

201-207 E ST ELMO RD



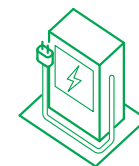
AUSTIN CREATIVE OFFICE



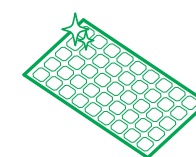
redcar CBRE

46,565 SF 3 BUILDING CAMPUS OPPORTUNITY

Community driven development with indoor / outdoor space at the forefront of design.



At 201-207 E St Elmo Rd in Austin, sustainability takes center stage with innovative features like electric vehicle (EV) chargers integrated throughout the campus.



The incorporation of solar power to the site is another example of how sustainability is integral to the design of 201-207 E St Elmo Rd.

DETAILS

STE 100

± 12,978 RSF
TWO STORIES

STE 200

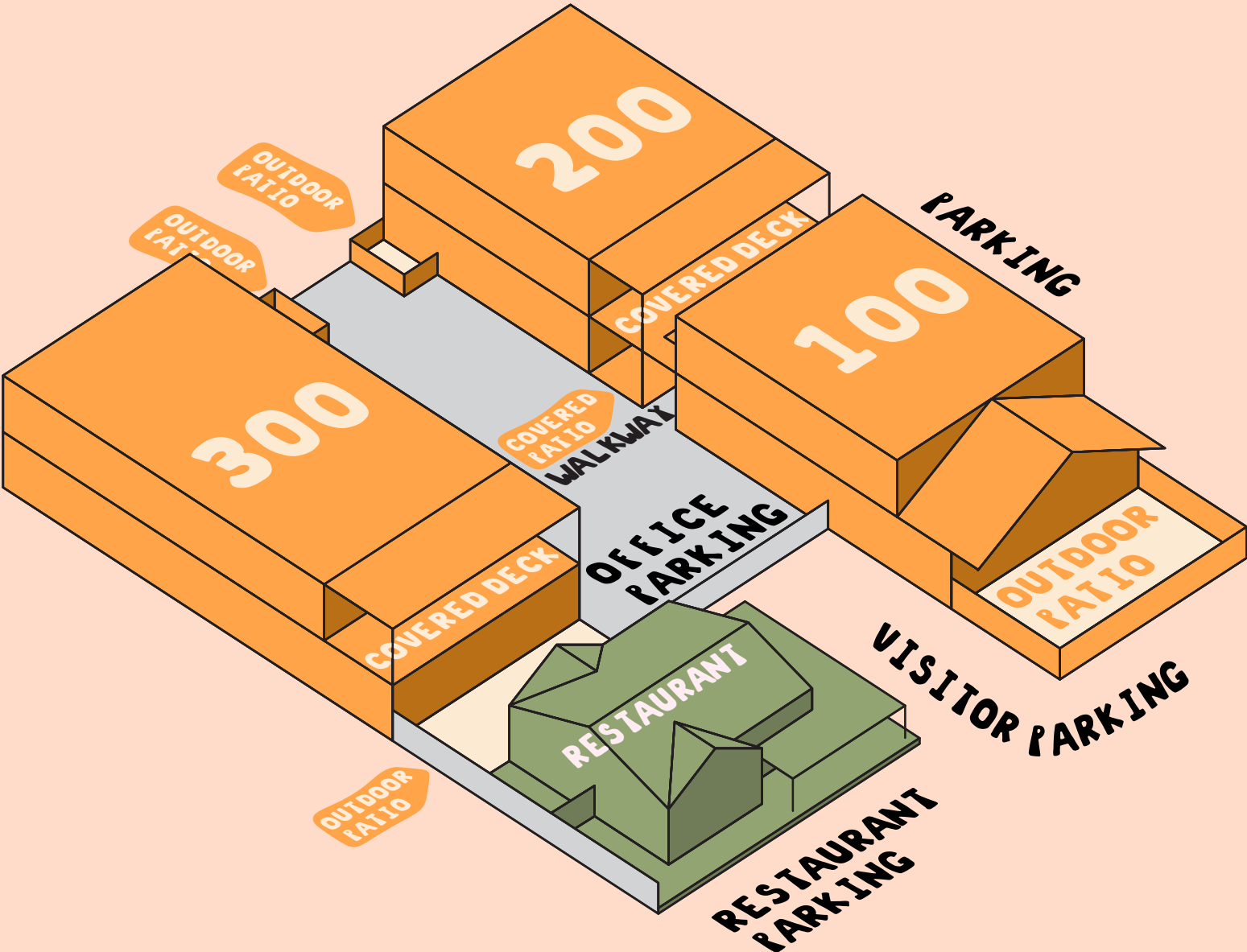
± 14,260 RSF
TWO STORIES

STE 300

± 19,327 RSF
TWO STORIES

OFFICE TOTAL ± 46,565 RSF

RESTAURANT ± 5,178 RSF



TOTAL AREA

±46,565 RSF (Divisible)

