

FOR LEASE



415

East St. Elmo Road
Austin, Texas 78744

±2,550 – 13,110 SF
INDUSTRIAL / FLEX / CREATIVE OFFICE



SITE
~3.5 Acres

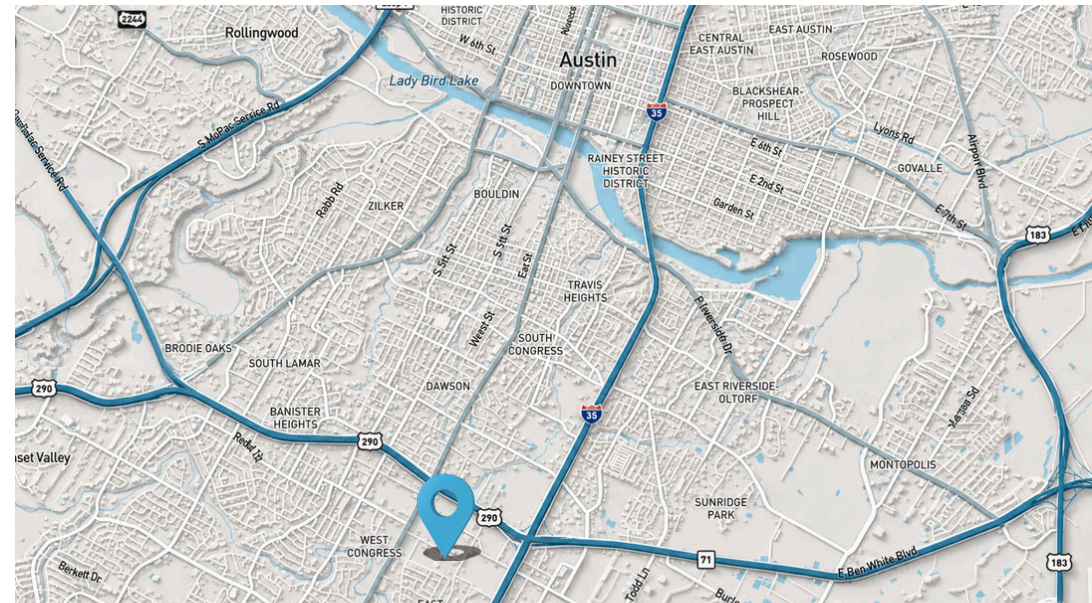
CLEAR HEIGHT
±16' – 22'

LOADING
Grade-Level & Dock-High

AVAILABLE
±2,550 – 13,110 SF

— BUILDING FEATURES

- Bulk Storage Warehouse with Light Office
- Grade-Level and Dock-High Loading
- ±16' – 22' Clear Heights
- Direct Frontage on E. St. Elmo Road
- Strategic Location near ABIA and CBD
- Located Across from The Yard



CURRENT AVAILABILITIES

BUILDING 1

SUITES 1-A / 1-C1: ±13,110 SF Flex

SUITE 1-E1*: ±2,730 SF Flex

SUITE 1-E2*: ±2,550 SF Flex

*SUITES 1-E1 + 1-E2: ±5,280 SF Flex

SUITE 1-F1: ±7,390 SF Flex

BUILDING 2

FULLY LEASED

BUILDING 3

FULLY LEASED

BUILDING 4

SUITE 4-F: ±9,675 SF Flex



BUILDING

1

AVAILABLE

±13,110 SF

CLEAR HEIGHT

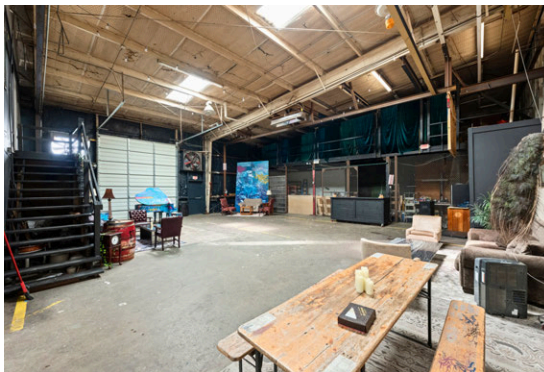
±16' - 22'

