



# 4307

WILLOW SPRINGS RD

**9,600 SF**

**(2,000 SF OFFICE)**



## LEASING CONTACTS

Merrick Ungar  
512.270.9037  
merrick@elmoarts.com

**ELMOARTS.COM**

Adam Zimmerman  
512.270.1869  
adam@elmoarts.com

**100% HVAC  
800 AMPS  
3-PHASE**

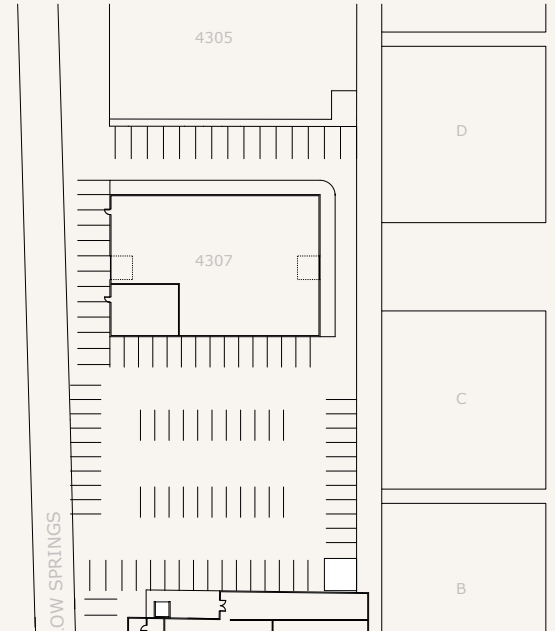
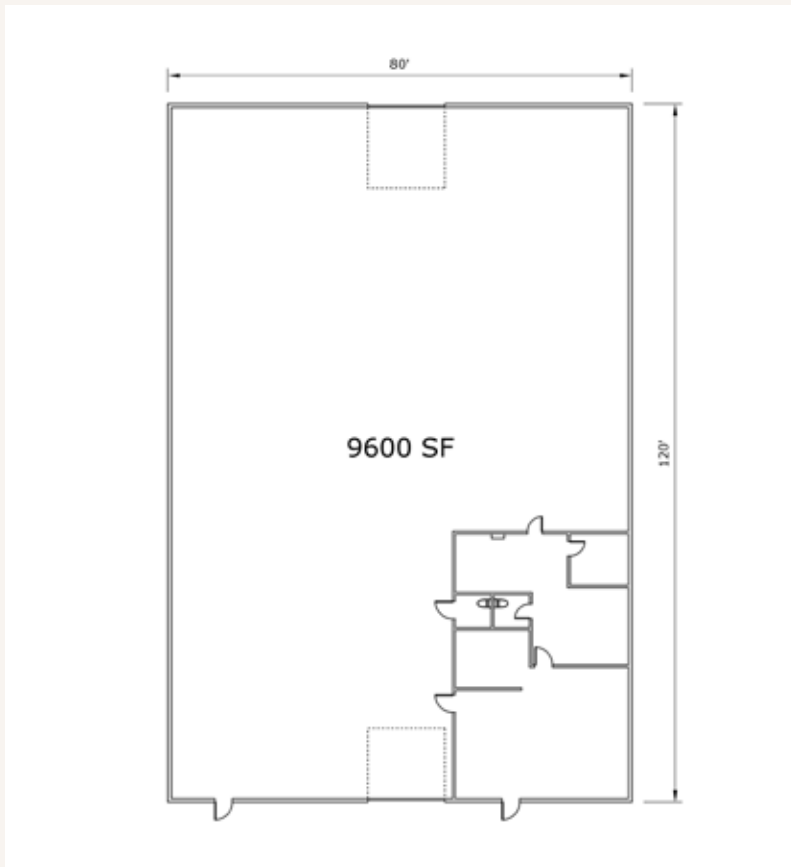
**AVAILABLE  
NOW**

