

415 E. St. Elmo Road

**100% HVAC FLEX/
RETAIL FOR LEASE**

415 East St. Elmo Road
Austin, Texas 78744



**SCAN OR CLICK
TO WATCH
PROPERTY VIDEO**



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aquilacommercial.com/415-east-st-elmo-road

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Availability

- Suite 4F: 11,307 SF flex
- First floor: 9,762 SF
- Mezzanine: 1,545 SF

Located in South Austin

- Situated in South Austin, this property sits just 10 minutes west of the airport, and 15 minutes from Downtown Austin
- Located next door to St. Elmo and The Yard, a vibrant hub of multifamily housing, retail, and dining in Austin's growing scene

Clear Height

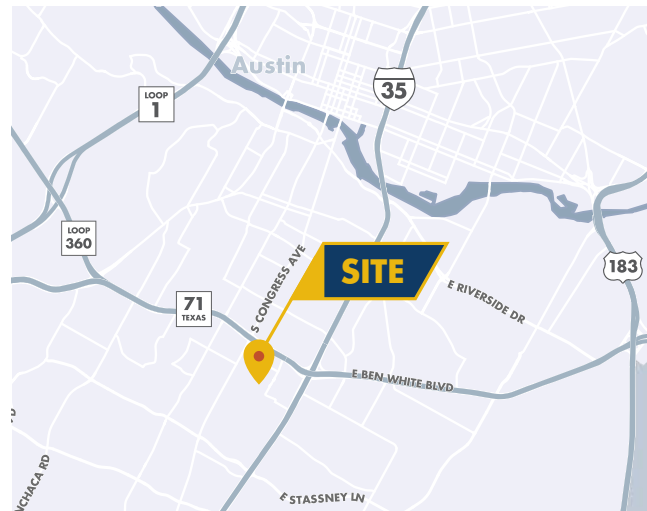
- 16' - 22'

Loading

- 2 grade-level doors

Specs

- 100% HVAC
- Small mezzanine space
- Large retail/office build out



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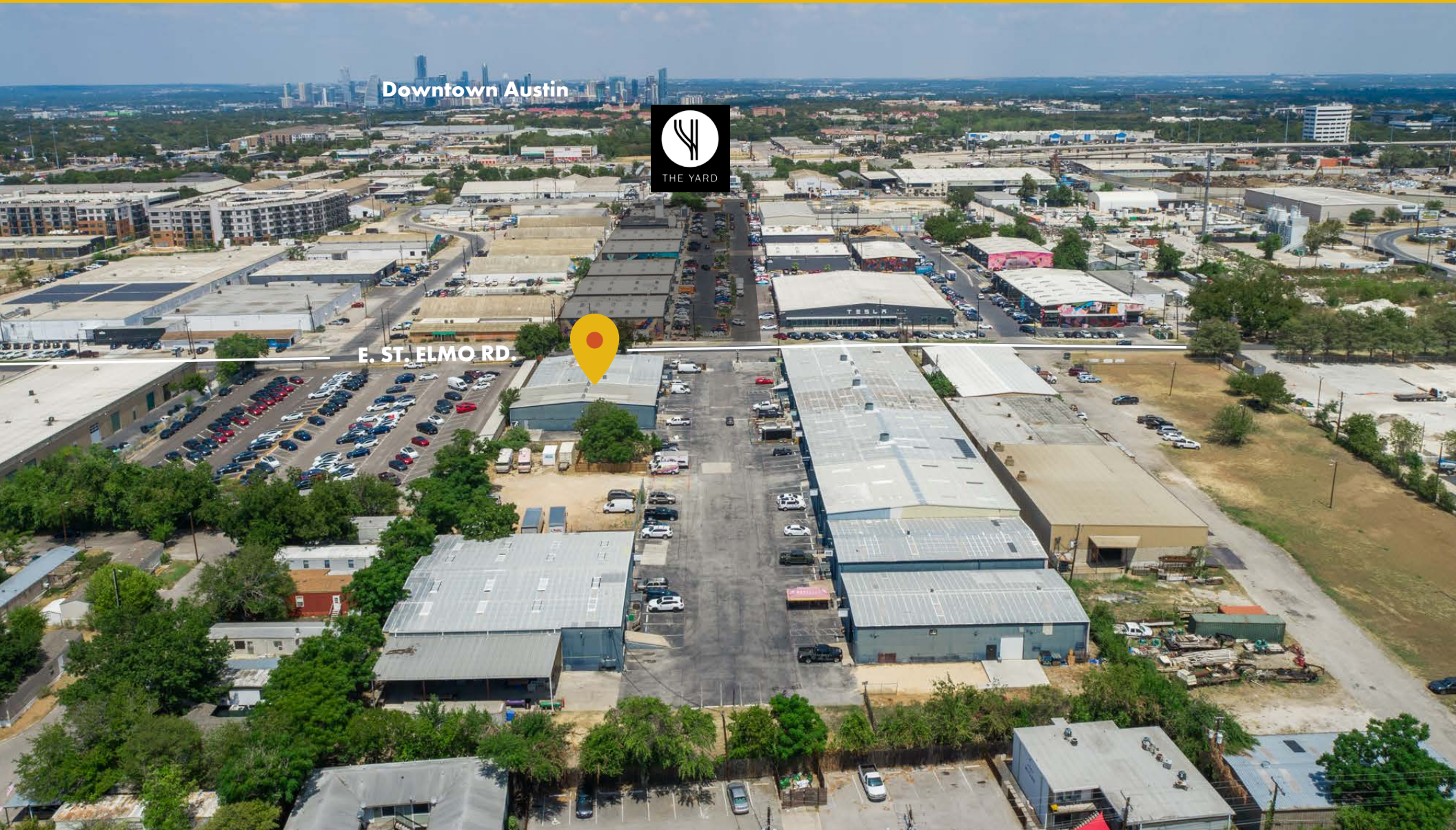
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Downtown Austin