DELIVERY

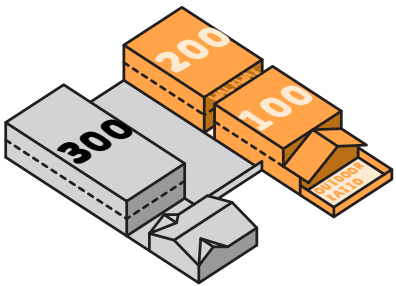
Q4 2025

PARKING

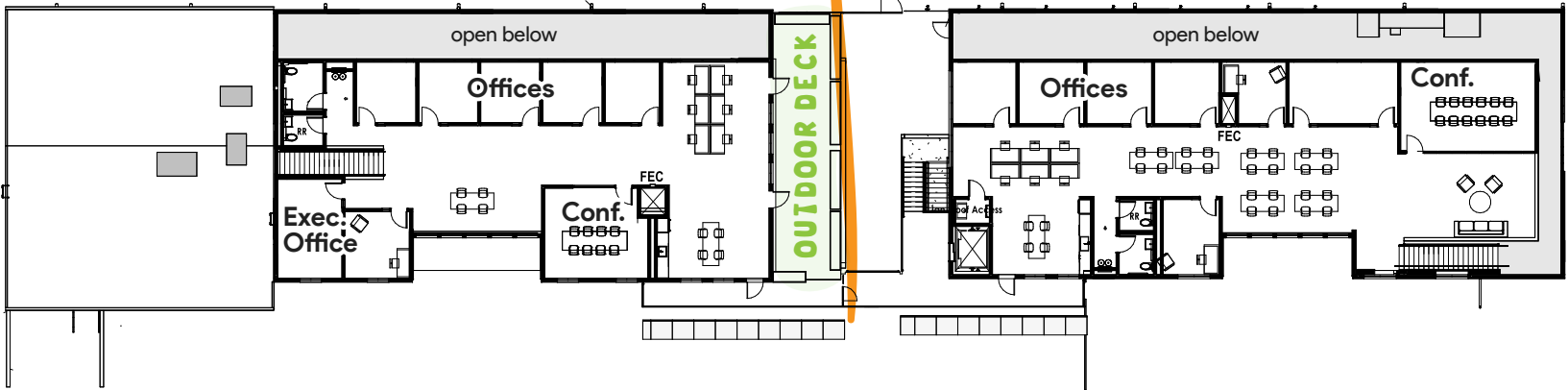
3 per 1,000 RSF on-site
including secured parking
and EV charging

