

311 E St Elmo



LEASE

311 E ST ELMO RD // AUSTIN, TEXAS // 78745

FLEX /
INDUSTRIAL

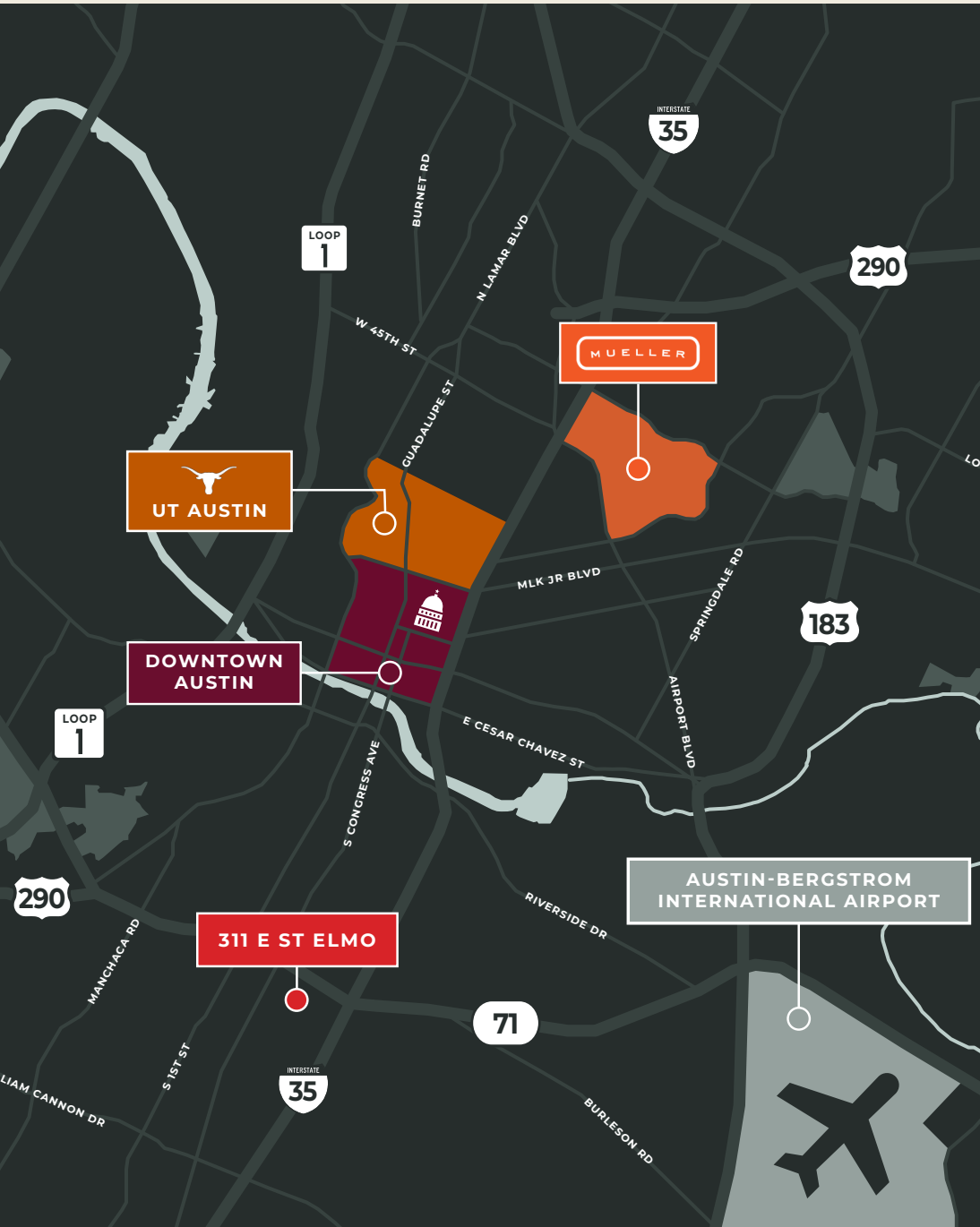
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311 E St Elmo

FLEX/INDUSTRIAL // FOR LEASE



Located in the heart of the St. Elmo District, 311 E St. Elmo offers flexible suite layouts ideal for a variety of industrial and creative users. Each space features grade-level loading, providing efficient functionality for daily operations. The property offers excellent access to IH-35, Hwy 290, and South Congress, surrounded by a growing mix of retail and dining amenities.

AVAILABILITY

Suite A	7,170 SF	Suite G	3,146 SF
Suite B	3,003 SF	Suite H	4,092 SF
Suite D	2,985 SF	Suite K	2,700 SF
Suite F	2,703 SF		

FEATURES

- ▶ Flexible suite sizes, configurations, and finish levels (2,700 - 7,170 SF)
- ▶ Grade-level loading in each space (12x14)
- ▶ 18' clear height
- ▶ Prime location in the St. Elmo District
- ▶ Ideal for flex, light industrial, showroom, or creative users
- ▶ Surrounded by walkable retail, dining, and neighborhood amenities