LOADING

2 Grade-Level

FEATURES

End Cap Suite



Mezzanine

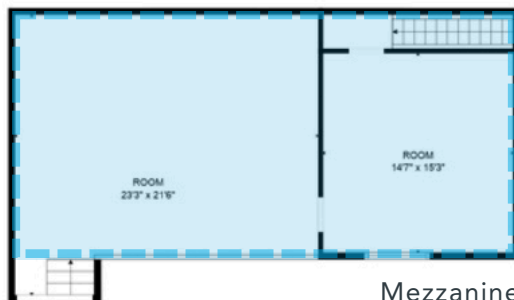
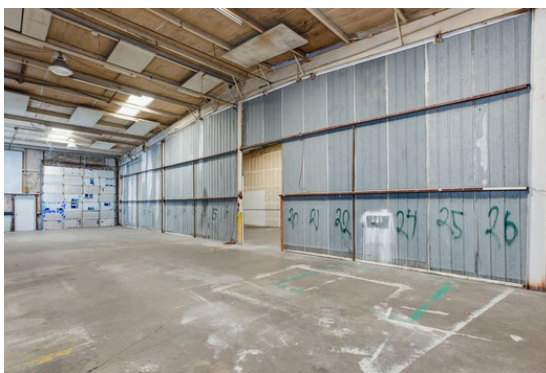
Mezzanine: ±1,760 SF

BUILDING
1

AVAILABLE
±2,550 – 5,500 SF

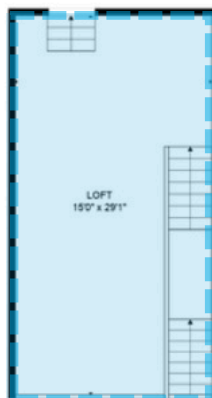
CLEAR HEIGHT
±16' – 22'