SUITES

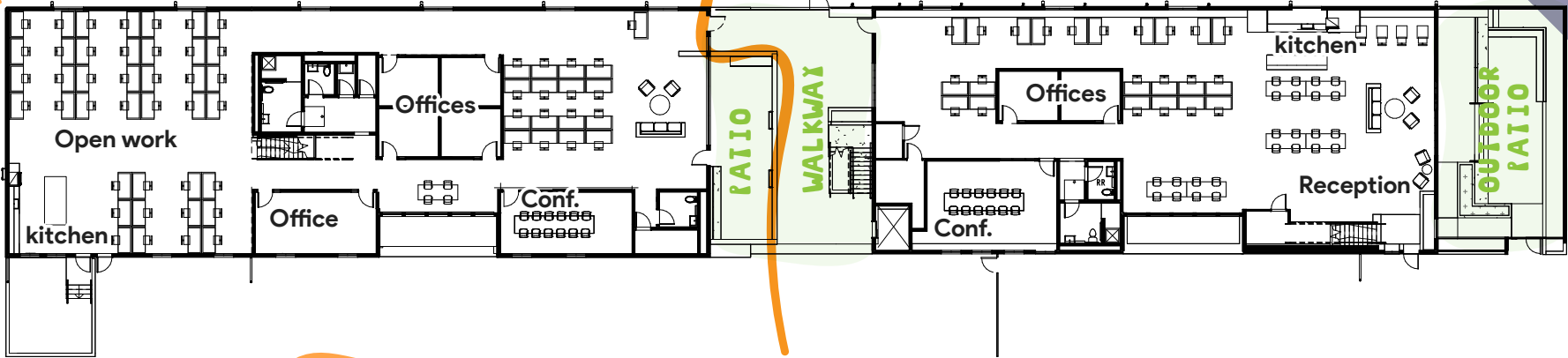
100 AND 200



2ND FLOOR



1ST FLOOR



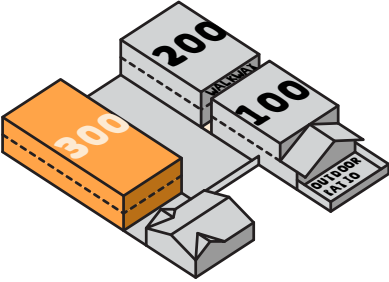
SUITE 200
±14,000 RSF

SUITE 100
±13,000 RSF

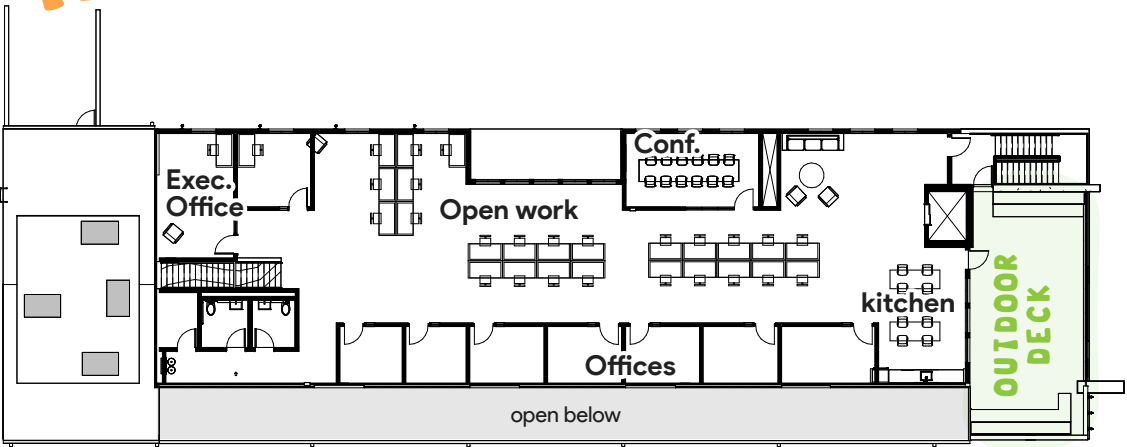


*Not to scale. Hypothetical test fit & demising plan

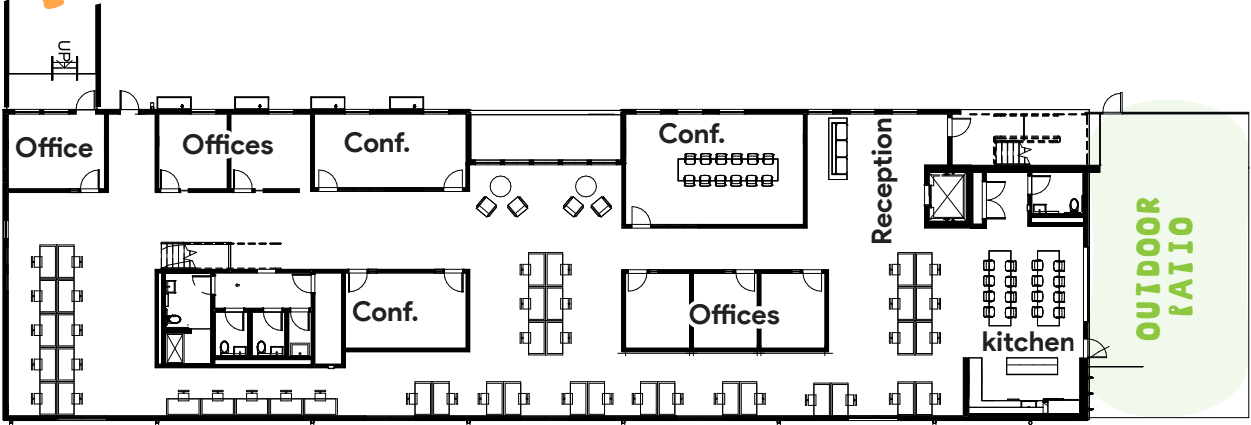
SUITE 300



2ND FLOOR



1ST FLOOR



SUITE 300
±19,000 RSF



*Not to scale. Hypothetical test fit & demising plan

ACCESSIBLE

14 MIN

Downtown

9 MIN

South Congress

11 MIN

Bergstrom Airport

12 MIN

East Austin

18 MIN

Westlake Hills



ST ELMO DISTRICT TODAY



46,500 SF
New ground floor retail

1,367
Apartment Units

643
Condo Units

942
Apartment units under construction

WALKABLE RETAIL

1. Wham Bam Bagels St Elmo
2. Spicy Boys Fried Chicken
3. Patty Palace
4. Huckleberry
5. Knuckle Sandwich
6. Kings Taqueria Y Mas
7. Texas Sushiko
8. Little City Coffee Roasters
9. Spokesman - South
10. Pizza Den
11. Pins Mechanical Co.

