

THE
YARD
BY ELMO ARTS

440D
E ST. ELMO
4,000 - 12,000 SF
OFFICE | FLEX



**LEASING
CONTACTS**



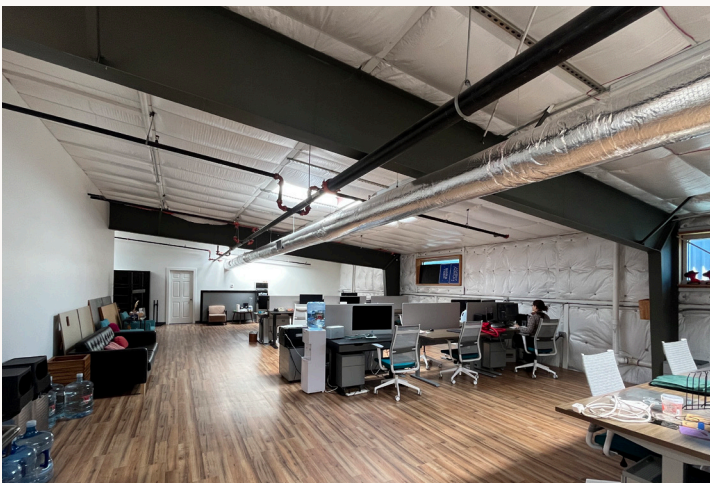
Rustie Toth
512.270.1869
rustie@elmoarts.com

ELMOARTS.COM

Adam Zimmerman
512.270.1869
adam@elmoarts.com

100% HVAC
600 AMPS
3-PHASE
**AVAILABLE
NOW**

440D E ST. ELMO



440D E ST. ELMO

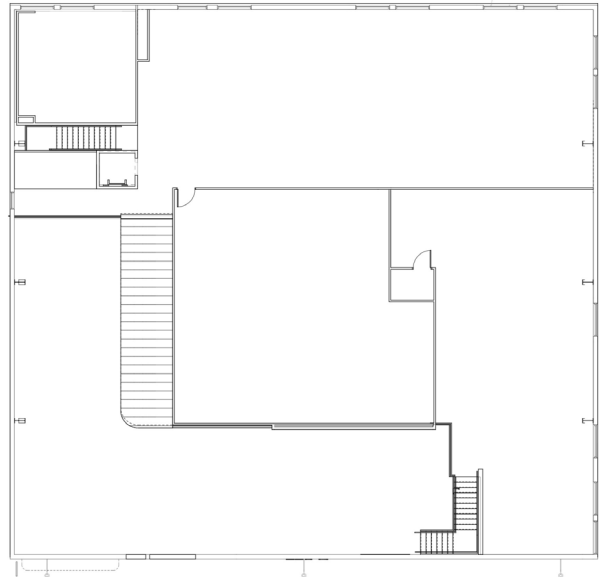


440D E ST. ELMO

FLOOR 1



FLOOR 2



THE YARD AMENITIES

- 250+ parking spots
- Coffee, brewery, winery, distillery, gyms
- padel, pickleball, music stages
- Local food trucks
- Event space
- Great neighbors
- Courtyard, elevator

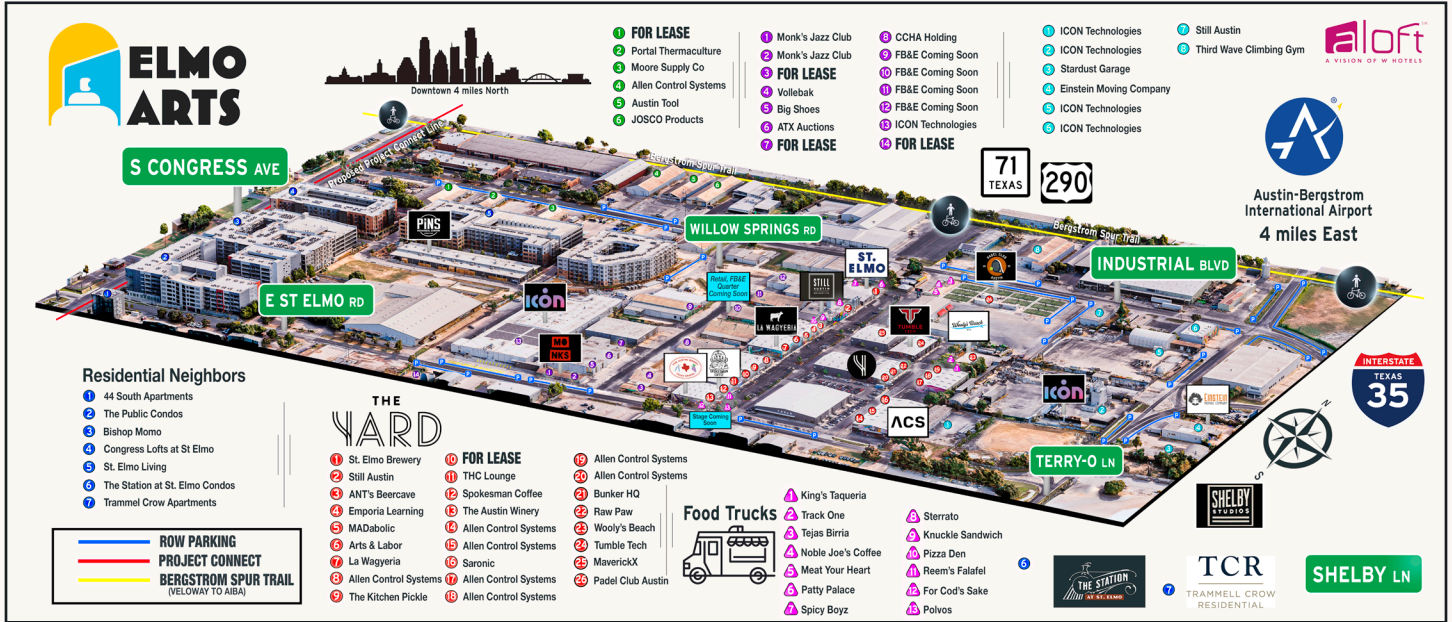
UNIT AMENITIES

- 11 Private Offices
- Conference Room
- 2 Massive open floor plan lofts
- In Unit Showers
- Multiple Restrooms
- Storage
- Private Entrance
- Elevator



440D E ST. ELMO

ST. ELMO DISTRICT



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.



THE
YARD
BY ELMO ARTS

440D
E ST. ELMO
4,000 - 12,000 SF
OFFICE | FLEX



LEASING
CONTACTS



Rustie Toth
512.270.1869
rustie@elmoarts.com

ELMOARTS.COM

Adam Zimmerman
512.270.1869
adam@elmoarts.com

100% HVAC
600 AMPS
3-PHASE

AVAILABLE
NOW