LOADING
1-2 Grade-Level

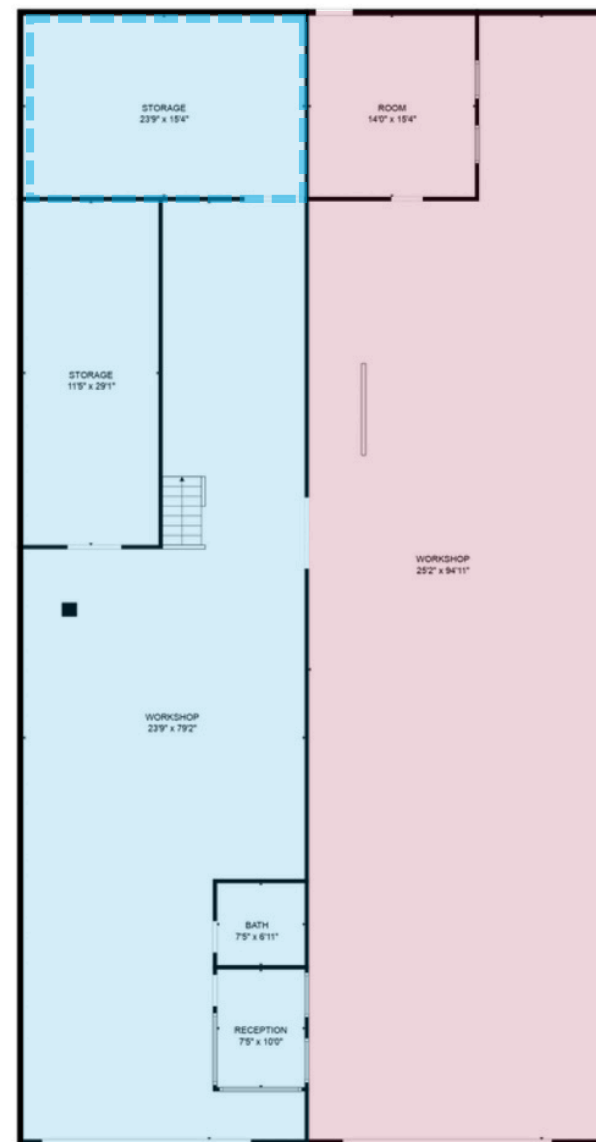


Mezzanine

FLOOR 3



FLOOR 2



Suite 1E1: ±2,950 SF

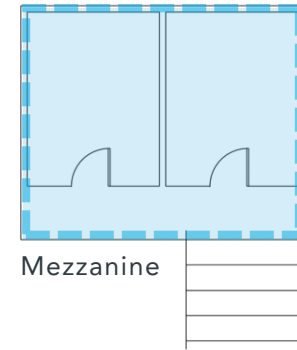
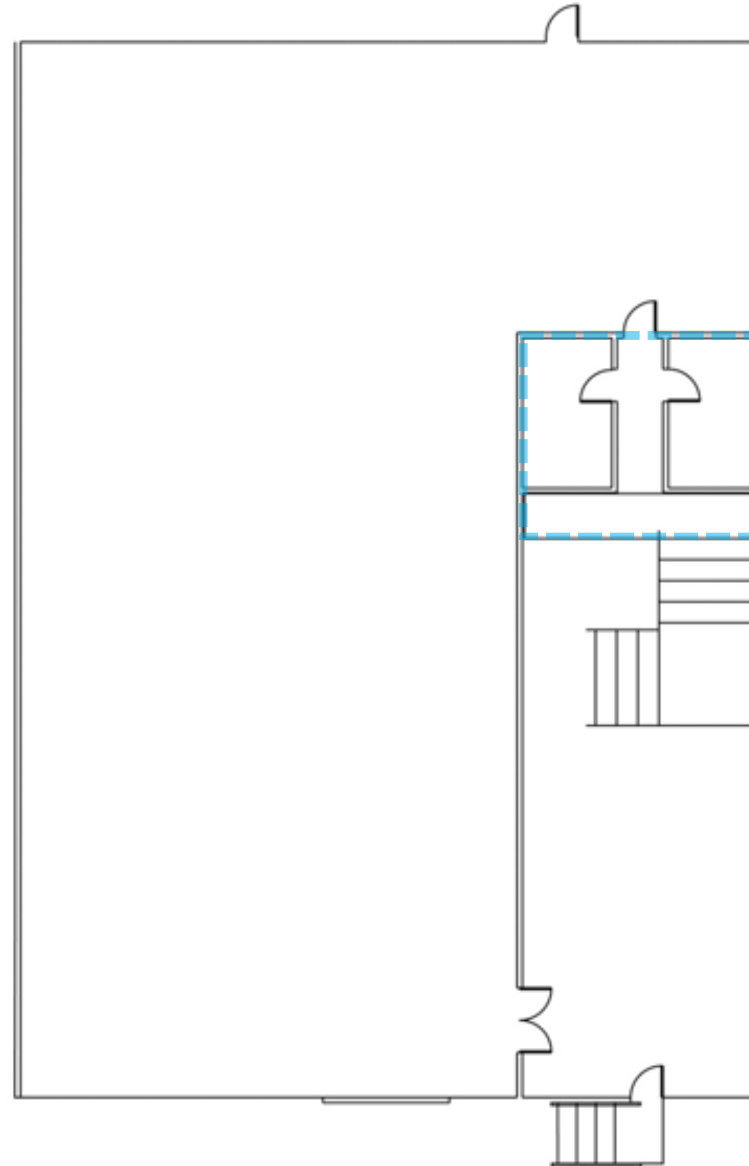
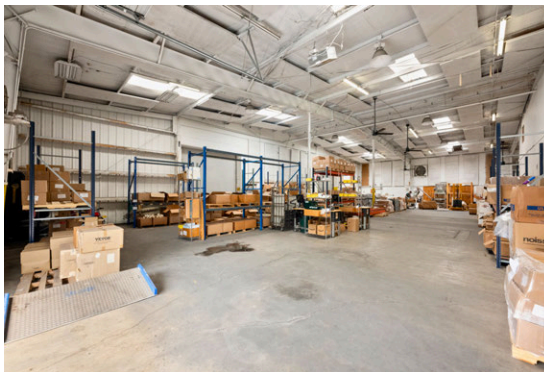
Suite 1E2: ±2,550 SF

BUILDING
1

AVAILABLE
±7,390 SF

CLEAR HEIGHT
±16' – 22'

