

4411 S Congress Ave | Austin, TX 78745



44 SOUTH



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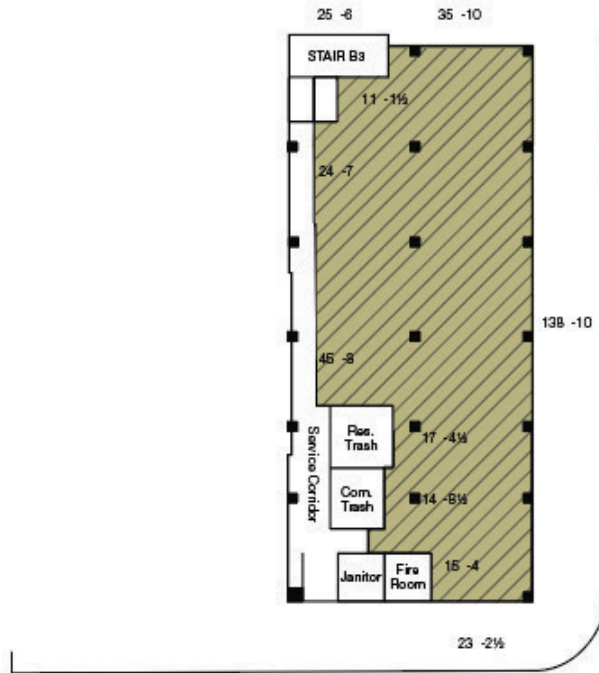
## Retail & Creative Office Opportunities at South Congress & Saint Elmo

Delivering sophisticated, unmatched amenities to Austin's St. Elmo district, 44South offers retail and creative office opportunities located directly on South Congress Avenue—the city's newest culinary and arts destination. Located on South Congress Avenue, 44South combines culture, craftsmanship, and design with walkable convenience to Austin's legendary southside neighborhood. It's a place with boundless energy, unceasing inspiration, and remarkable comfort. It's South Congress, continued.

