

**THE**  
**YARD**  
**BY ELMO ARTS**

**440D**  
**E ST. ELMO**

**16,000 SF**  
**TECH OFFICE | FLEX**



**LEASING**  
**CONTACTS**



**Rustie Toth**  
512.270.1869  
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**ELMOARTS.COM**

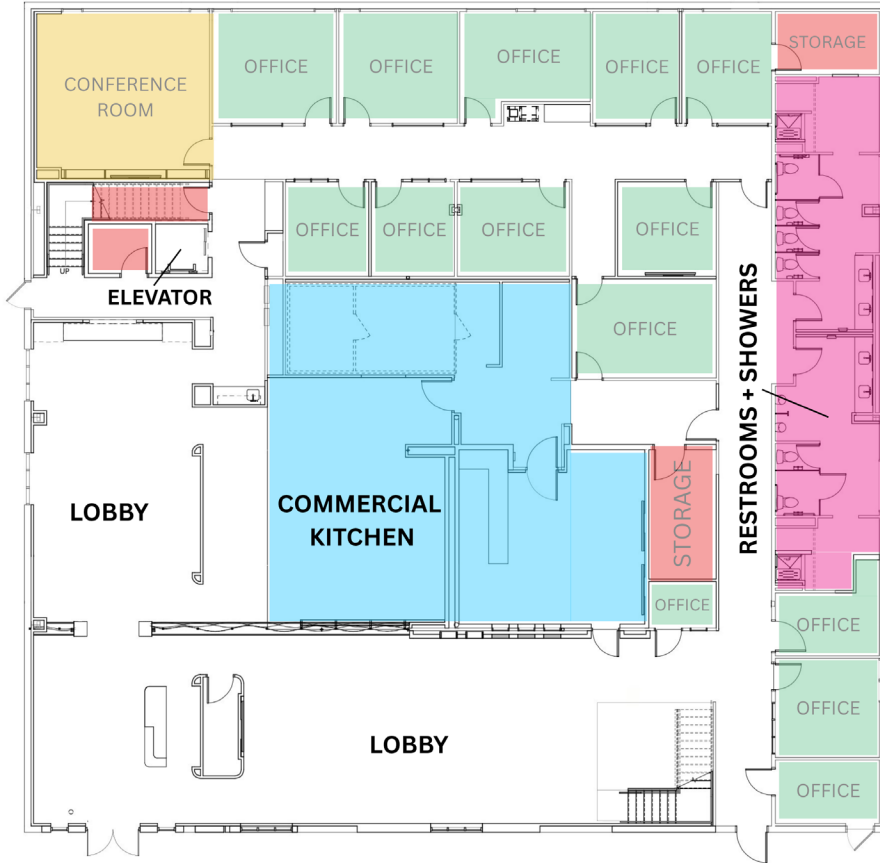
**Adam Zimmerman**  
512.270.1869  
adam@elmoarts.com