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DOWNTOWN
AUSTIN

PiNS
MECHANICAL COMPANY

ICÓN

THE
YARD

EST ELMO RD

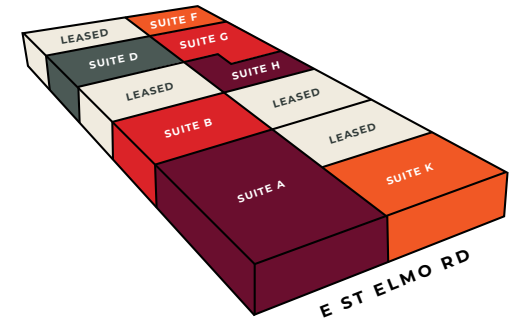
WILLOW SPRINGS RD

311 E St Elmo

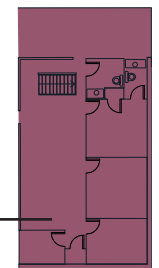
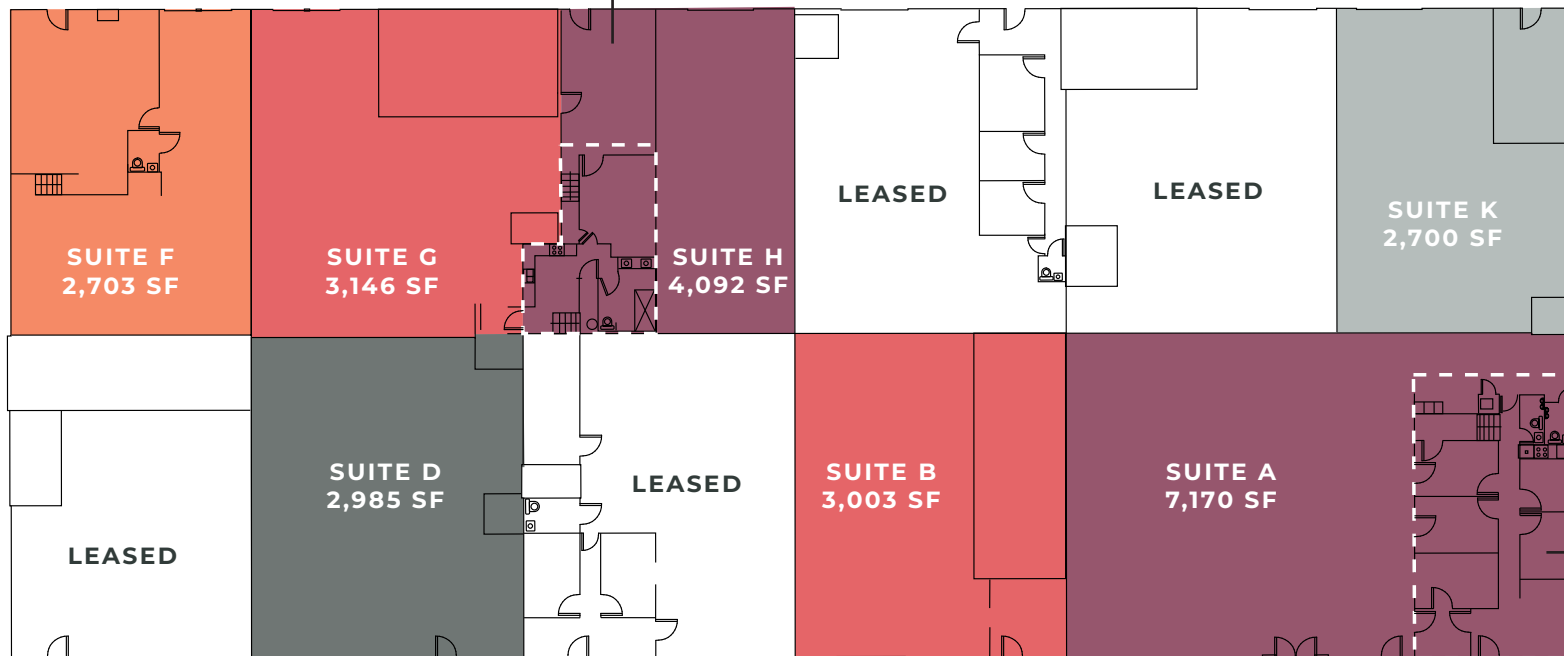
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1
LEVEL
ONE



