



# ELMO ARTS

# 109

INDUSTRIAL BLVD

11,000 SF

FLEX / CREATIVE



## LEASING CONTACTS

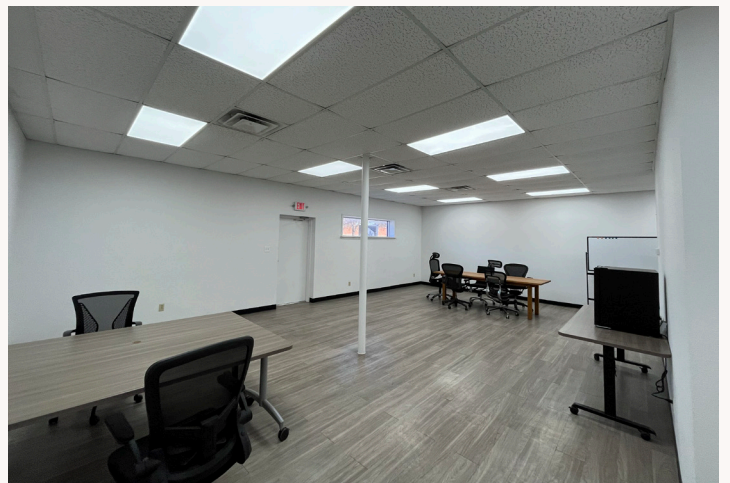
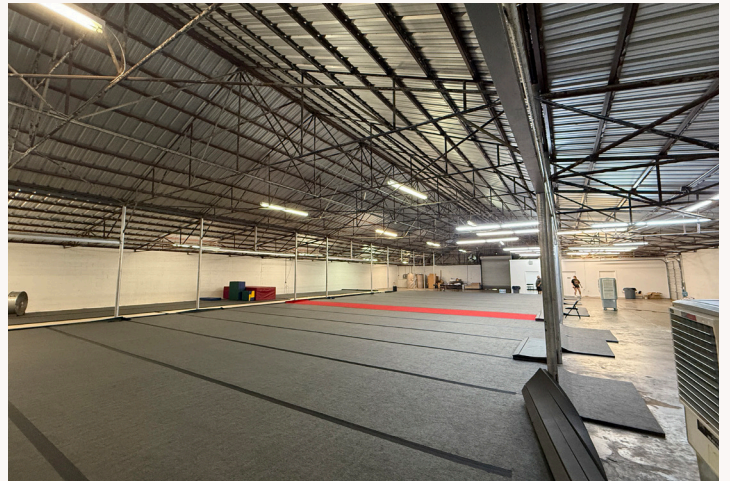
Rustie Toth  
512.270.1869  
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**ELMOARTS.COM**

