



FOR LEASE

109

INDUSTRIAL BLVD

**11,000 SF
FLEX CREATIVE**



LEASING CONTACTS

Rustie Toth
512.270.1869
rustie@elmoarts.com

ELMOARTS.COM

Adam Zimmerman
512.270.1869
adam@elmoarts.com

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

**AVAILABLE
NOW**

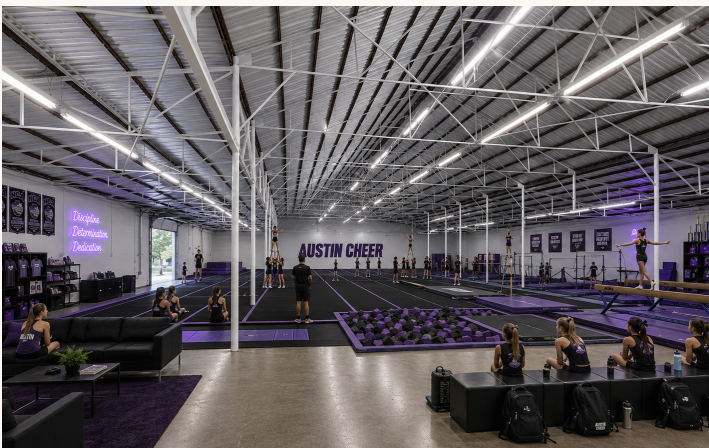
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FUTURE POTENTIAL

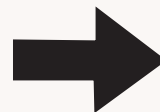
Renderings are intended to showcase the flexibility and potential of the property and do not depict current conditions. A versatile space ready to support a wide range of uses.



ELECTRICAL UPGRADE UNDERWAY

Expected completion February 2027

225A
SINGLE-PHASE
CURRENT



800A
3-PHASE
FUTURE



88,000+
POPULATION
In 3-mile radius



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



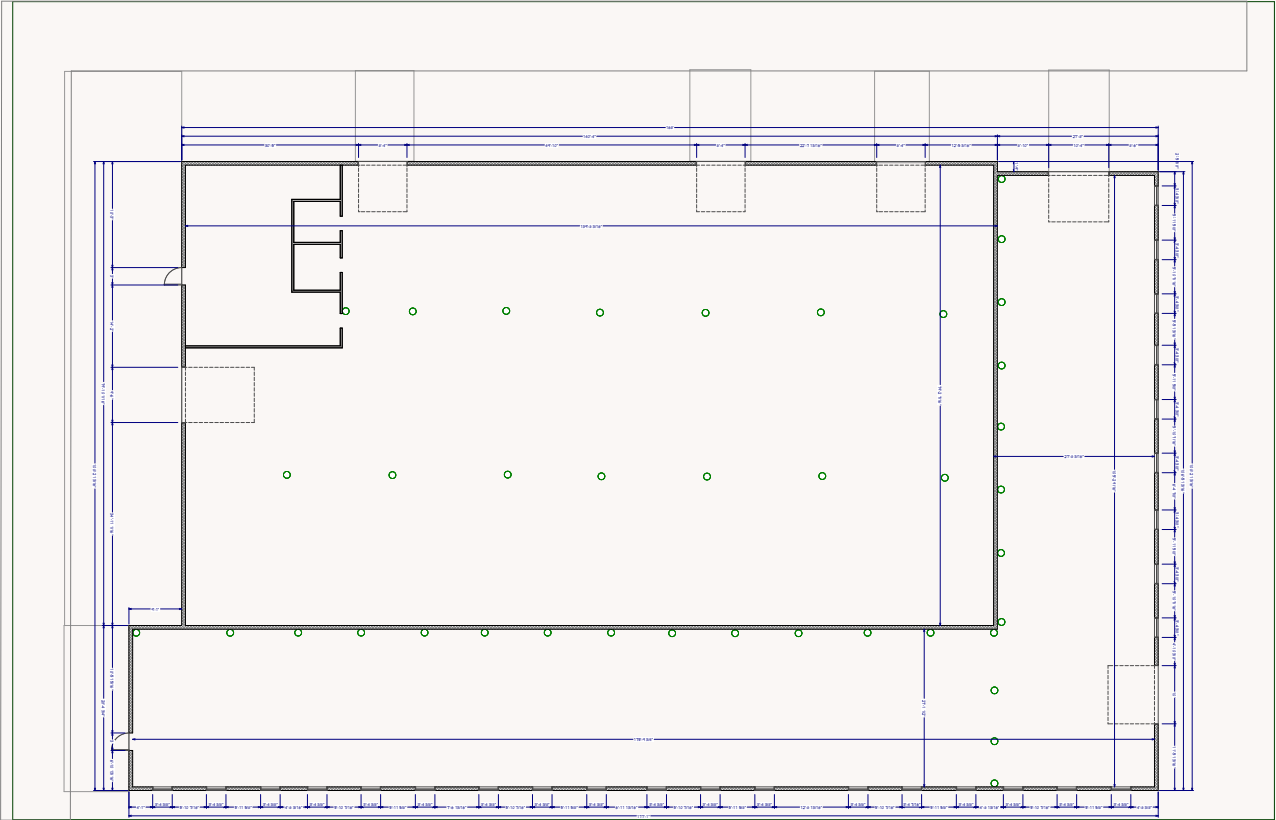
PRIME AUSTIN
LOCATION
Minutes from
downtown, I-35,
Hwy 71, and Mopac