SUITE H
2ND FLOOR



SUITE A
2ND FLOOR

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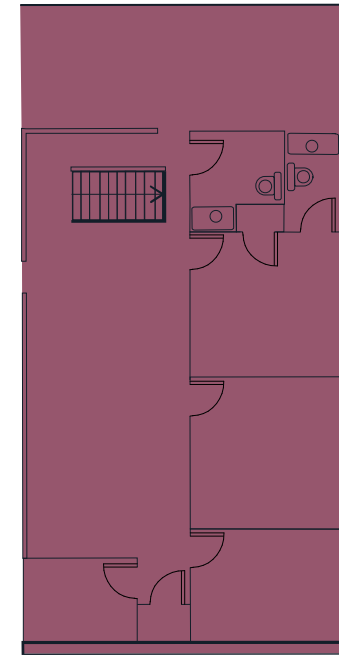
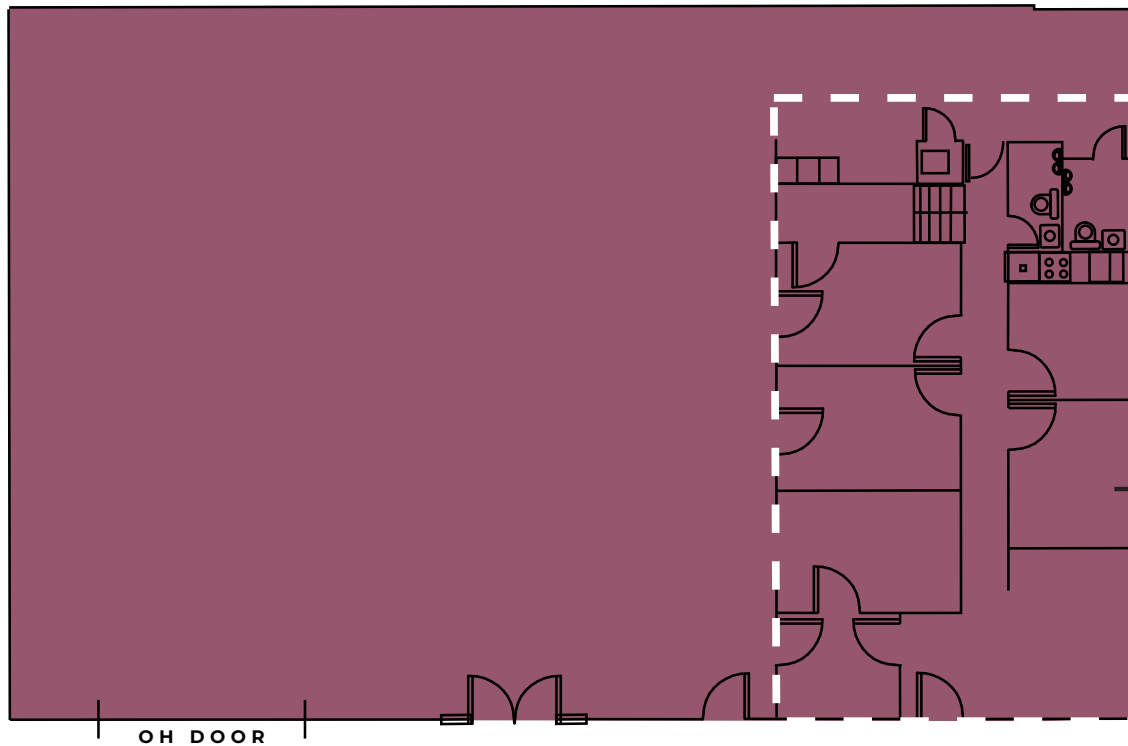
A SUITE A

CLICK OR SCAN
TO VIRTUALLY
TOUR

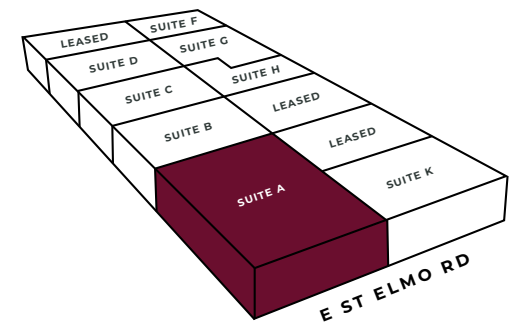


SUITE A (7,170 SF)

- ▶ Office: 2,940 SF (41%)
- ▶ Warehouse: 4,230 SF (59%)
- ▶ HVAC: 100%
- ▶ Restrooms: 4
- ▶ 1 OH Door (12x14)