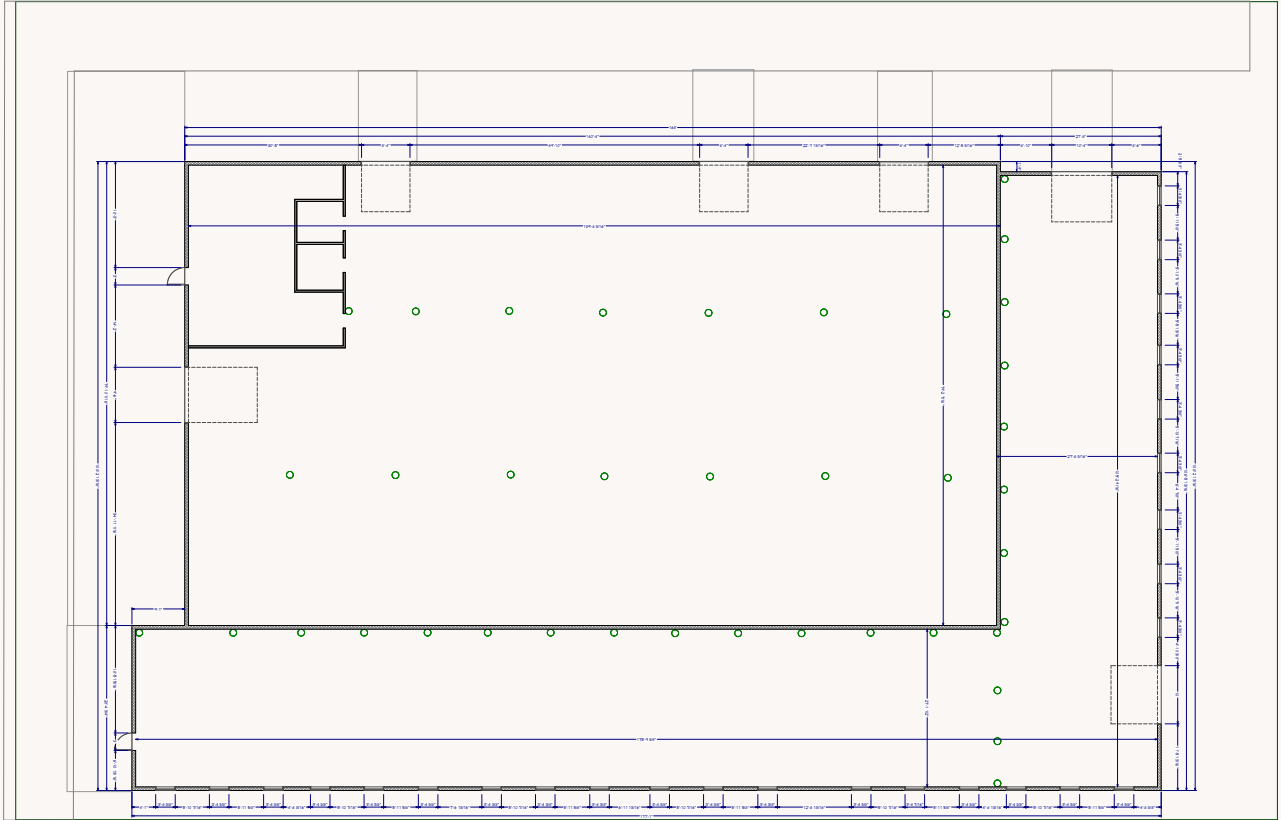
Adam Zimmerman  
512.270.1869  
adam@elmoarts.com

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

# 109 INDUSTRIAL BLVD



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# ST. ELMO DISTRICT

**ELMO ARTS**

**FOR LEASE**

- 1 Portal ThermaCulture
- 2 Moore Supply Co
- 3 Allen Control Systems
- 4 Austin Tool
- 5 JOSCO Products

- 1 Monk's Jazz Club
- 2 Monk's Jazz Club
- 3 **FOR LEASE**
- 4 Vollebak
- 5 Big Shoes
- 6 ATX Auctions
- 7 **FOR LEASE**

- 8 CCHA Holding
- 9 FB&E Coming Soon
- 10 FB&E Coming Soon
- 11 FB&E Coming Soon
- 12 FB&E Coming Soon
- 13 ICON Technologies
- 14 **FOR LEASE**

- 15 ICON Technologies
- 16 Still Austin
- 17 Third Wave Climbing Gym

**Residential Neighbors**

- 1 44 South Apartments
- 2 The Public Condos
- 3 Bishop Momo
- 4 Congress Lofts at St Elmo
- 5 St. Elmo Living
- 6 The Station at St. Elmo Condos
- 7 Trammel Crow Apartments

**THE YARD**

- 1 St. Elmo Brewery
- 2 Still Austin
- 3 ANT's Beercave
- 4 Emporia Learning
- 5 MADabolic
- 6 Arts & Labor
- 7 La Wagyeria
- 8 Allen Control Systems
- 9 The Kitchen Pickle

- 10 **FOR LEASE**
- 11 THC Lounge
- 12 Spokesman Coffee
- 13 The Austin Winery
- 14 Allen Control Systems
- 15 Allen Control Systems
- 16 Saronic
- 17 Allen Control Systems
- 18 Allen Control Systems
- 19 Allen Control Systems

- 20 Allen Control Systems
- 21 Allen Control Systems
- 22 Bunker HQ
- 23 Raw Paw
- 24 Woolly's Beach
- 25 Tumble Tech
- 26 MaverickX
- 27 Padel Club Austin

**Food Trucks**

- King's Taqueria
- Track One
- Tejas Birria
- Noble Joe's Coffee
- Meat Your Heart
- Patty Palace
- Spicy Boyz
- Sterrato
- Knuckle Sandwich
- Pizza Den
- Reem's Falafel
- For Cod's Sake
- Polvos

**Legend:**

- Blue line: ROW PARKING
- Red line: PROJECT CONNECT
- Yellow line: BERGSTROM SPUR TRAIL (WELDRAY TO ABIA)

## 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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