LOADING
1 Dock High



Mezzanine

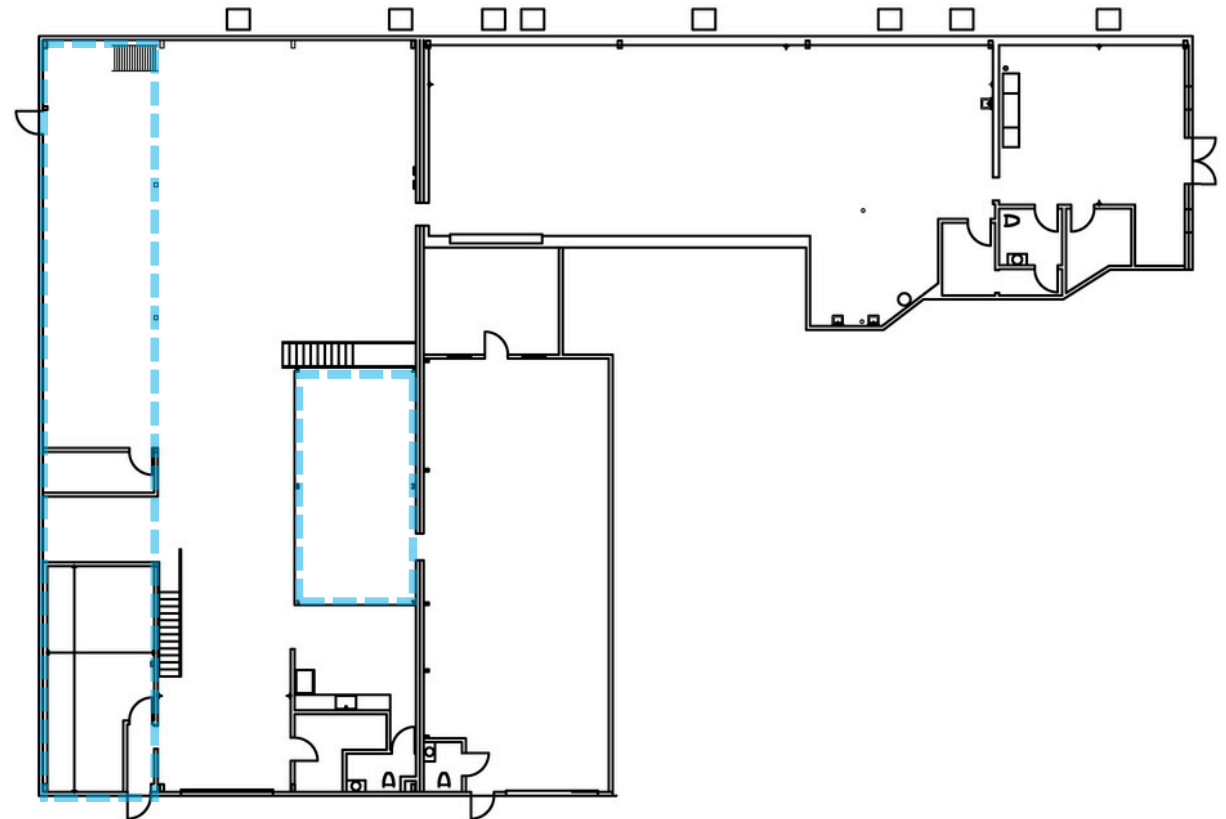
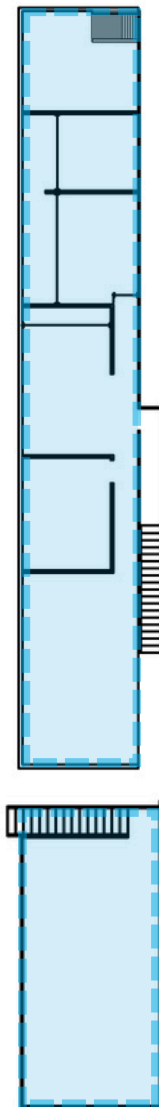
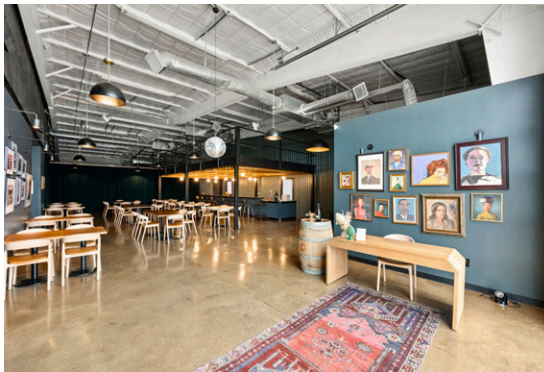
Mezzanine: ±390 SF

BUILDING
4

AVAILABLE
±11,307 SF

CLEAR HEIGHT
±22'