SUITE A
2ND FLOOR

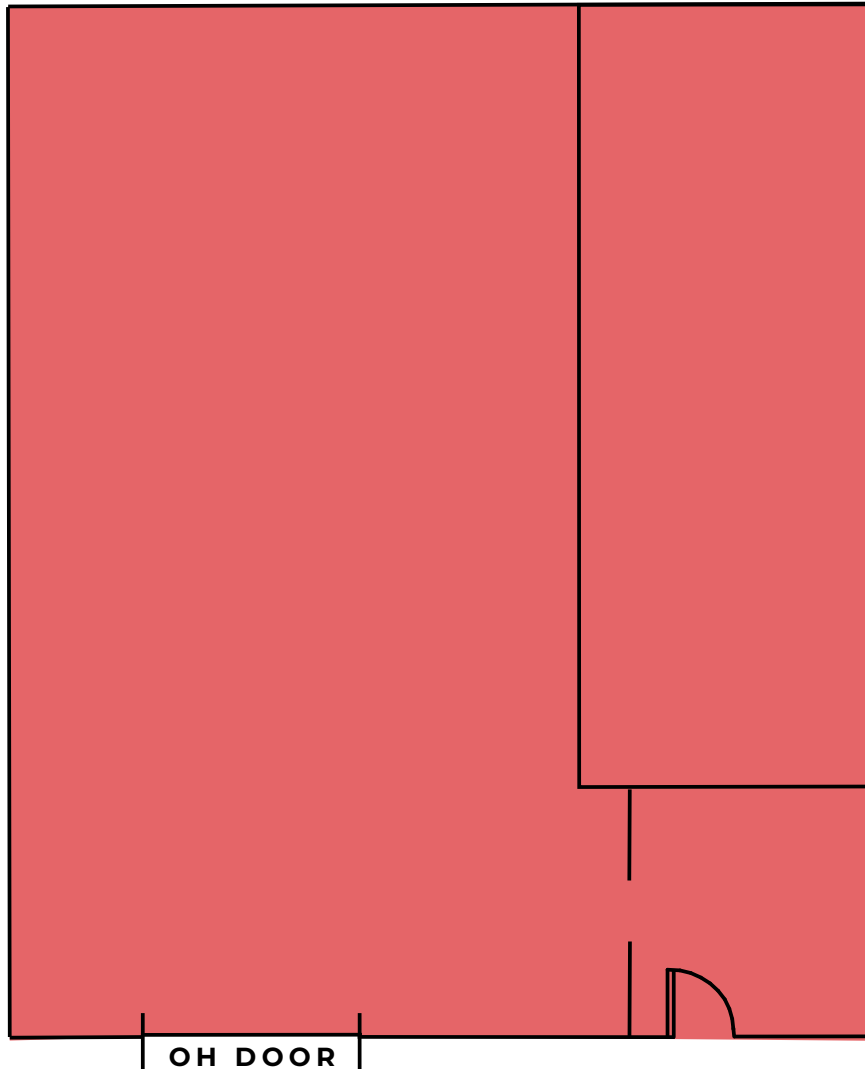


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B SUITE B

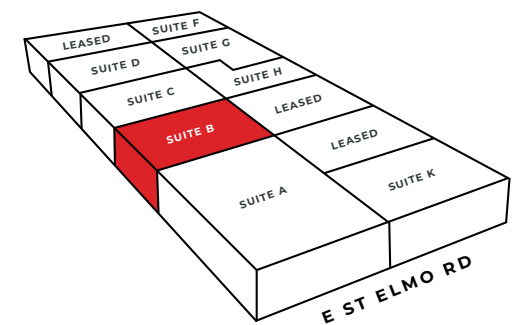


SUITE B (3,003 SF)

- ▶ Office: 215 SF (7%)
- ▶ Warehouse: 2,788 SF (93%)
- ▶ HVAC: Office Only
- ▶ Restrooms: 1
- ▶ 1 OH Door (12x14)



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TOUR

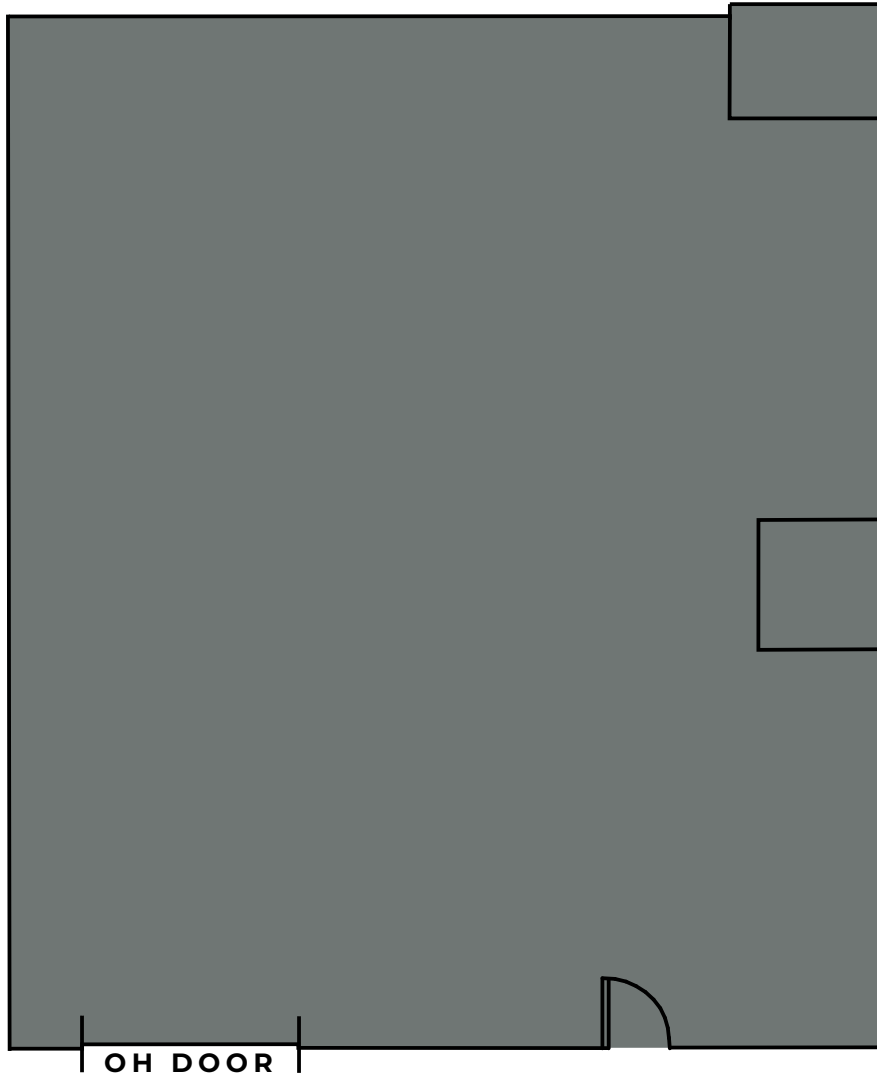


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D SUITE D

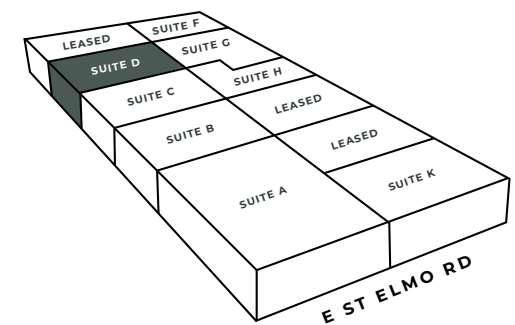


SUITE D (2,985 SF)