BOOZE

1. Vacancy Brewing
2. The Austin Winery
3. Texas Sake Company
4. Austin Cocktails
5. Still Austin Whiskey Co.
6. St. Elmo Brewing Company

ACTIVE LIFESTYLE

1. Evolve Health & Performance
2. Ants Beer Cave
3. MADabolic Austin South
4. Padel Club Austin
5. Wooly's Beach Volleyball ATX
6. FOGO CrossFit
7. Pickleball Courts

FORWARD THINKING COMPANIES

1. Icon HQ
2. Tesla
3. Saronic
4. Vaccaro Gamers
5. Spark Charge
6. Morrison Supply
7. Big Shoes
8. Winsupply of Austin
9. Subvrsive
10. Collective Block
11. Raw Paw

RESIDENTIAL

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

ST ELMO DISTRICT TOMORROW

2,145

Units Forthcoming
Within 0.5 Miles



	NAME	UNITS	DELIVERY
1	Warehouse at Soco	245	2026
2	St. Elmo Condos	150	2026
3	The Hills at South Congress	400	2027
4	600 Industrial Blvd	600	2027
5	4325 S Congress Ave	230	2027
6	4700 Weidermar Ln	520	2027



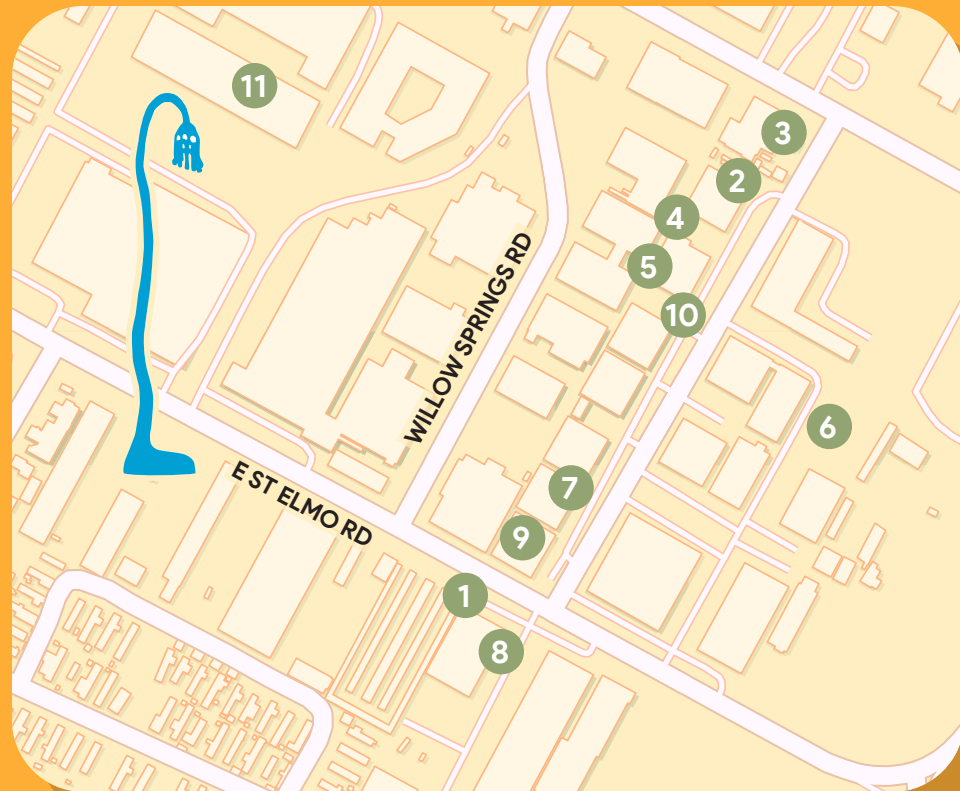
THE HILLS AT SOUTH CONGRESS



WAREHOUSE AT SOCO

WALKABLE RETAIL

1. Wham Bam Bagels St Elmo
2. Spicy Boys Fried Chicken
3. Patty Palace
4. Huckleberry
5. Knuckle Sandwich
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9. Spokesman Coffee
10. Pizza Den
11. Pins Mechanical Co.



Wham Bam Bagels

Housed in a vintage pink van, Wham Bam Bagels puts a unique twist on the New York Deli classic, serving up a tempting selection of bagel sandwiches and coffee.



Spicy Boys Fried Chicken

A food trailer that serves Pan-Asian-inspired fried chicken, wings, sandwiches and sides.



Knuckle Sandwich

A popular sandwich shop offering hearty, handcrafted sandwiches with quality meats, fresh veggies and bold, sweet and spicy sauces.



Texas Sushiko

Founded by former Uchi chef Michael Carranza, Texas Sushiko serves open-face sushi hand rolls, aka sushi tacos, inside Texas Saké Co.



Little City Coffee Roasters

A quaint coffee shop specializing in roasting and brewing high-quality coffee beans.

