



ELMO ARTS

**201-217
INDUSTRIAL BLVD**

**2.61 ACRES +
8,834 SF BUILDING**

**RETAIL | F&B
VENUE | R&D**



LEASING CONTACTS

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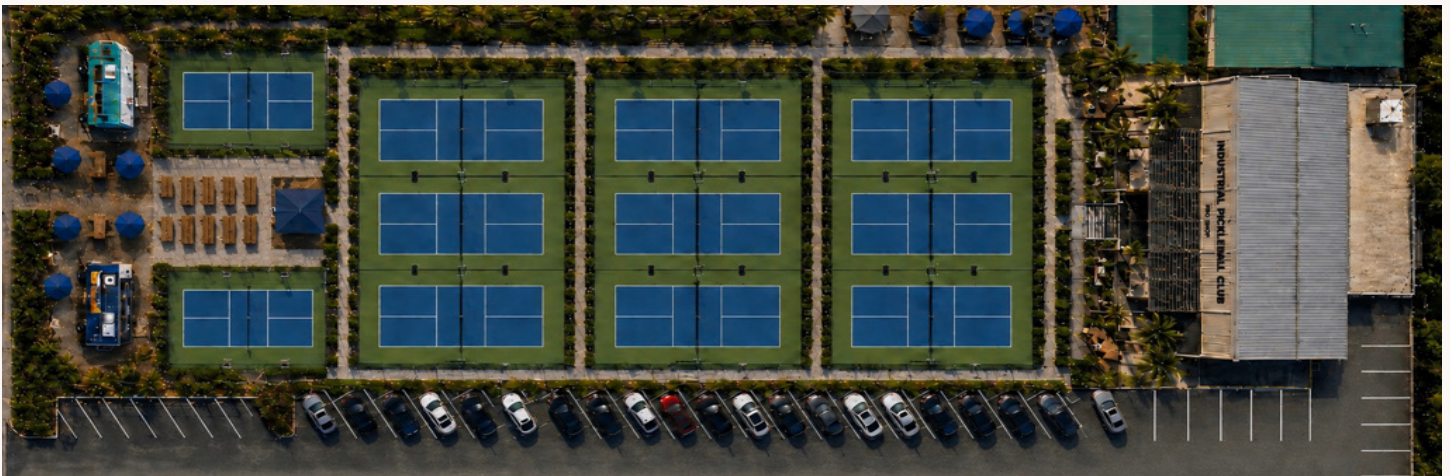
Adam Zimmerman
512.270.1869
adam@elmoarts.com

**4 MILES SOUTH
OF DOWNTOWN**

**AVAILABLE
8.1.2027**

201- 217 INDUSTRIAL BLVD

***FOR CONCEPT
RENDERING PURPOSES
ONLY***



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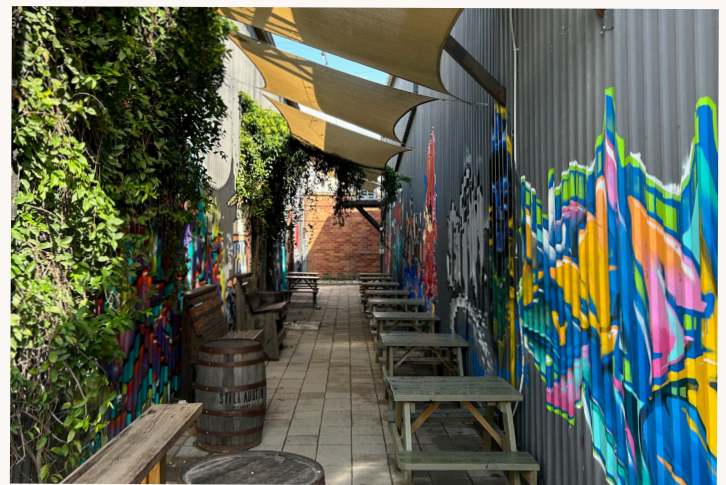