E. ST. ELMO RD.



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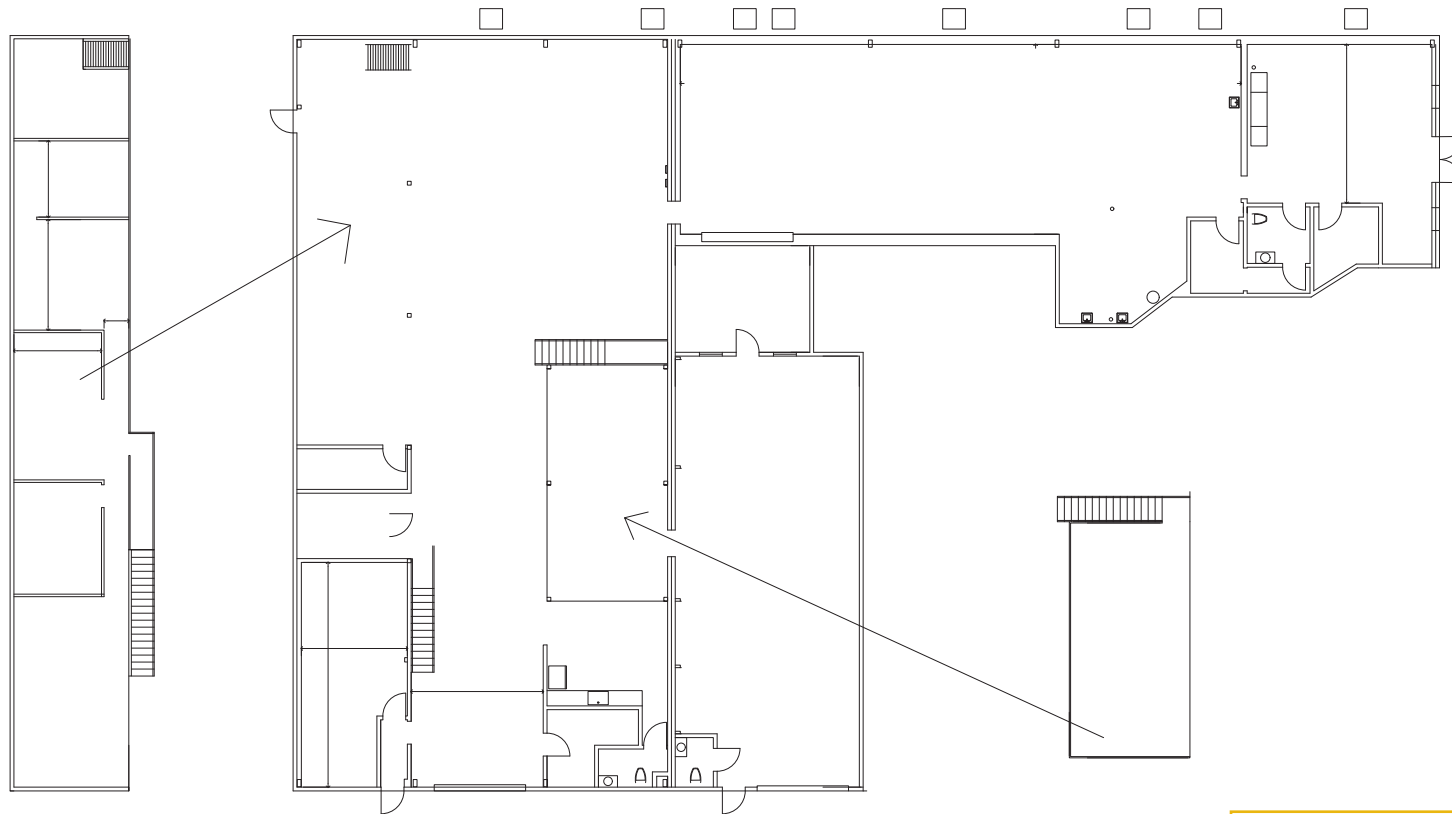
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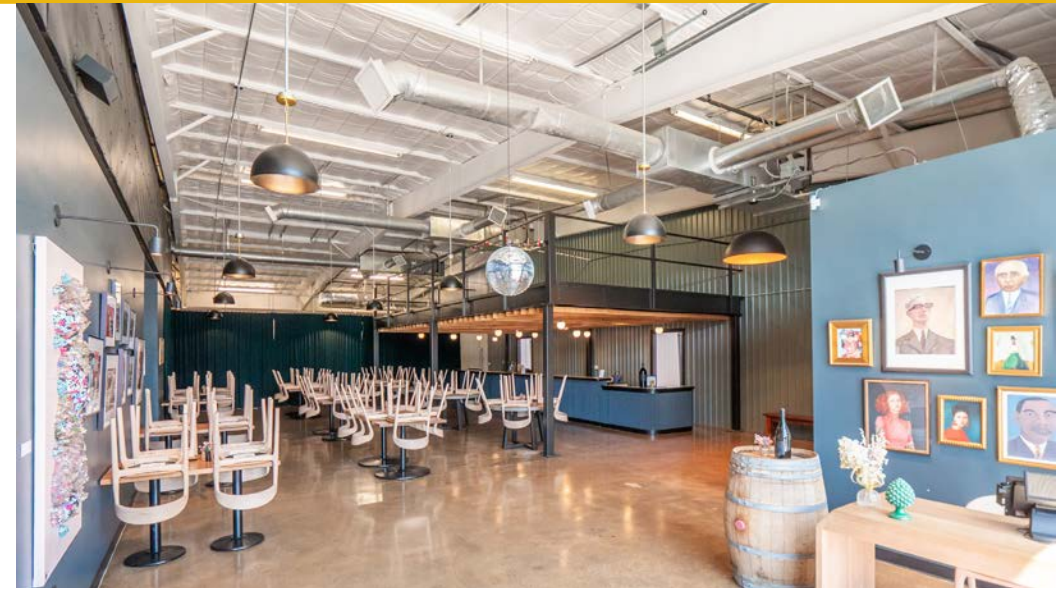
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The Yard

Located directly across St. Elmo Road from the property, The Yard is a creative, flex warehouse development. The popular destination is home to many popular alcohol companies, food trucks, 3D printing, and other innovative companies.