- ▶ Warehouse: 2,985 SF (100%)
- ▶ HVAC: 100%
- ▶ Restrooms: 1
- ▶ 1 OH Door (12x14)



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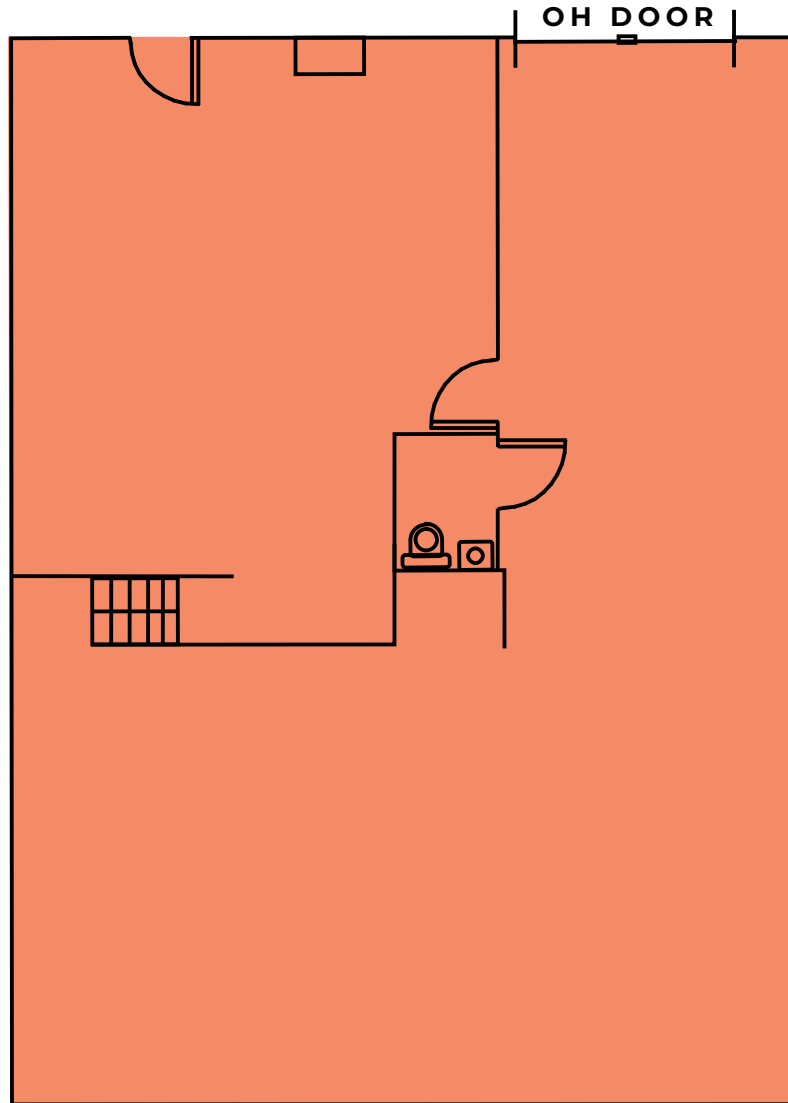


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F SUITE F

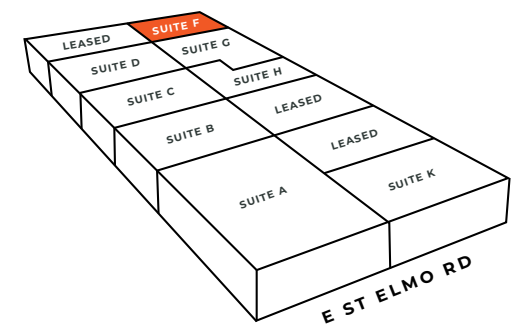


SUITE F (2,703 SF)

- ▶ Office: 925 SF (34%)
- ▶ Warehouse: 1,778 SF (66%)
- ▶ HVAC: Office Only
- ▶ Restrooms: 1
- ▶ 1 OH Door (12x14)



