



FOR LEASE

3911
WOODBURY DR

11,300 SF
+.62 ACRES

FLEX CREATIVE



LEASING CONTACTS

Rustie Toth
512.270.1869
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ELMOARTS.COM

Adam Zimmerman
512.270.1869
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200 AMPS
SINGLE-PHASE

**AVAILABLE
NOW**

3911 WOODBURY DR

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

200A
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



ELMOARTS.COM

3911 WOODBURY DR



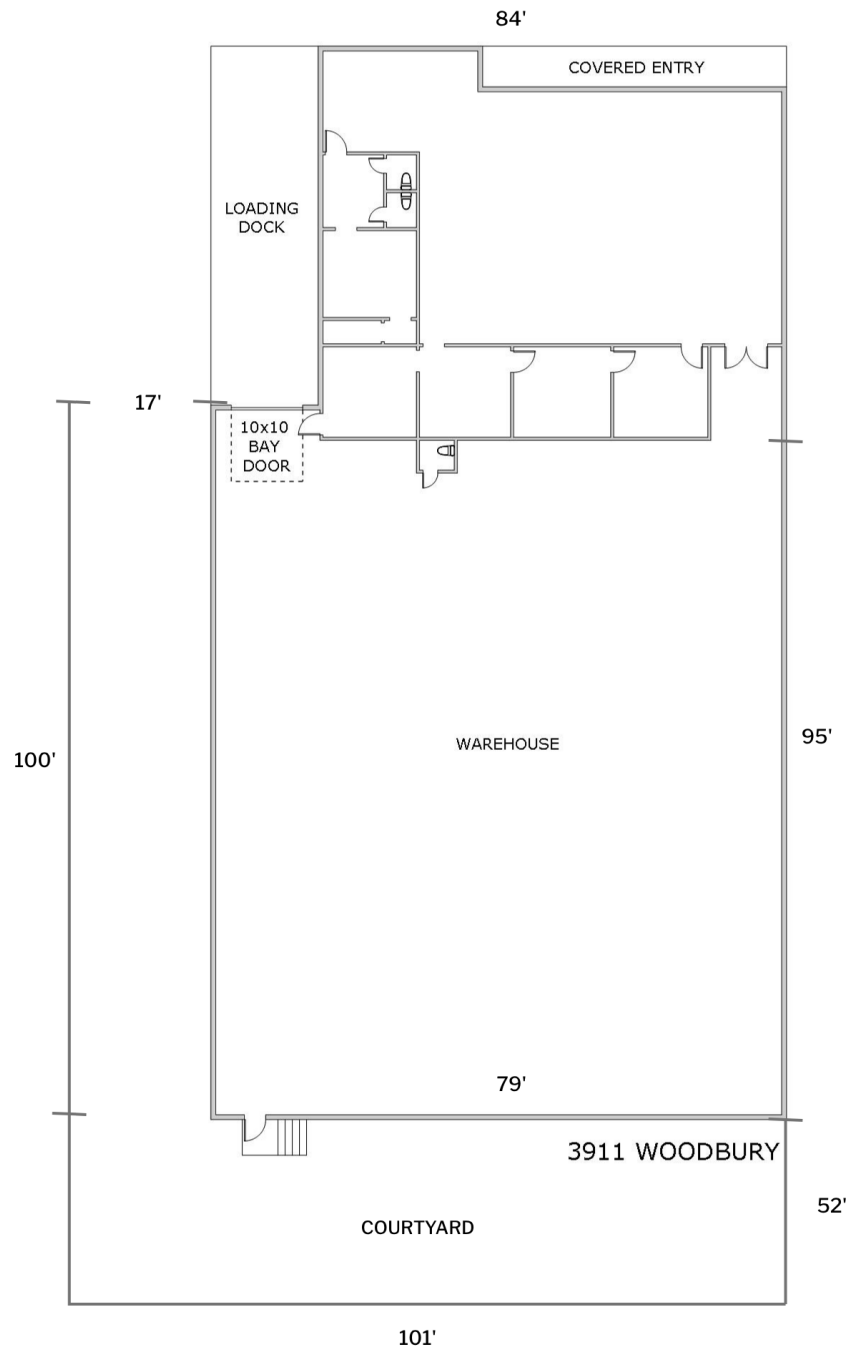
3911 WOODBURY DR



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AMENITIES

- Private courtyard
- Loading dock
- Bay door
- Highway visible sign
- Parking





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