



**ELMO
ARTS**

4324

WILLOW SPRINGS RD

1,900 SF

FLEX / CREATIVE



**LEASING
CONTACTS**

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ELMOARTS.COM

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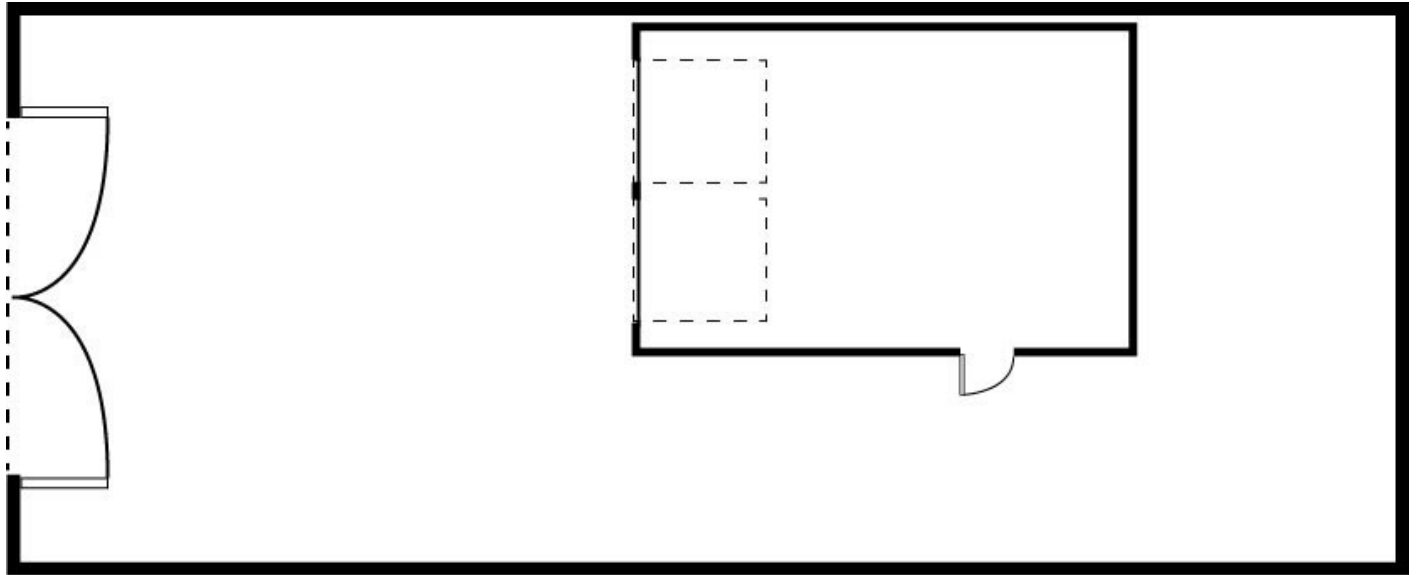
**100% HVAC
0.22 ACRE LOT**

**AVAILABLE
NOW**

4324 WILLOW SPRINGS RD



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AMENITIES

- Fenced in private courtyard
- Bay doors
- Parking



4324 WILLOW SPRINGS RD

ST. ELMO DISTRICT

ELMO ARTS

FOR LEASE

- 1 Monk's Jazz Club
- 2 Monk's Jazz Club
- 3 FOR LEASE
- 4 Vollebak
- 5 Big Shoes
- 6 ATX Auctions
- 7 FOR LEASE
- 8 CCHA Holding
- 9 FB&E Coming Soon
- 10 FB&E Coming Soon
- 11 FB&E Coming Soon
- 12 FB&E Coming Soon
- 13 ICON Technologies
- 14 FOR LEASE
- 15 ICON Technologies
- 16 ICON Technologies
- 17 Stardust Garage
- 18 Einstein Moving Company
- 19 FB&E Coming Soon
- 20 ICON Technologies
- 21 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 Saronic
- 16 Allen Control Systems
- 17 Allen Control Systems
- 18 Allen Control Systems
- 19 Allen Control Systems
- 20 Allen Control Systems
- 21 Bunker HQ
- 22 Raw Paw
- 23 Woody's Beach
- 24 Tumble Tech
- 25 MaverickX
- 26 Padel Club Austin

Food Trucks

- 1 King's Taqueria
- 2 Track One
- 3 Tejas Birria
- 4 Noble Joe's Coffee
- 5 Meat Your Heart
- 6 Patty Palace
- 7 Spicy Boyz
- 8 Sterrato
- 9 Knuckle Sandwich
- 10 Pizza Den
- 11 Reem's Falafel
- 12 For Cod's Sake
- 13 Polvos

ROW PARKING
PROJECT CONNECT
BERGSTROM SPUR TRAIL (WELWAY TO AIBA)

aloft
A VISION OF W HOTELS

Still Austin
THIRD WAVE CLIMBING GYM

Austin-Bergstrom International Airport
4 miles East

INTERSTATE TEXAS 35

SHELBY LN

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.

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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