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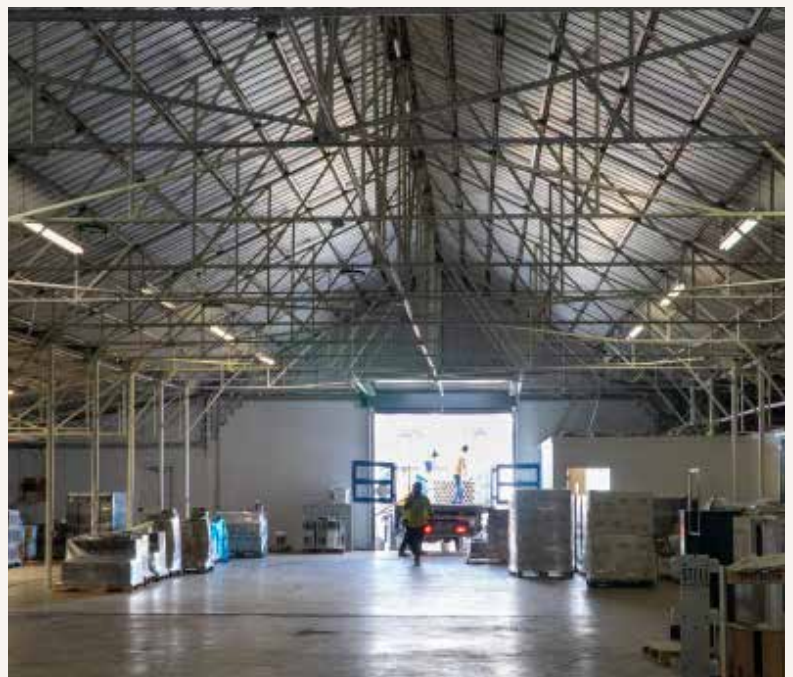


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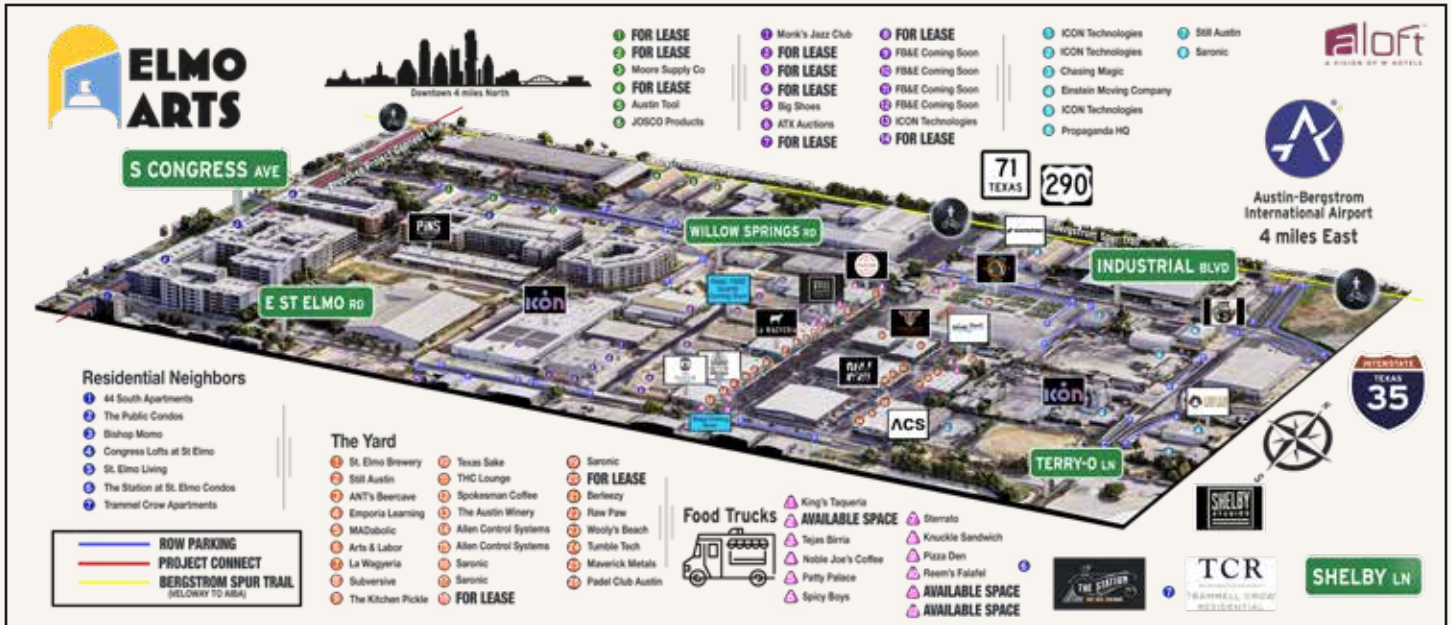
## AMENITIES

- Glass bay door
- Courtyard
- Parking



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# ST. ELMO DISTRICT



## ABOUT THE DISTRICT

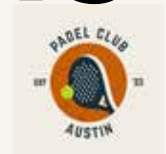
The St. Elmo District is South Austin's hotspot for food, drinks, entertainment, and innovation, just four miles south of downtown. Located between South Congress, Highway 71, and I-35, it's easily accessible to downtown, East Austin, and Austin-Bergstrom International Airport. Nestled within the St. 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.





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