10 MINUTES
TO AUS AIRPORT
Austin-Bergstrom
International Airport

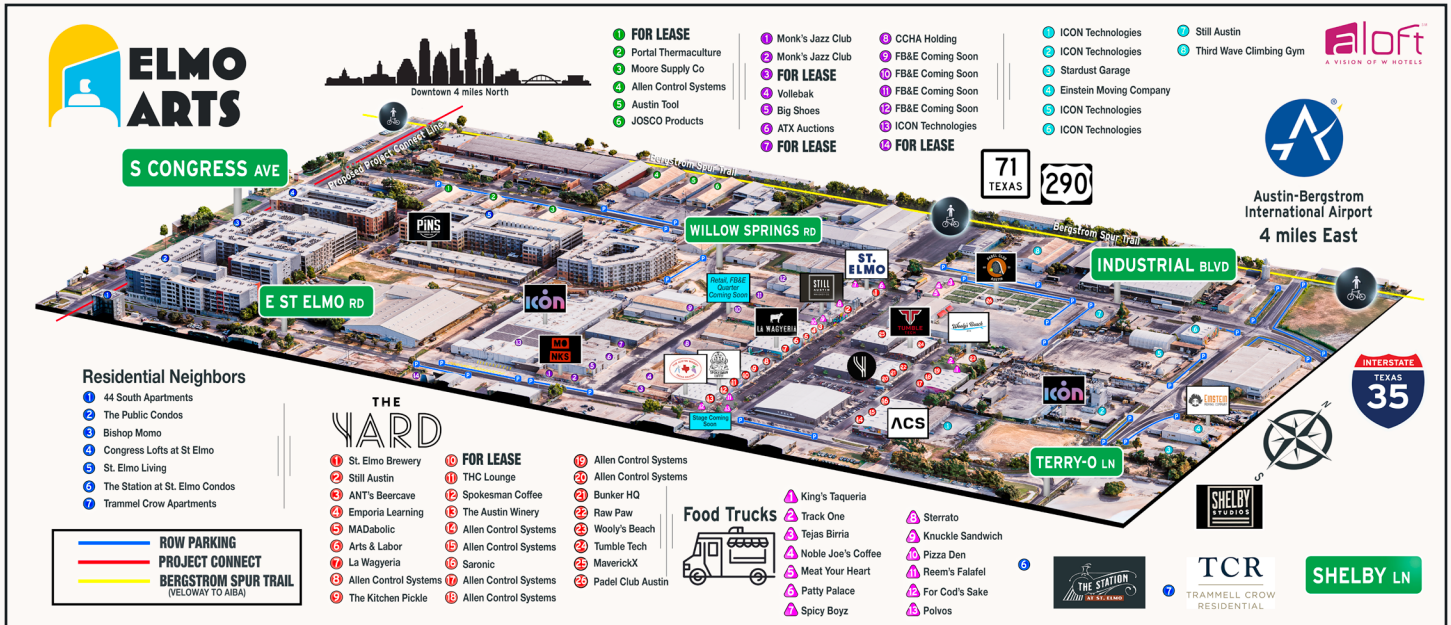


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ST. ELMO DISTRICT



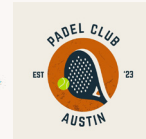
ABOUT THE DISTRICT

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.