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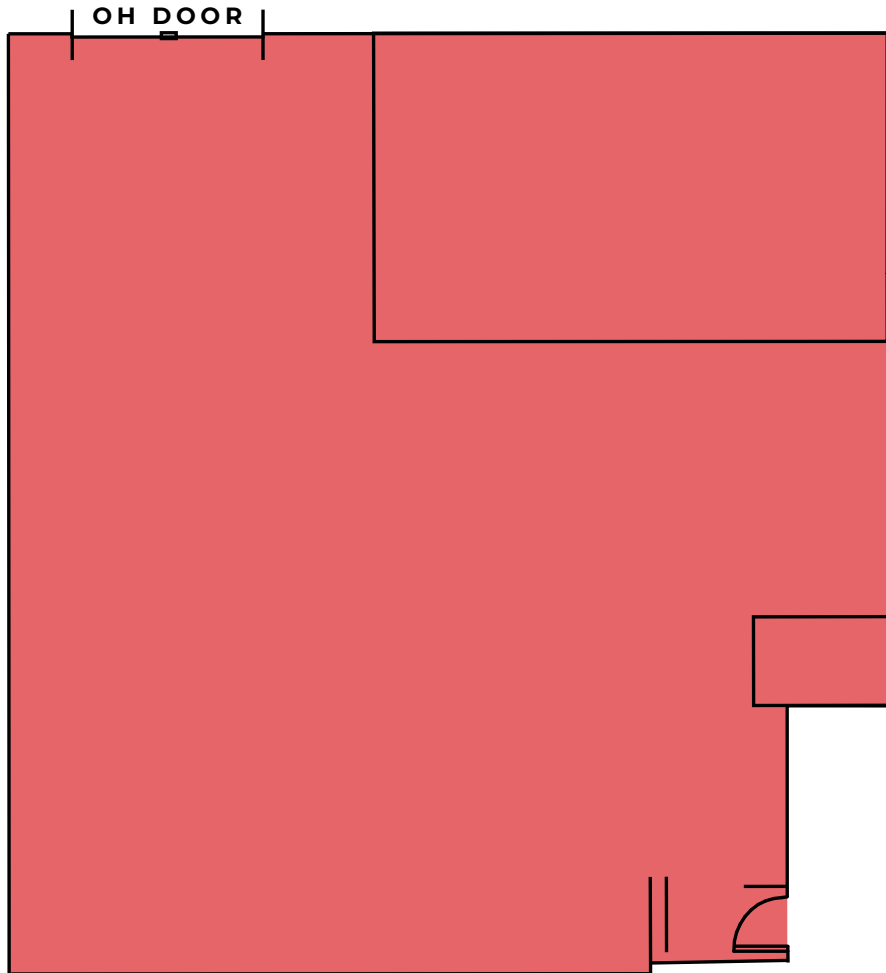


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G SUITE G

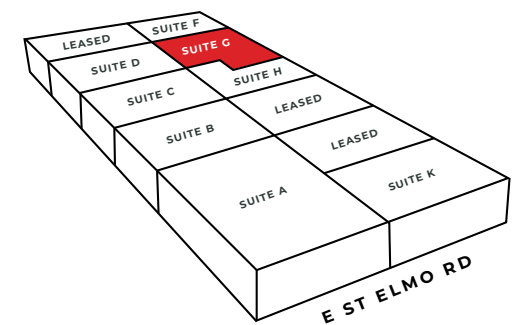


SUITE G (3,146 SF)

- ▶ Warehouse: 3,146 SF (100%)
- ▶ HVAC: None
- ▶ Restrooms: 1
- ▶ 1 OH Door (12x14)



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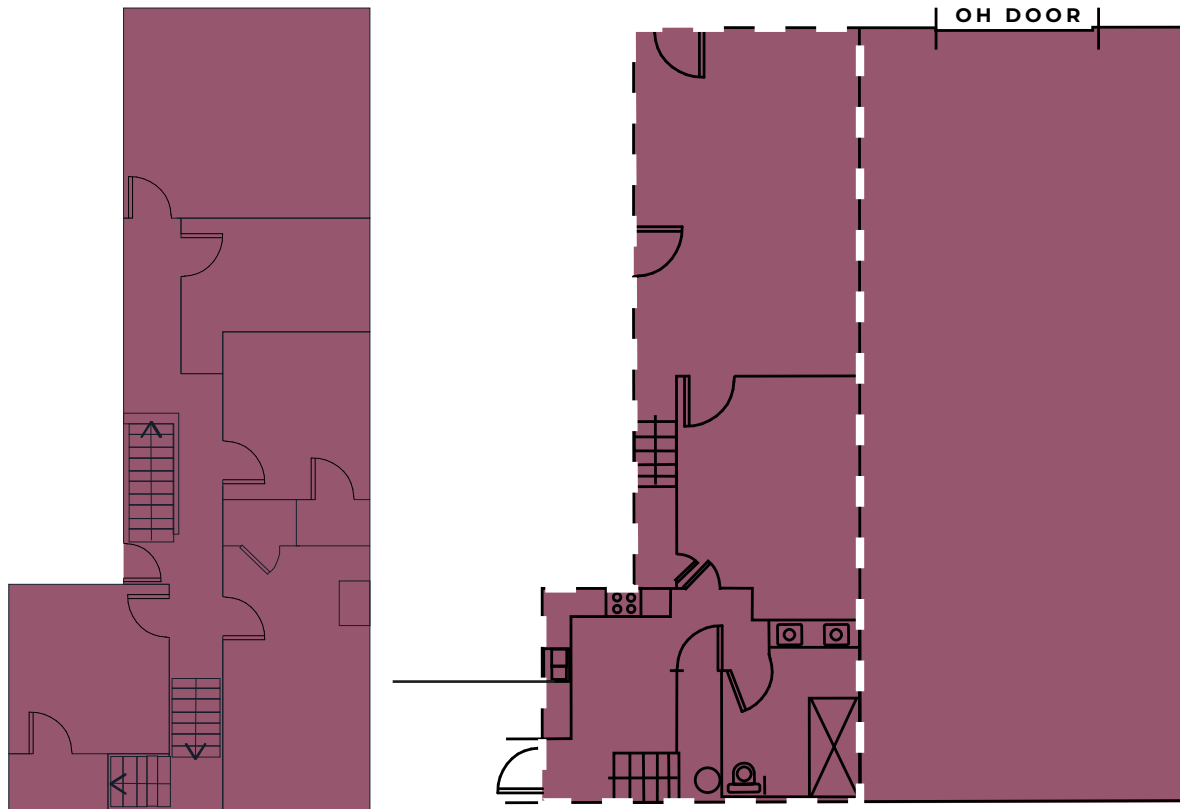