LEARN MORE



The Yard



The Austin Winery at The Yard



Still Austin Whiskey Co at The Yard

HOME TO THESE COMPANIES + MORE:



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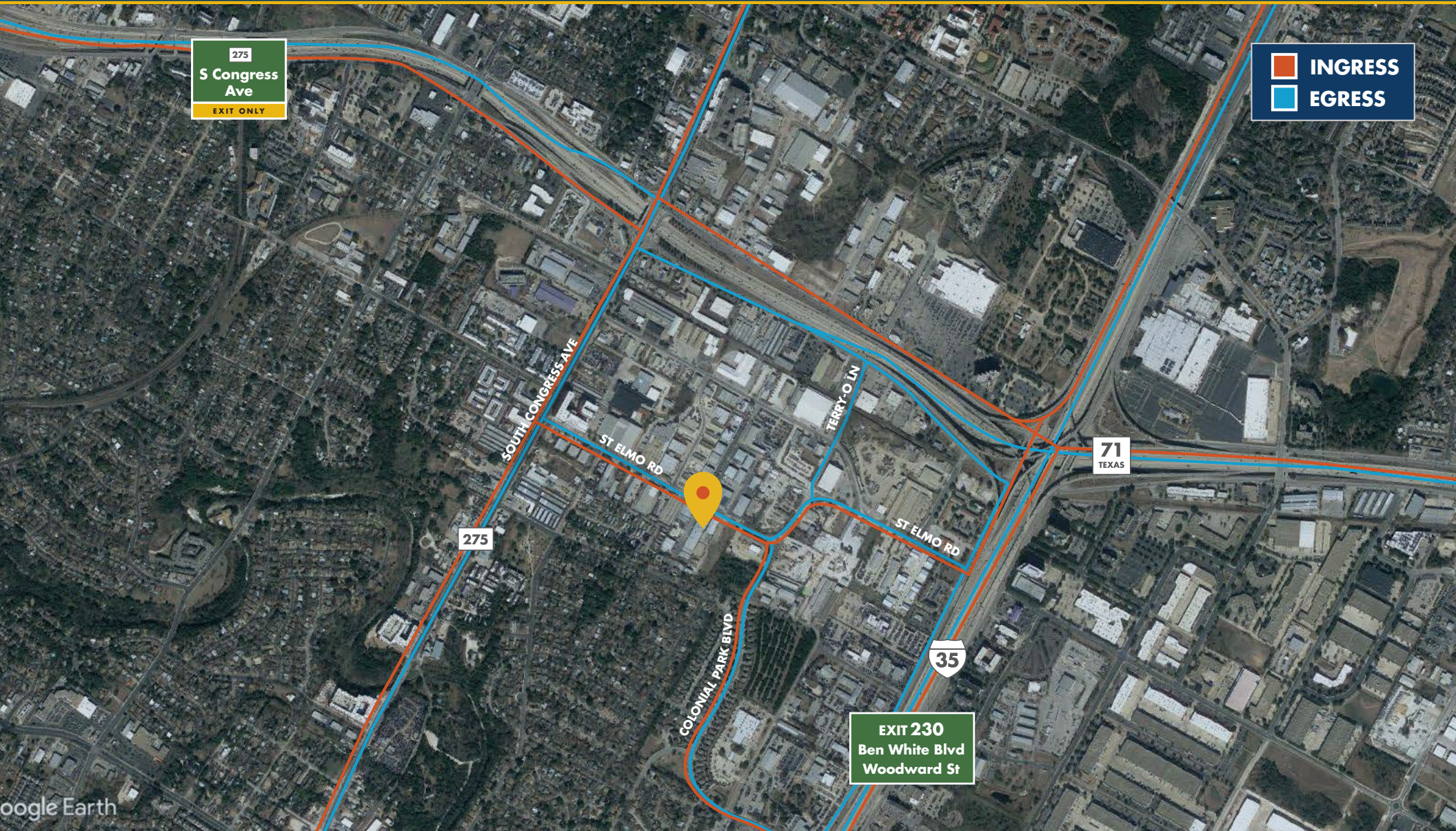
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