

100% HVAC | STANDALONE BUILDING



115

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

±10,129 SF FOR LEASE
INDUSTRIAL / FLEX



SITE
1.14 Acres

CLEAR HEIGHT
±16'

HVAC
100%

LOADING
Grade-Level

AVAILABLE
±10,129 SF

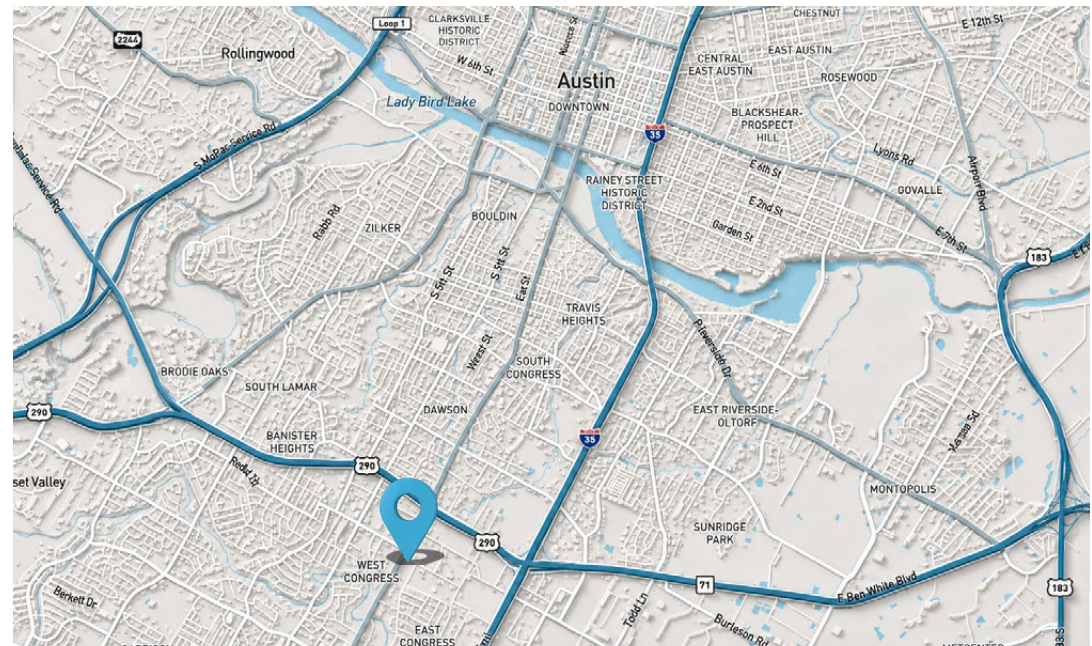
PARKING
2.5 : 1,000

— AVAILABILITY

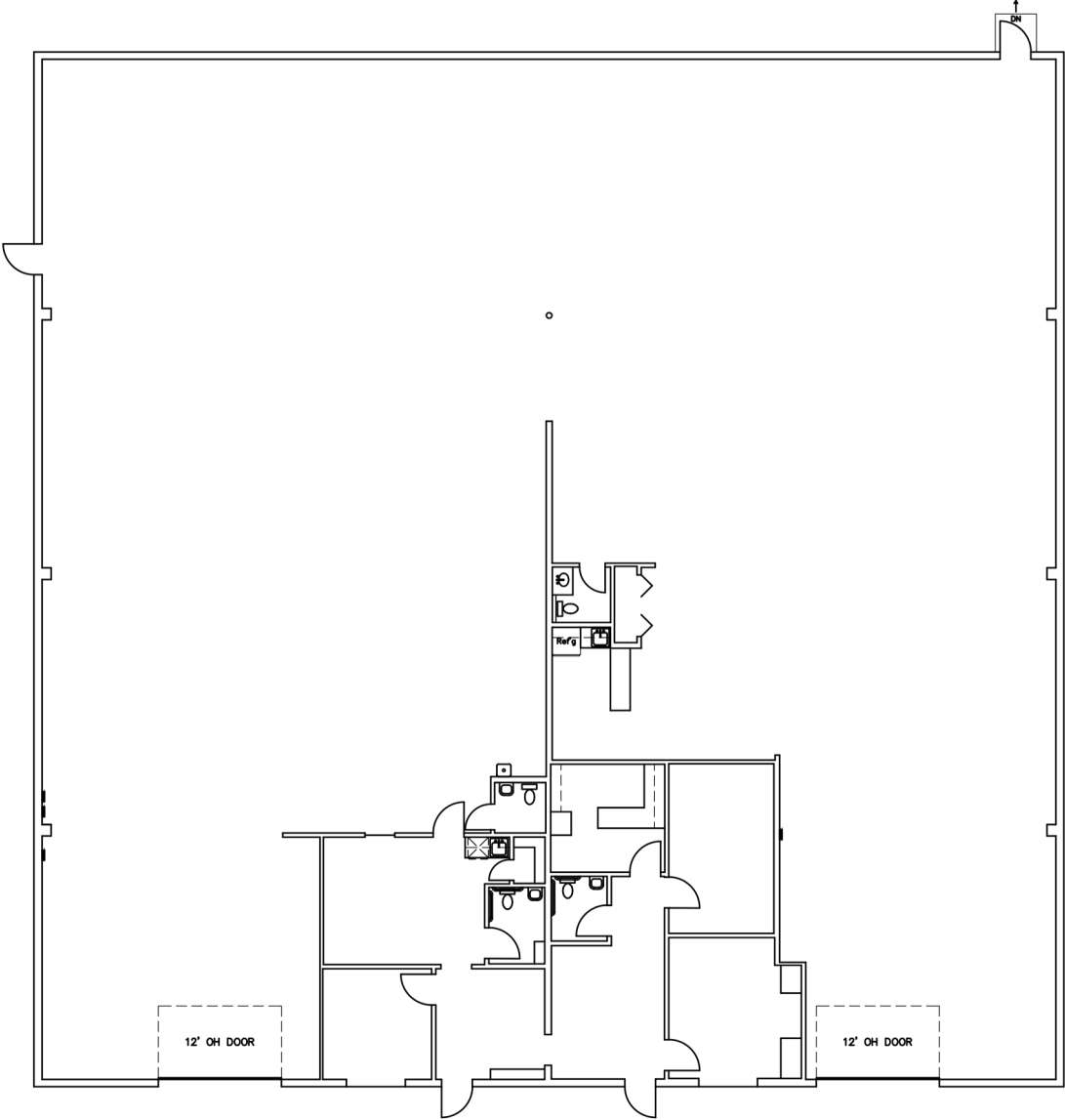
- **BUILDING A:** ±10,129 SF
 - Flex / Showroom / Creative Office
 - Standalone Building
 - 1,301 SF office area
 - 100% HVAC

— BUILDING FEATURES

- 2.5:1,000 Parking
- 2 Grade-Level Overhead Doors
- ±16' Clear Height
- Direct Frontage on E. St. Elmo Road
- Strategic Location near ABIA and CBD
- Located next to The Yard



BUILDING A	AVAILABLE ±10,129 SF	CLEAR HEIGHT ±16'	DOORS (2) 10' x 12' Grade Level	HVAC 100%
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**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