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# Site Plan

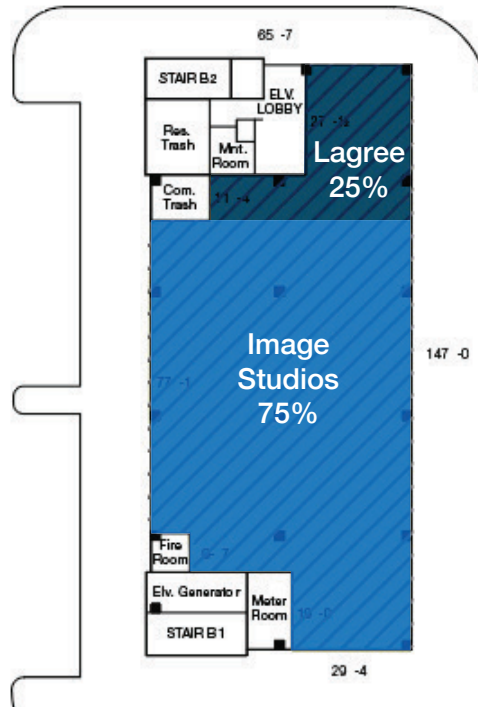
Creative Office &  
Retail Opportunity



South Congress Avenue

## Building Two

7,128 SF Available



Downtown Austin

## Building One

9,545 SF Total

*Fully Leased*

# Building Photos



Creative Office &  
Retail Opportunity

Building One

Building Two

# Drinks + Food

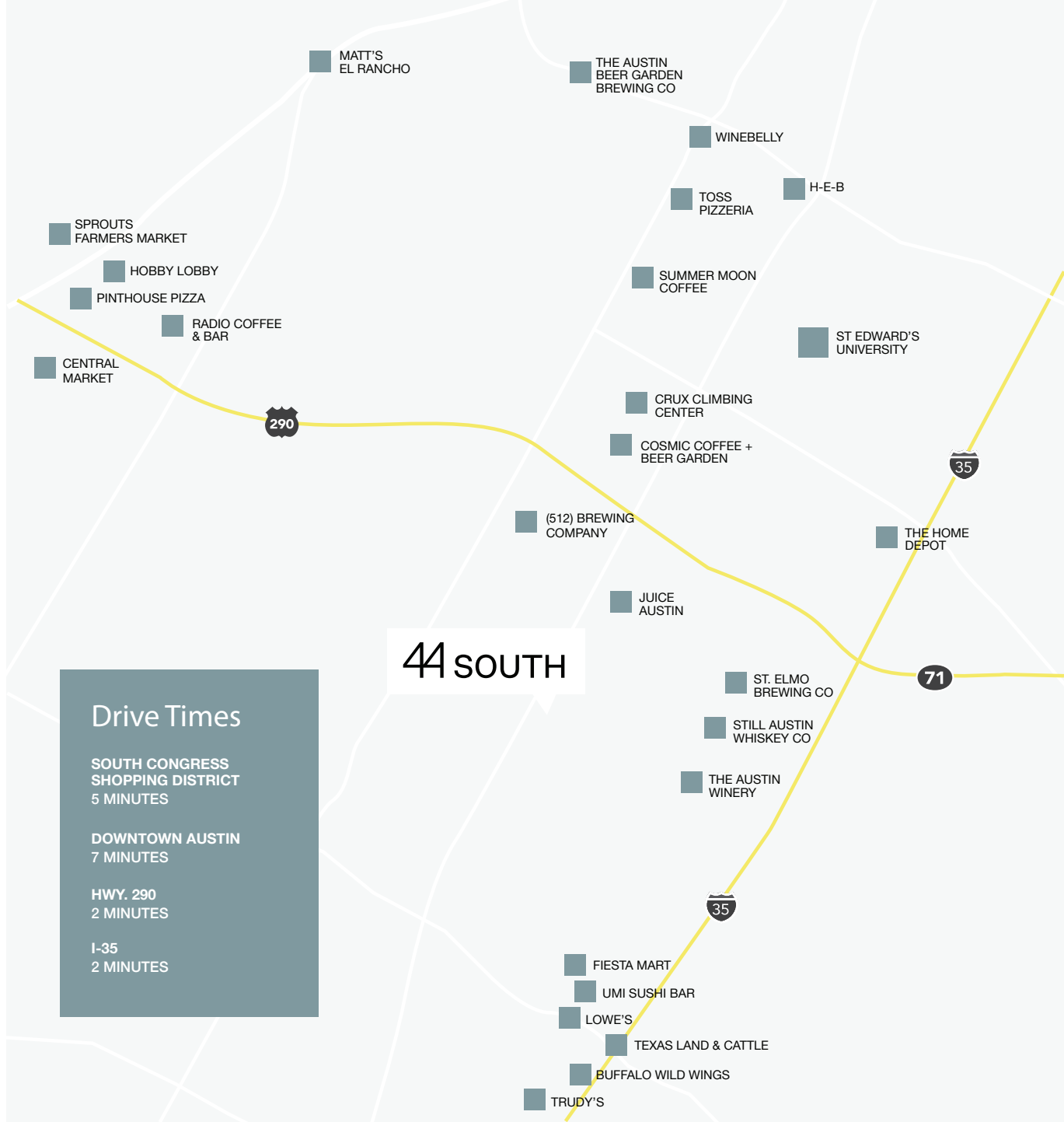
- Matt's El Rancho
- St. Elmo Brewing
- (512) Brewing Company
- Juice Austin
- Still Austin Whiskey
- The Austin Winery
- Summer Moon Coffee
- Twin Peaks Austin
- St. Elmo Food Truck Court
- Casa Maria
- Whataburger
- Cosmic Coffee
- Wham Bam Bagels

# Retailers

- Fiesta Mart
- Lowe's
- The Home Depot
- H-E-B
- Stassney Heights
- Sprouts Farmers Market
- SoCo Select Farmers
- Walmart Supercenter
- Stassney Square
- Walgreens

# Entertainment

- Cathedral of Junk
- Broken Spoke
- Williamson Creek Greenbelt
- Garrison Park
- Mary Moore Searight Off Leash Area
- Downtown Austin
- South Congress Shopping District





## Here Comes the Neighborhood

Experience the best of both old and new South Congress at 44South, where you're just blocks away from the street's long-established dining and nightlife hotspots and surrounded by the new stars of the emerging St. Elmo district.

The district includes the laid-back breweries, distilleries, restaurants, and galleries of St. Elmo Yard alongside the slightly more refined culinary offerings of the St. Elmo Public Market. Of course, you're not limited to the neighborhood, thanks to South Congress connecting you to greater Austin.



For Leasing Information,  
Contact Bridgepoint Real Estate

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