201- 217 INDUSTRIAL BLVD

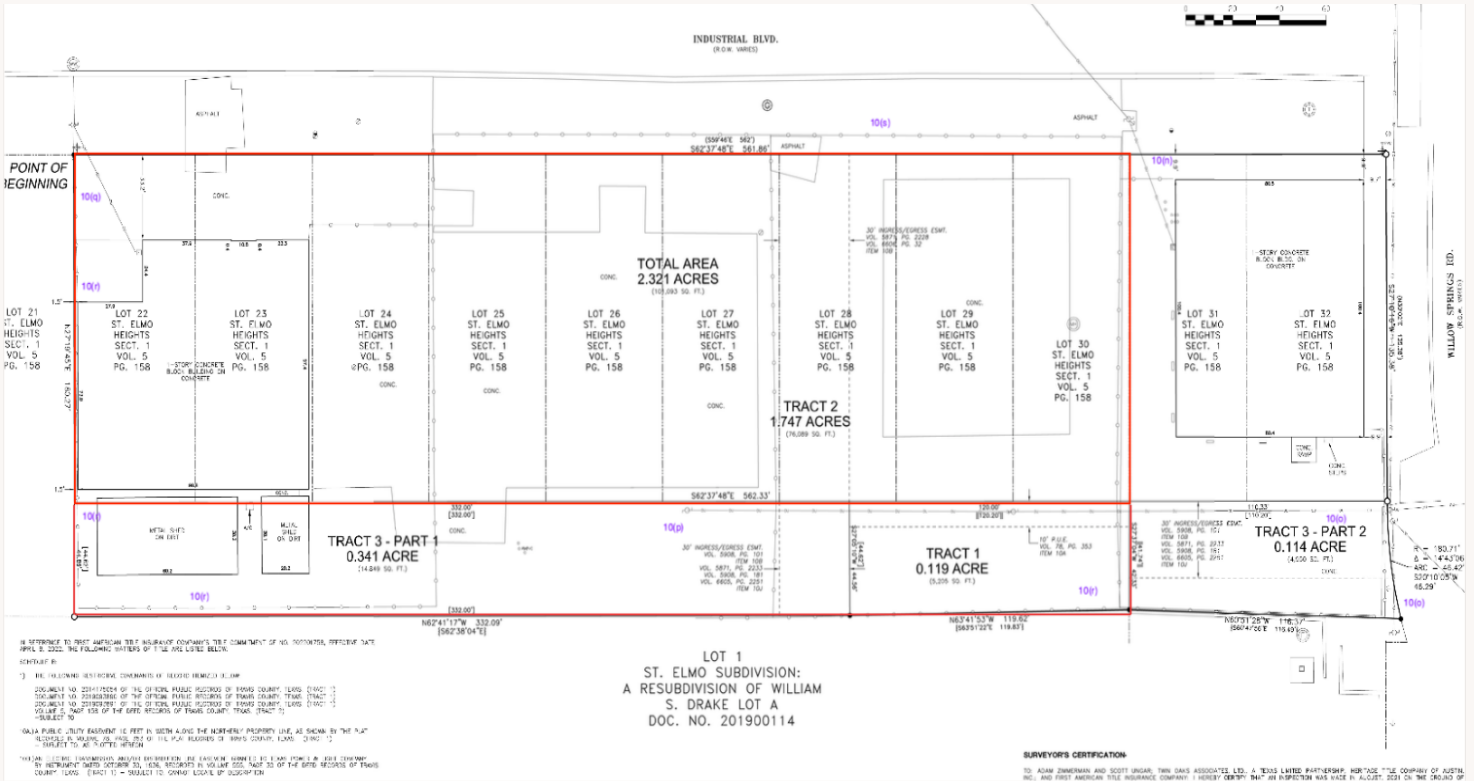


201- 217 INDUSTRIAL BLVD

THE YARD



201- 217 INDUSTRIAL BLVD



201- 217 INDUSTRIAL BLVD

ST. ELMO DISTRICT

ELMO ARTS

Downtown 4 miles North

Austin-Bergstrom International Airport 4 miles East

71 TEXAS 290

INTERSTATE TEXAS 35

aloft A VISION OF W HOTELS

Still Austin Third Wave Climbing Gym

FOR LEASE

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

Monk's Jazz Club

FOR LEASE

- 1 Vollebak
- 2 Big Shoes
- 3 ATX Auctions
- 4 FOR LEASE

CCHA Holding

FOR LEASE

- 1 FB&E Coming Soon
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ICON Technologies

Stardust Garage

Einstein Moving Company

ICON Technologies

ICON Technologies

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

ROW PARKING

PROJECT CONNECT

BERGSTROM SPUR TRAIL (WELCOMED TO ARIA)

SHELBY LN

TCR TRAMMELL CROW RESIDENTIAL

THE STATION

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.

STILL AUSTIN - WHISKEY Co -

THE AUSTIN WINERY TEXAS GRAPES

ST. ELMO

LA WAGYERIA

SPOKESMAN COFFEE

ANTS BEER CAVE

VOLLEBAK

ACS

MAD

MONKS

ICON

TUMBLE TECH

SARONIC

PADEL CLUB AUSTIN

MAVERICKX





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