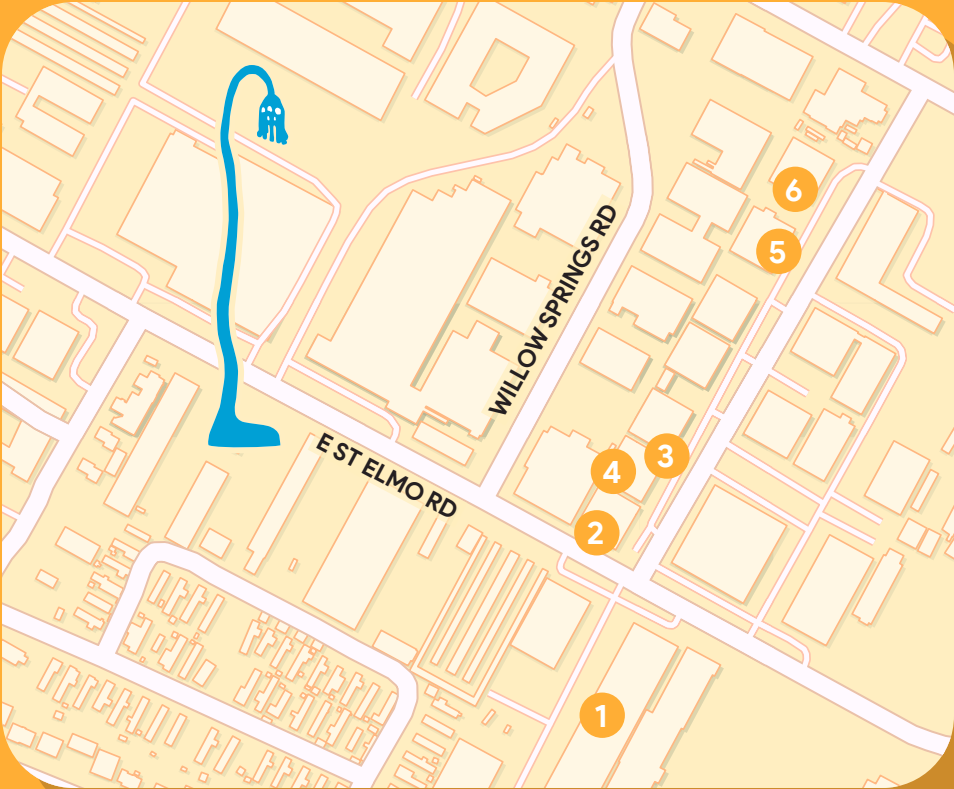


Spokesman Coffee

A café by day and a bar by night—a roast house serving craft coffee, wine, draft beer and food.

BOOZE

- 1. Vacancy Brewing
- 2. The Austin Winery
- 3. Texas Saké Company
- 4. Austin Cocktails
- 5. Still Austin Whiskey Co.
- 6. St. Elmo Brewing Co.



Vacancy Brewing

A vibrant brewery known for its diverse selection of craft beers, friendly ambiance and spacious outdoor patio, it's a great spot to relax and savor a cold brew with friends.



The Austin Winery

Austin's first full-production, grape-to-glass winery handcrafting wines exclusively from Texas-grown fruit. Open for tastings, parties and events.



Texas Saké Company

A craft saké maker blending traditional Japanese techniques with Texas flair, offering a cozy tasting room to explore a variety of saké flavors.



Austin Cocktails

A Texas-based, craft cocktail company founded by independently accomplished entrepreneurs and sisters, Jill Burns and Kelly Gasink.



Still Austin Whiskey Co.

Austin's first post-Prohibition whiskey distillery, Still Austin specializes in grain-to-glass whiskey, gin and bourbon. The distillery offers daily tours, private events, live entertainment and a food truck.

