



FOR LEASE

3814

WOODBURY DR

21,600 SF

+ 1 ACRE

FLEX CREATIVE



LEASING CONTACTS

Rustie Toth
512.270.1869
rustie@elmoarts.com

ELMOARTS.COM

Adam Zimmerman
512.270.1869
adam@elmoarts.com

**400 AMPS
3-PHASE**

**AVAILABLE
1/1/2027**

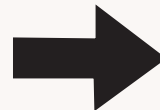
3814 WOODBURY DR



ELETRICAL UPGRADE UNDERWAY

Expected completion Feburary 2027

400A
SINGLE-PHASE
CURRENT



800A
3-PHASE
FUTURE



88,000+
POPULATION
In 3-mile radius



\$118,000+
AVG HH INCOME
Strong purchasing power



PRIME AUSTIN
LOCATION
Minutes from
downtown, I-35,
Hwy 71, and Mopac



10 MINUTES
TO AUS AIRPORT
Austin-Bergstorm
International Airport



ELMOARTS.COM

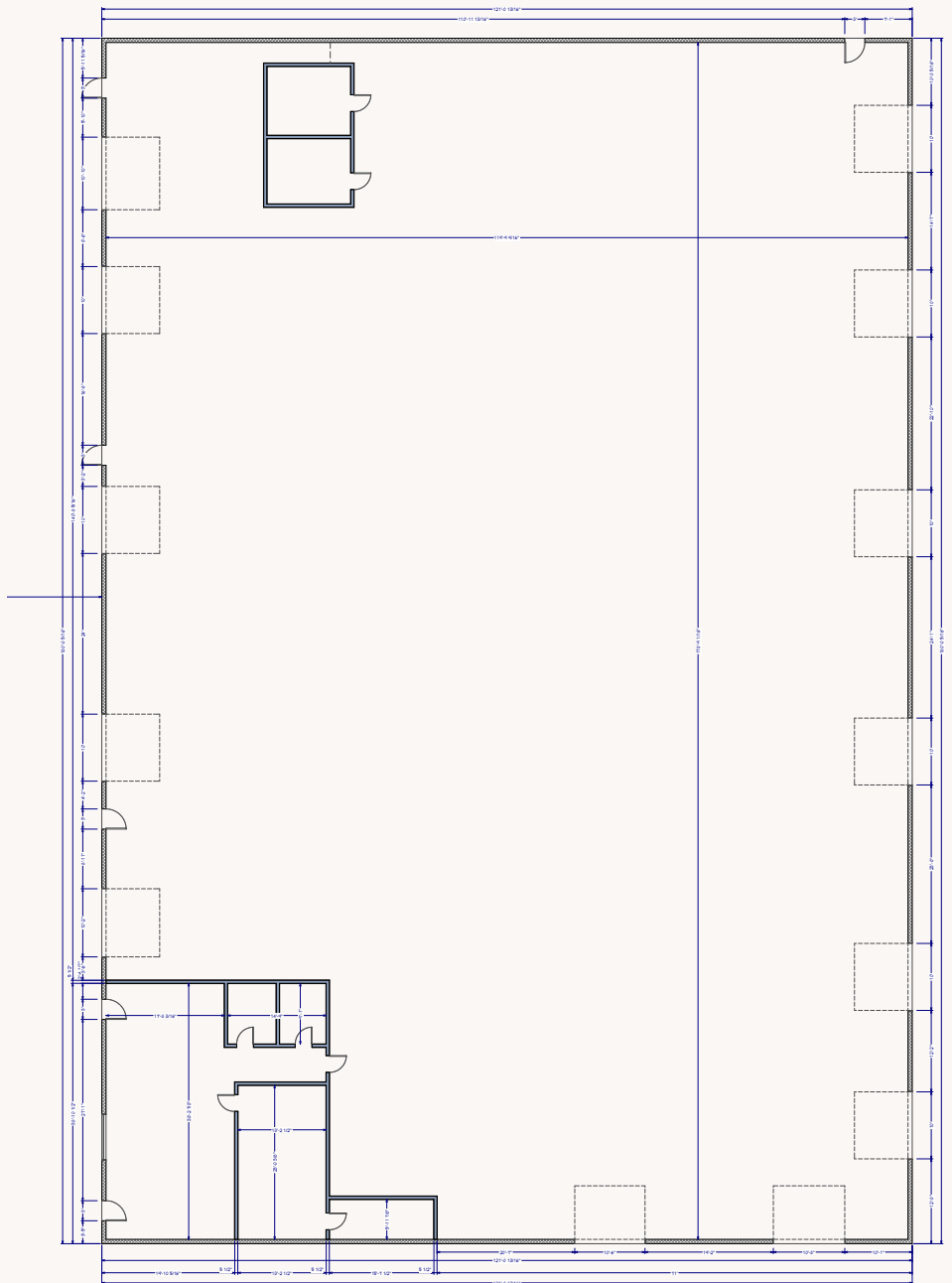
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AMENITIES

- Private courtyard
- Loading dock
- 13 Bay doors
- Private Office
- Parking





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