



BY
**ELMO
ARTS**

FOR LEASE

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



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FUTURE POTENTIAL

Renderings are intended to showcase the flexibility and potential of the property and do not depict current conditions. A versatile space ready to support a wide range of uses.



88,000+
POPULATION
In 3-mile radius



\$118,000+
AVG HH INCOME
Strong purchasing power

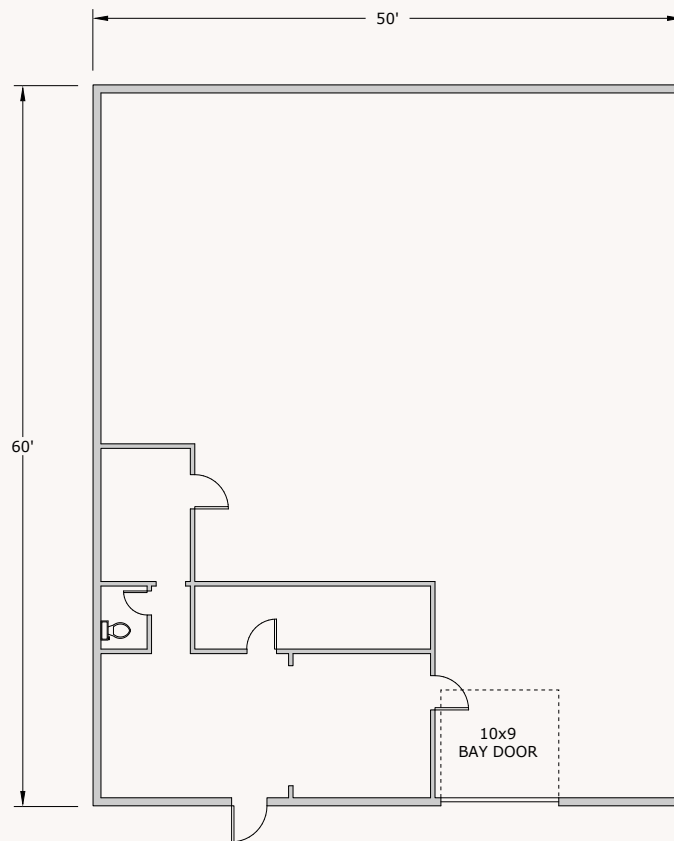


PRIME AUSTIN
LOCATION
Minutes from
downtown, I-35,
Hwy 71, and Mopac



10 MINUTES
TO AUS AIRPORT
Austin-Bergstrom
International Airport

820 SHELBY LN UNIT 102



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AMENITIES

- Bay doors
- Multiple Offices
- Parking



ST. ELMO DISTRICT



ABOUT ELMO ARTS

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.





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