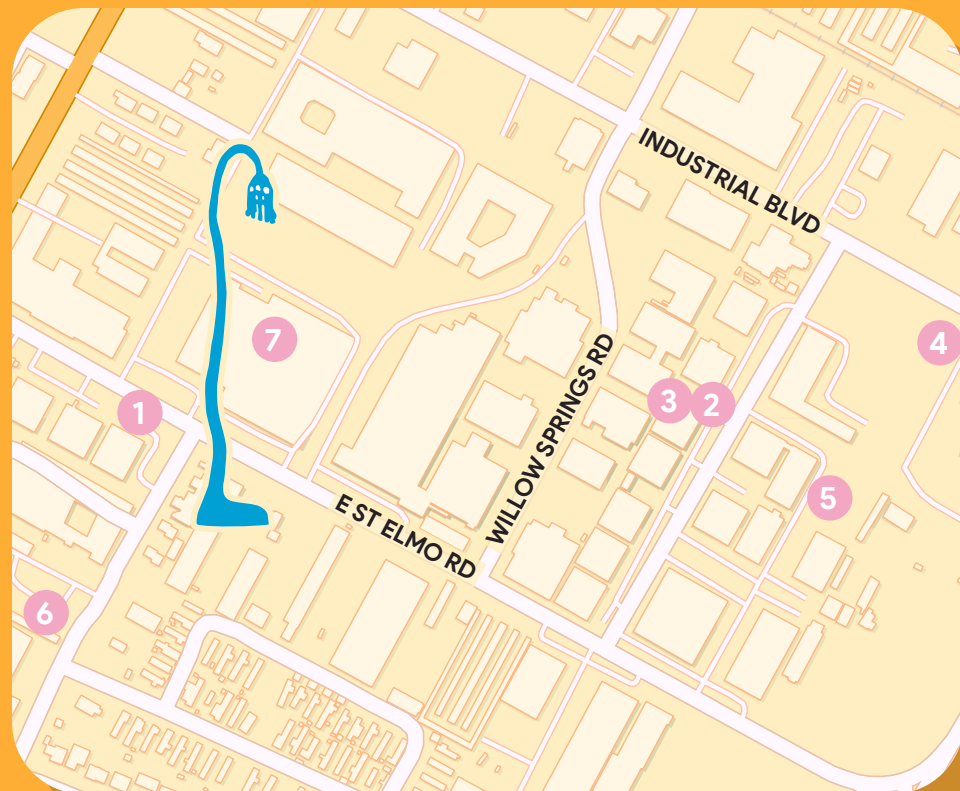


St. Elmo Brewing Co.

Award-winning craft brewery with two on-site food trucks serving fried chicken and smash burgers. Enjoy a family-friendly atmosphere with live music, trivia and more.

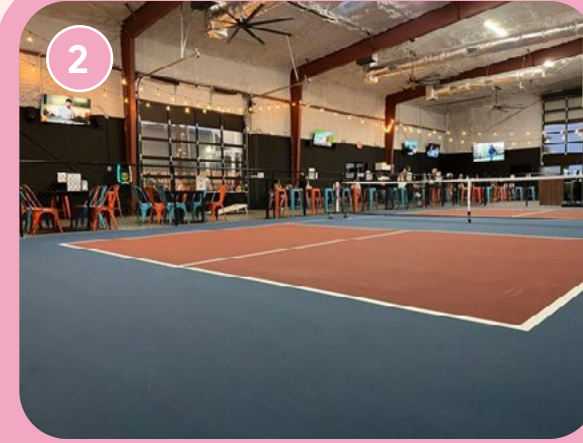
ACTIVE LIFESTYLE

1. Evolve Health & Performance
2. Ants Beer Cave
3. MADabolic Austin South
4. Padel Club Austin
5. Wooly's Beach Volleyball ATX
6. FOGO CrossFit
7. Pickleball Courts



Evolve Health & Performance

A community that provides education and support for achieving health and fitness goals through personal training, nutrition coaching, sports performance and injury rehabilitation.



Ants Beer Cave

A popular spot to play indoor pickleball and choose from over 279 beverage options with friends at The Yard.



MADabolic

Focuses on strength-driven interval training for the ambitious, the determined, the high achiever, and those who want to unlock their confidence.



Padel Club

A dedicated facility for playing and learning padel, a popular racquet sport that combines elements of tennis and squash.



Wooly's Beach

A beach volleyball club offering sand courts for players of all skill levels to enjoy.



FOGO CrossFit

Created to complement the Capoeira Evolução Brazilian Martial Arts program by providing capoeiristas with additional strength and conditioning training program.

FORWARD THINKING COMPANIES CO-TENANCY IN ST ELMO

ICON



TESLA



SARONIC



SUBVRSIVE



VELOWAY THREADS



SPOKESMAN COFFEE



RAW PAW



MADABOLIC INC



ST ELMO BREWING CO



THE AUSTIN WINERY



STILL AUSTIN WHISKEY CO.



PINS MECHANICAL CO



WOOLY'S BEACH



BK BEAUTY



PADEL CLUB AUSTIN



THE BUNKER



AUSTIN COCKTAILS



TEXAS SAKE COMPANY



'MOON TOWER'

The sculpture and landscaped garden within 201-207 E St. Elmo Rd offers a serene fusion of art and nature. "Moon Tower" by the Haas Brothers, a 18-foot bronze masterpiece, showcases modern innovation and intricate craftsmanship.



THE ARTISTS

The Haas Brothers are an artistic duo composed of twin brothers Nikolai and Simon Haas. They are known for their imaginative and whimsical art and design creations. Born in Austin, Texas, the Haas Brothers have gained international recognition for their unique approach to sculpture, furniture and fashion.

