



4312

WILLOW SPRINGS RD.

15,043 SF

FLEX / CREATIVE



LEASING CONTACTS

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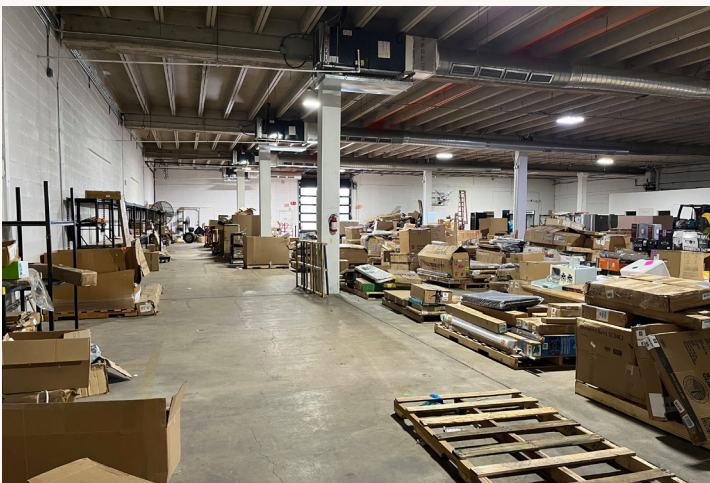
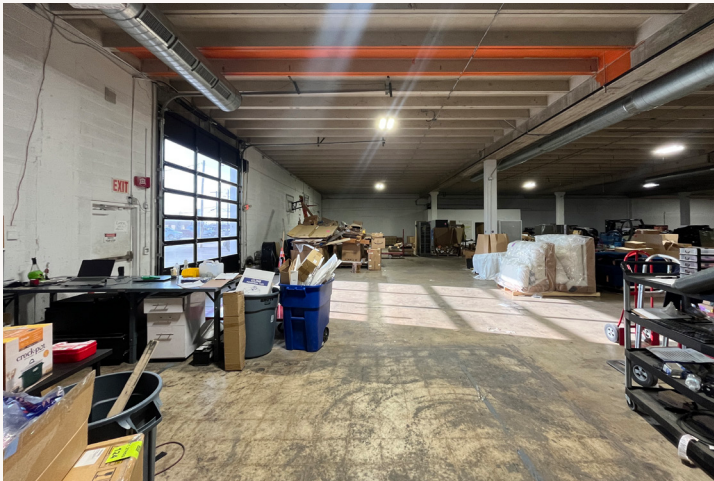
ELMOARTS.COM

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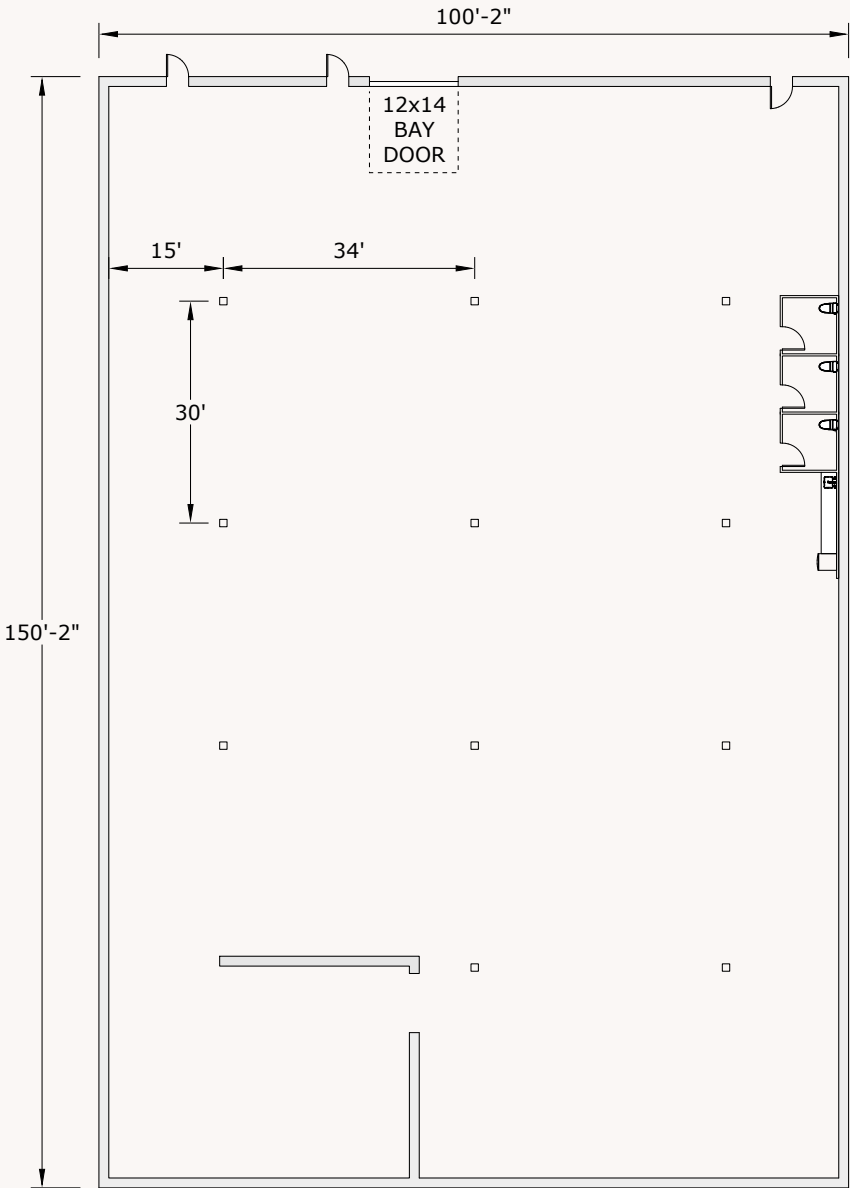
100% HVAC
350 AMPS
3-PHASE

**AVAILABLE
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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.

Elmo Arts specializes in creative flex spaces that grow and adapt with the businesses inside them.

We own and manage all of our properties, which means no layers of red tape — just fast decisions, honest conversations, and partners who show up.





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