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

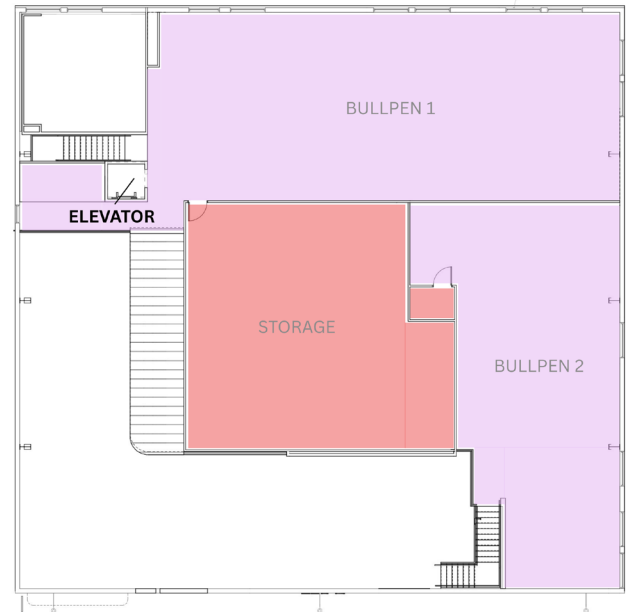
**AVAILABLE NOW**  
**FOR LEASE**

# 440D E ST. ELMO

## FLOOR 1



## FLOOR 2



## UNIT AMENITIES

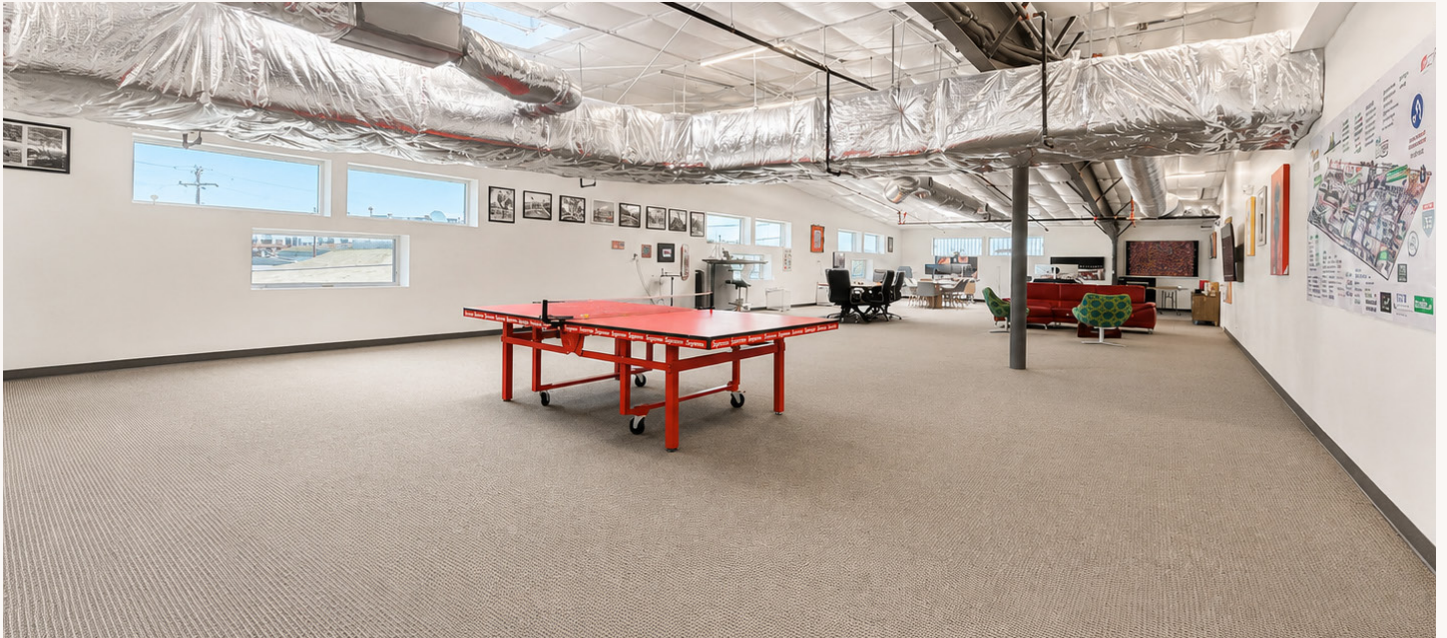
- 14 Private Offices
- Conference Room
- 2 Bullpen Areas
- In Unit Showers
- Private Storage
- Private Entrance
- Elevator
- Commercial Kitchen
- Restrooms on Multiple Floors
- Large Lobby
- RFID Access
- Ample Parking
- Natural Lighting
- Retail Options Galore