The Haas Brothers' work often blurs the boundaries between art, design and craft. They are celebrated for their ability to blend traditional craftsmanship with unconventional materials and techniques. Their sculptures frequently feature intricate details, vibrant colors and organic forms inspired by nature and biology.

The duo has collaborated with various luxury brands and designers, including **Versace, Louis Vuitton and Swarovski**. They have exhibited their artwork in renowned galleries and museums worldwide, such as the **Cooper Hewitt, Smithsonian Design Museum and the Bass Museum of Art**.

The Haas Brothers' distinctive style and imaginative creations have garnered them a significant following in the art and design world. They continue to push boundaries and explore new avenues for their artistic expressions, making them prominent figures in contemporary art and design.



THE PROCESS

The assembly of "Moon Tower" was a feat of engineering and artistry. Much like assembling a colossal jigsaw puzzle, dozens of individually crafted components came together with utmost precision. This meticulous craftsmanship culminated in the creation of a sculpture that seamlessly marries form and function, illuminating the streets while leaving onlookers in awe of its complexity and celestial beauty. "Moon Tower" stands not only as a captivating work of art but also as a testament to the boundless possibilities when art and technology converge.



DESIGN OVERVIEW



Chioco Design

Nestled within Austin's vibrant creative hub, the redevelopment at 201-207 E St Elmo Rd embraces innovation and community. Designed by Chioco Design, this creative campus comprises three distinct standalone buildings and a bespoke restaurant. Each structure showcases modern architectural flair while harmonizing with Austin's eclectic charm. Emphasizing sustainable practices, the campus integrates innovative materials and design elements to minimize environmental impact. With expansive communal spaces and thoughtfully curated interiors, this development redefines collaborative work environments in Austin, fostering creativity and connectivity.



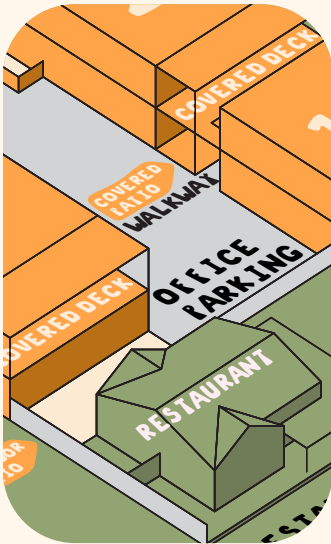
WORD+CARR

Located in Austin's vibrant creative hub, the redevelopment at 201-207 E St Elmo Rd features Word+Carr's innovative landscape design, seamlessly blending urban sophistication with natural tranquility. Lush green spaces and a central courtyard create a serene oasis, while a rooftop deck offers panoramic views of Austin's skyline and Hill Country. Word+Carr's meticulous attention to detail enhances the campus, fostering creativity and connection in a dynamic urban setting.



The Haas Brothers

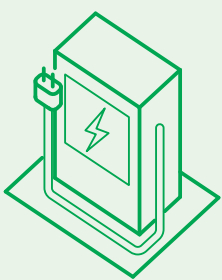
At 201-207 E St Elmo Rd, the building features "Moon Tower," a striking bronze sculpture by the celebrated Haas Brothers, Austin natives. Standing at 18 feet tall, this sculptural lamp brings a blend of sophistication and whimsy, serving as a captivating centerpiece that sparks contemplation and creativity. Its presence within the building creates an environment that embraces art, culture and design, cultivating an inspiring atmosphere where imagination thrives.



Configurable

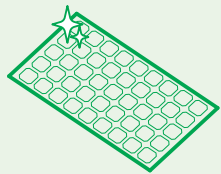
At 201-207 E St Elmo Rd, each of the three standalone buildings offers distinctive suites designed for flexibility and functionality. From intimate spaces to expansive offices spanning ±13,000 to ±19,000 square feet, tenants can tailor their environments to suit collaborative teamwork, individual workspaces or a seamless integration of both. This adaptable design accommodates businesses of diverse sizes and operational styles, providing the ideal setting to support growth and innovation over time.

SUSTAIN ABILITY



Electric-Vehicle Ready

At 201-207 E St Elmo Rd, sustainability takes center stage with innovative features like electric vehicle (EV) chargers integrated throughout the campus. This forward-thinking approach supports eco-conscious commuting, reducing carbon emissions and promoting sustainable urban living. Each building is designed to enhance energy efficiency and environmental responsibility, reflecting a commitment to creating a greener future for Austin's community and businesses.