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H SUITE H



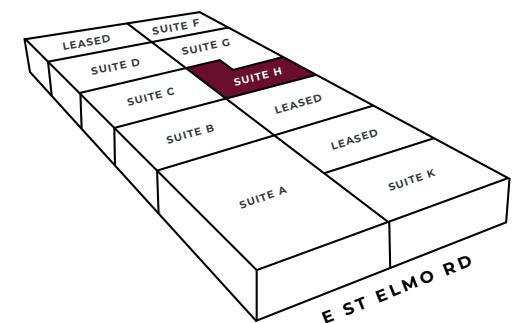
**SUITE H
2ND FLOOR**

SUITE H (4,092 SF)

- ▶ Office: 2,592 SF (63%)
- ▶ Warehouse: 1,500 SF (37%)
- ▶ HVAC: Office Only
- ▶ Restrooms: 1
- ▶ 1 OH Door (12x14)



**CLICK OR SCAN
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TOUR**

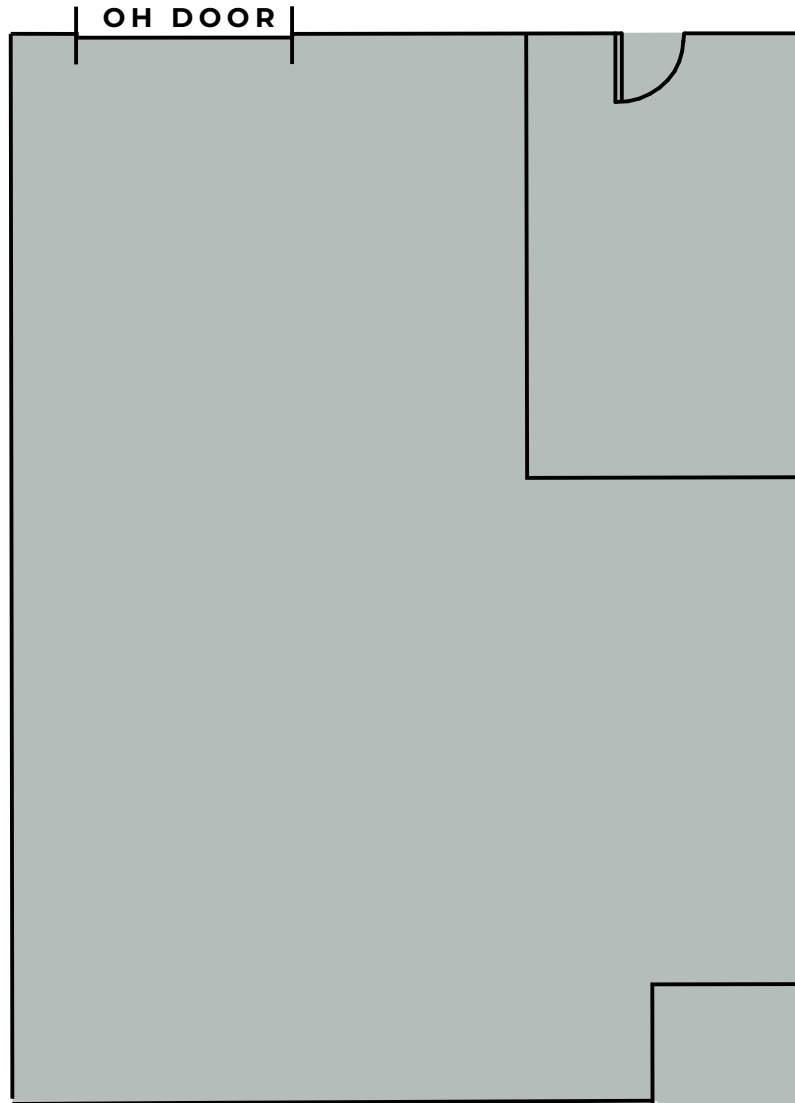


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K SUITE K

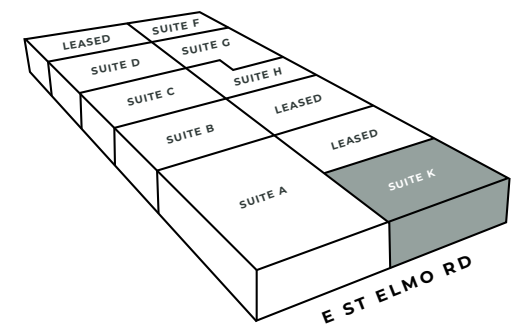


SUITE K (2,700 SF)