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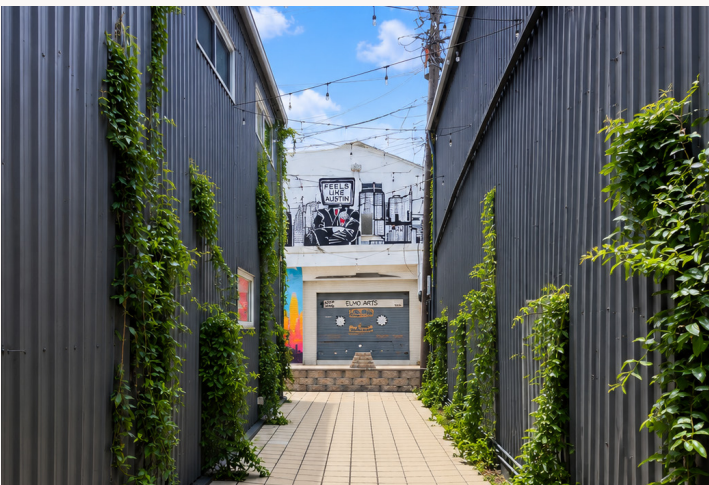
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## THE YARD

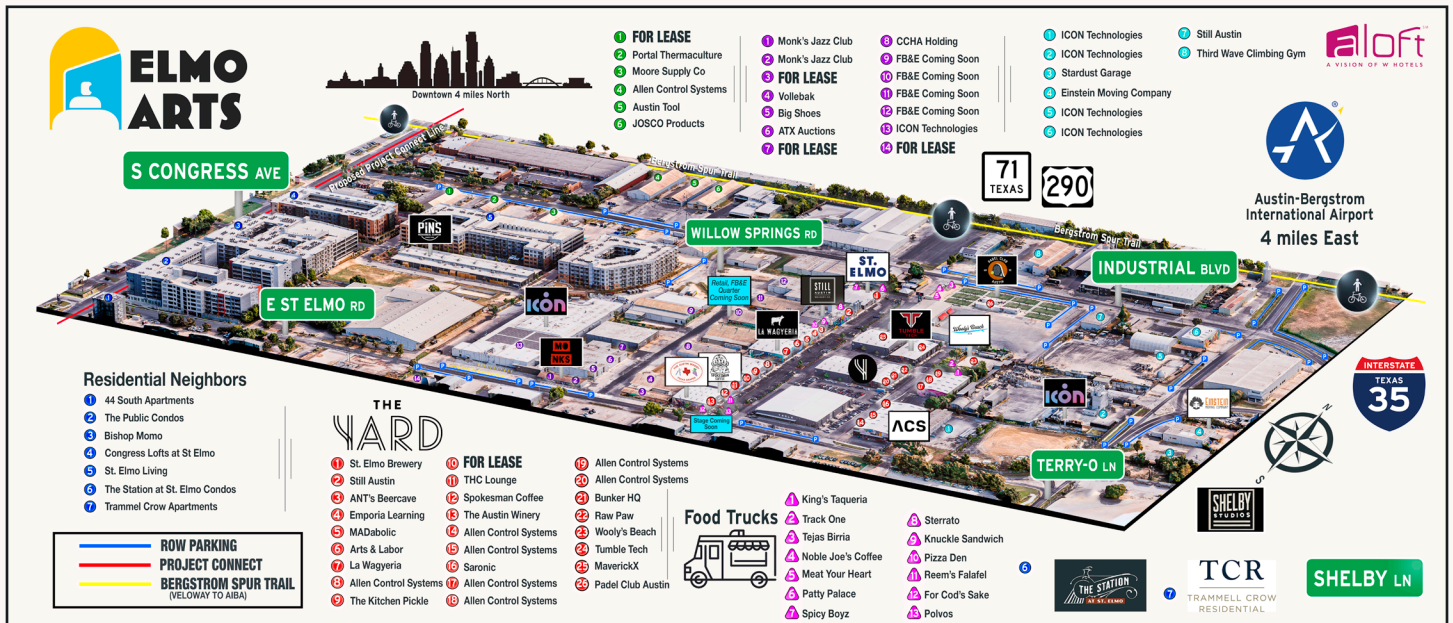


### THE YARD AMENITIES

- 350+ parking spots
- Coffee, brewery, winery, distillery, gyms
- Full list of kitchen amenities available upon request
- padel, pickleball, Volleyball, music stages
- Local food trucks
- Event space
- Great neighbors
- Courtyard

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# ST. ELMO DISTRICT



## 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.



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