LOADING
Grade-Level



Mezzanine: ±1,545 SF



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

2 min

BEN WHITE BLVD

3 min

TX-71

4 min

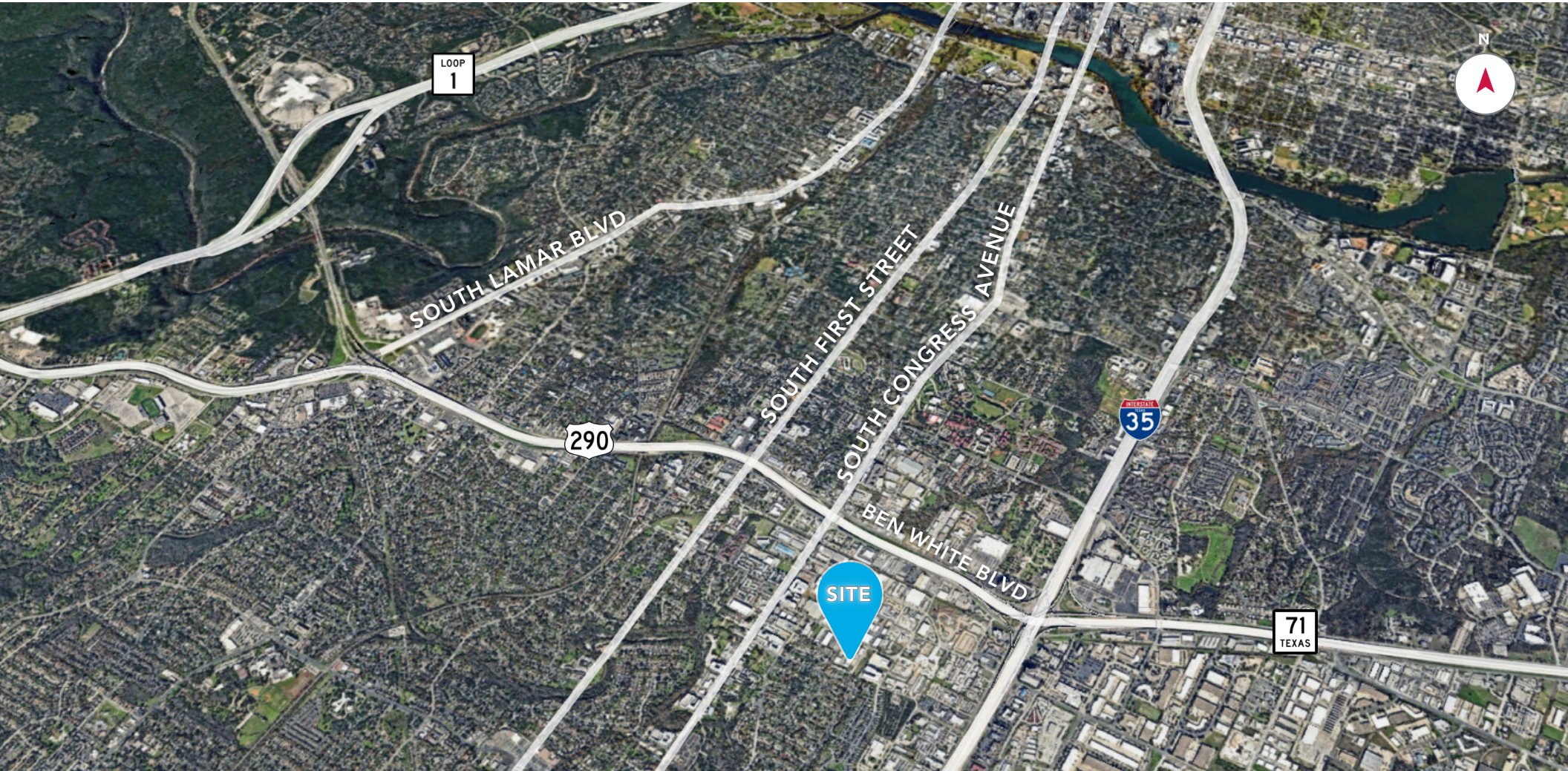
I-35

5 min

US-290

5min

Centrally Positioned, *Perfectly* Connected.



ABIA AIRPORT

9 min

RIVERSIDE

10 min

SOUTH CONGRESS

10 min

EAST AUSTIN

14 min

DOWNTOWN AUSTIN

15 min

415

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Austin, Texas 78744

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