- ▶ Office: 200 SF (7%)
- ▶ Warehouse: 2,500 SF (93%)
- ▶ HVAC: 100%
- ▶ Restrooms: 1
- ▶ 1 OH Door (12x14)

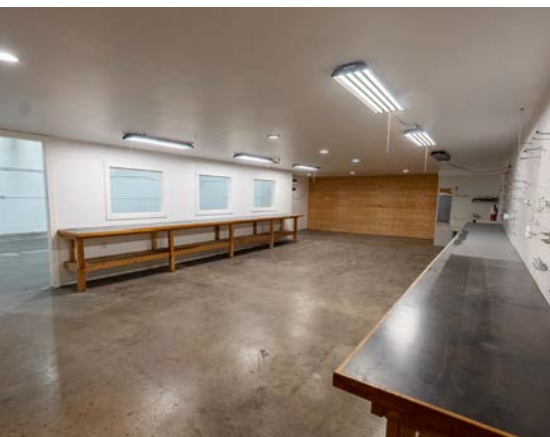


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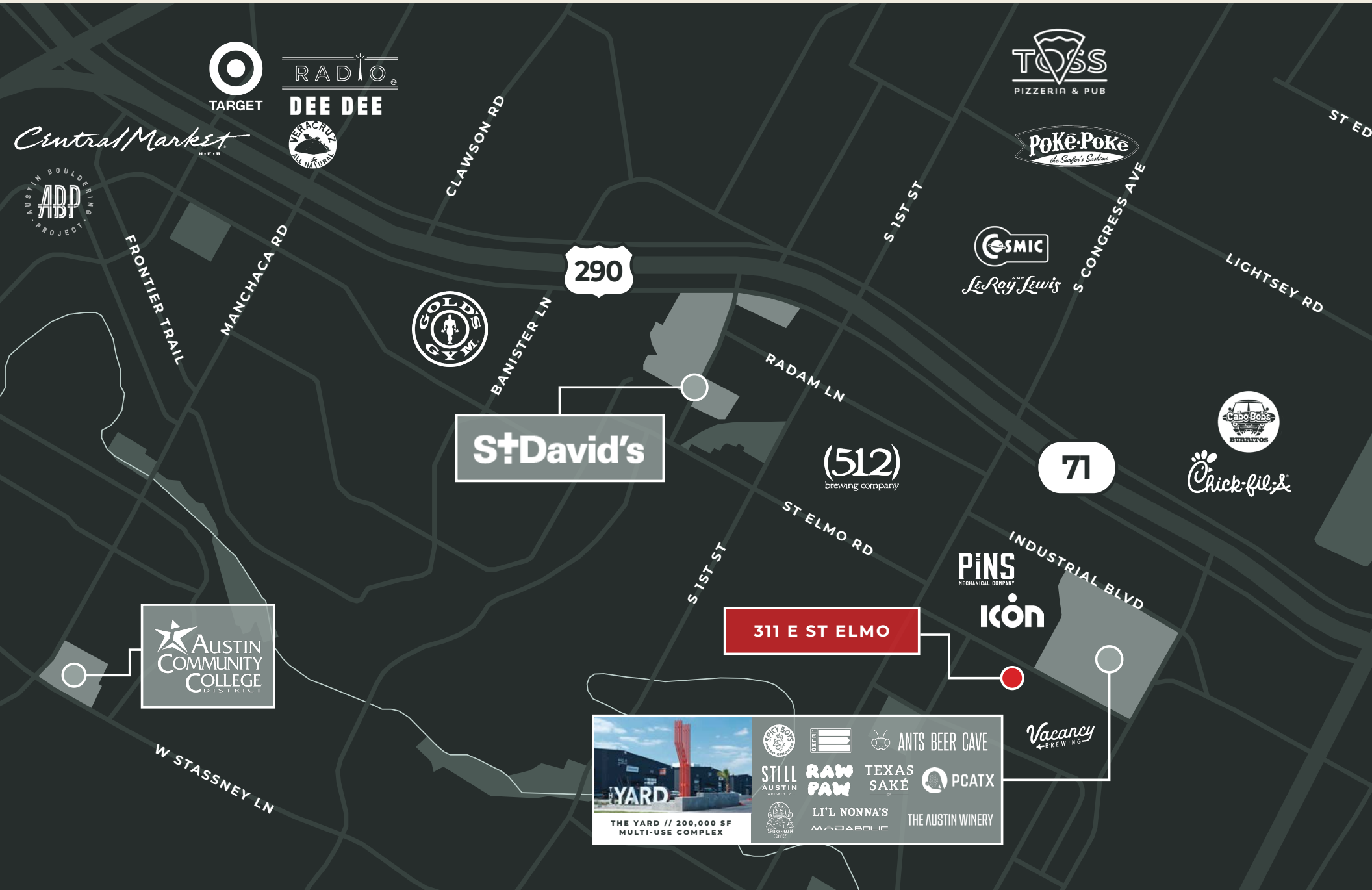
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StDavid's

311 E ST ELMO



THE YARD // 200,000 SF MULTI-USE COMPLEX



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Austin, Texas 78745



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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