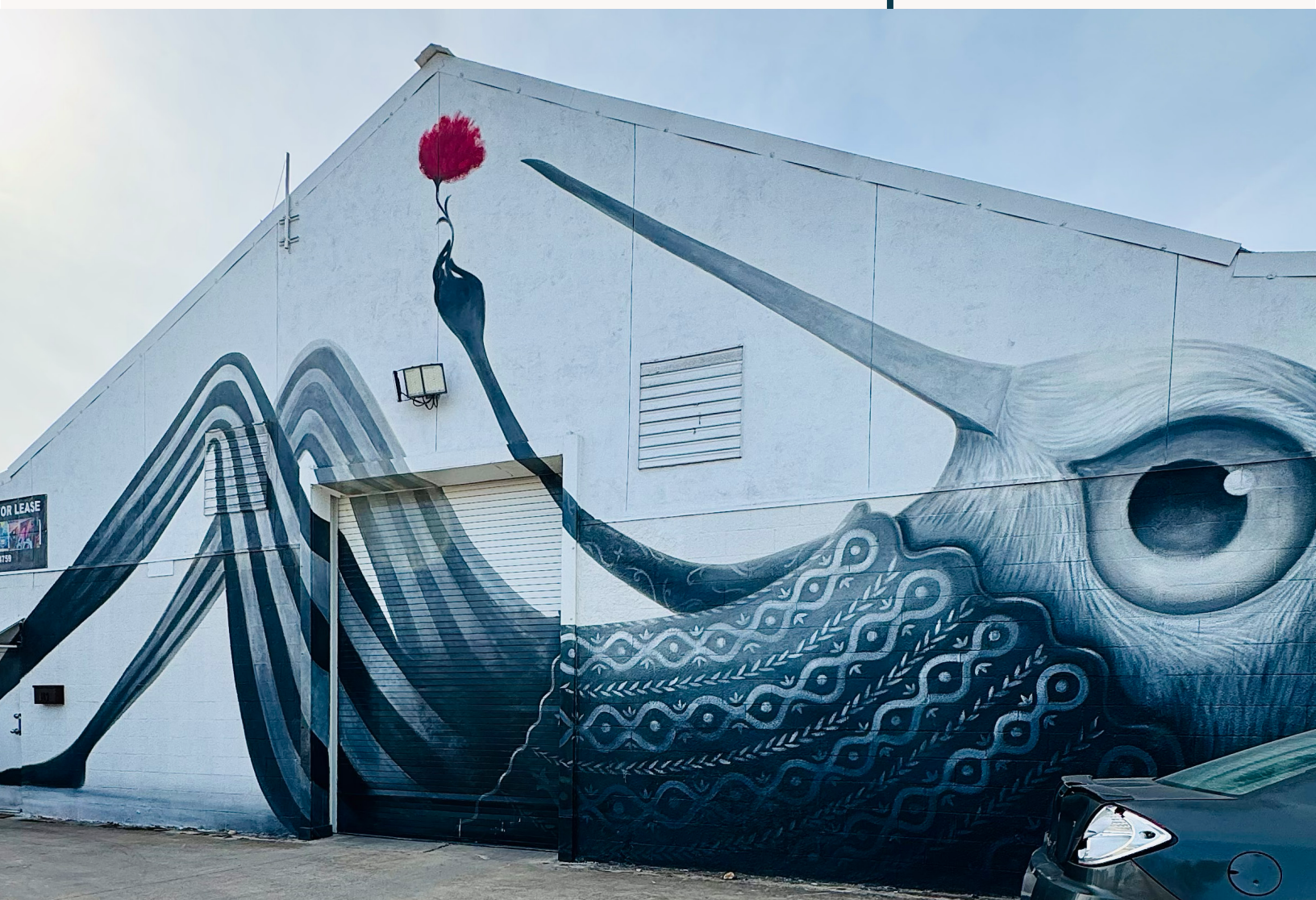


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