1 min

BEN WHITE BLVD

3 min

TX-71

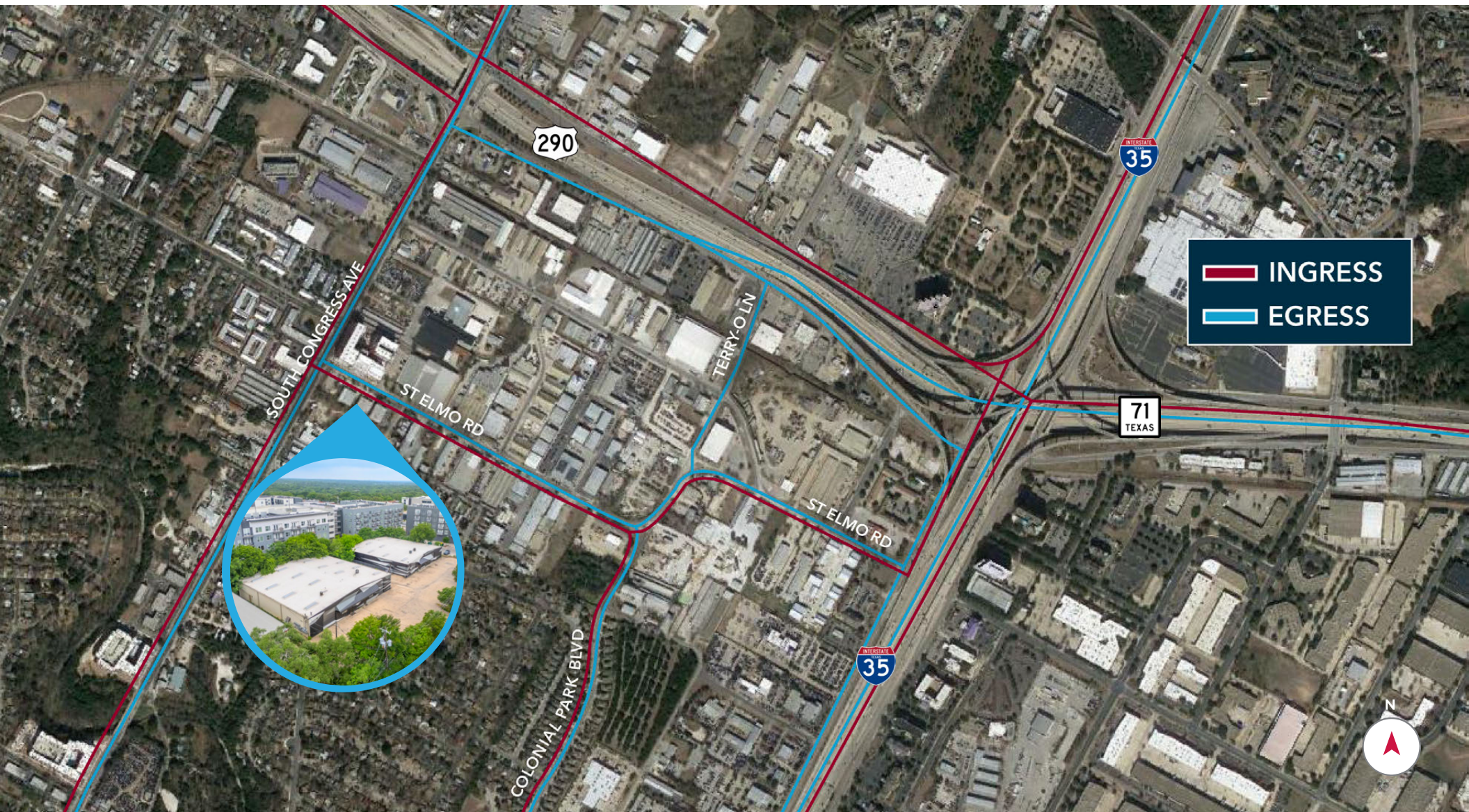
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I-35