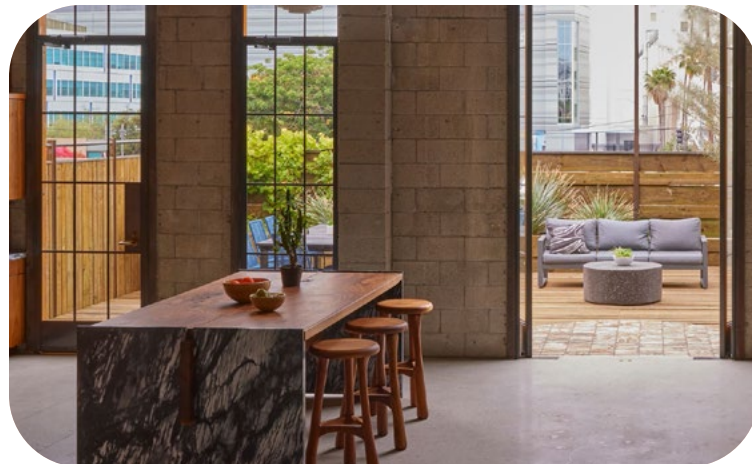
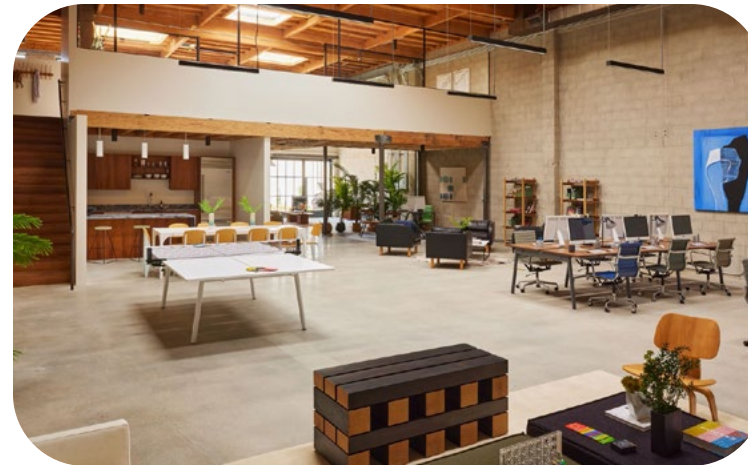
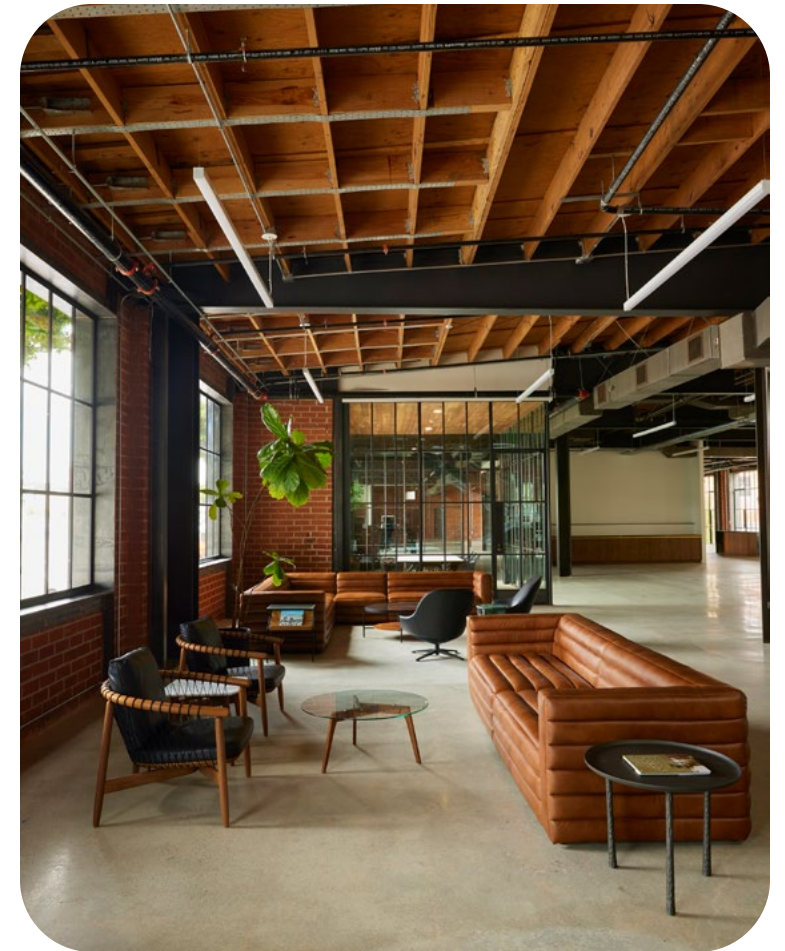
Solar Power

The incorporation of solar power to the site is another example of how sustainability is integral to the design of 201-207 E St Elmo Rd. This renewable energy solution not only reduces the building's carbon footprint but also supports its energy requirements with clean, sustainable electricity. By harnessing solar energy, the development underscores its commitment to environmental responsibility, offering a model for sustainable practices in urban development.



redcar

REPRESENTATIVE PROJECTS



High Quality
Construction and
Finishes



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