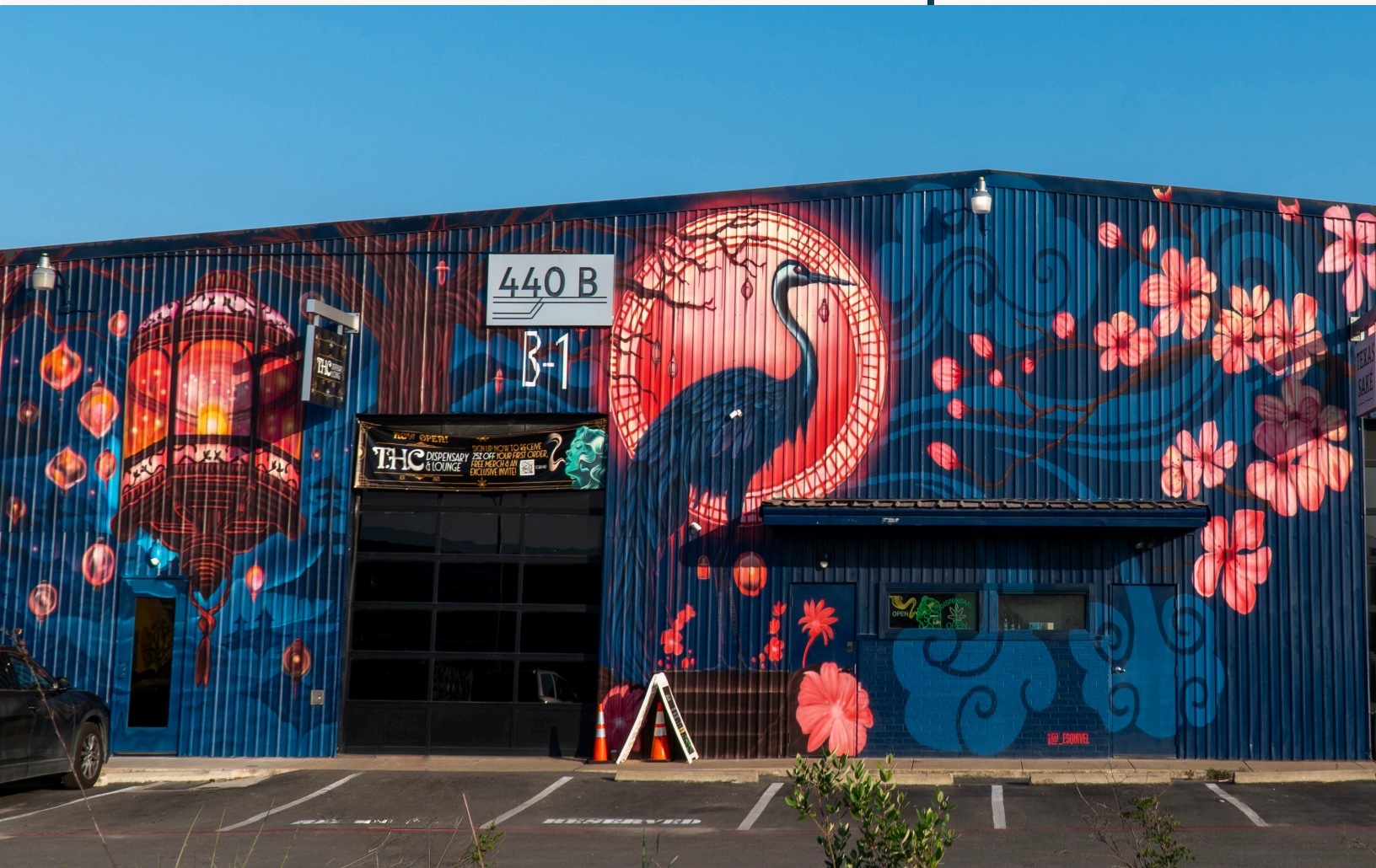
We own and manage all of our properties, which means no layers of red tape — just fast decisions, honest conversations, and partners who show up.



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