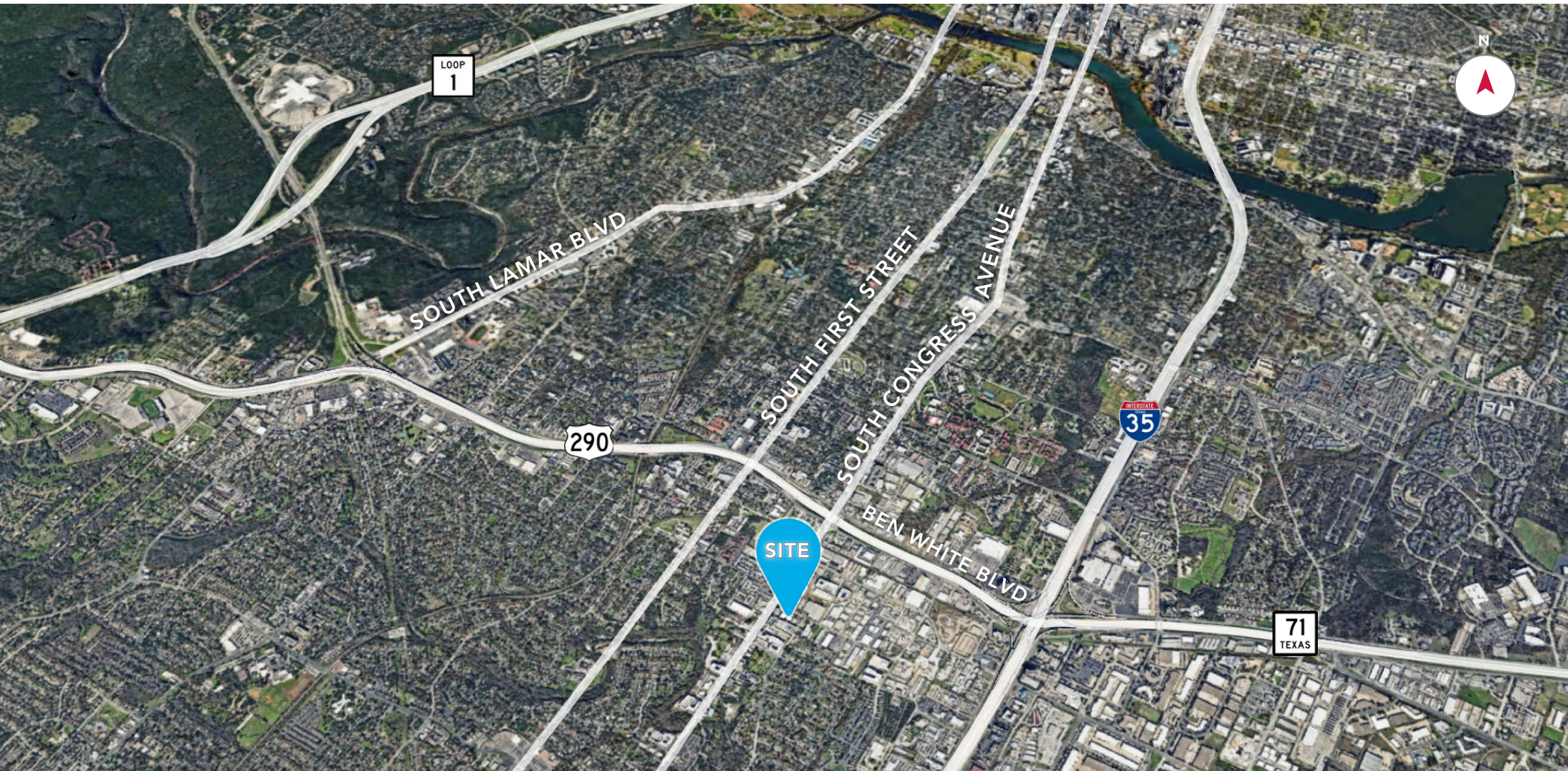
5 min

US-290

5 min



Centrally Positioned, *Perfectly* Connected.

**SOUTH CONGRESS**

7 min

RIVERSIDE

9 min

AUSTIN AIRPORT

12 min

EAST AUSTIN

14 min

DOWNTOWN AUSTIN

15 min

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FOR MORE INFORMATION CONTACT:



Mitchell Becker
512-410-8265

mbecker@lee-associates.com

Michael Smith
512-410-8270

msmith@lee-associates.com