

**AUSTIN  
STUDIOS**

OPERATED BY THE AUSTIN FILM SOCIETY

**CREATIVE STUDIO / FLEX OFFICE SPACE  
SUITES FROM 500-28,845 SF+ AVAILABLE  
FOR LEASE**

1901 E 51st St, Austin, TX 78723

**STAGE 4**



*Creativity in Motion at Mueller  
Austin, TX*

*Mixed Offices and Studio Spaces / Fully Conditioned / Flex Warehouse*

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STAGE 4



BARTHOLOMEW PARK

BARTHOLOMEW POOL

51ST STREET

ENTRANCE

STAGE 4

STAGE 5

Zoned Parking

STAGE 6

CREATIVE MEDIA CENTER

STAGE 7

Parking Lot A

STAGE 1

STAGE 2

RED BLDG. OFFICES

STAGE 3

BUNG. E

BUNG. A

BUNG. D

BUNG. B

BUNG. C

Tilley St

Vaughn St

Philomena St

### Location Highlights

- Part of the vibrant, film-friendly Mueller Development
- Adjacent to I-35 and minutes away from Austin-Bergstrom International Airport and Downtown Austin
- Directly connected to area parks and hike & bike trails

# AUSTIN STUDIOS

Austin Studios, operated by the Austin Film Society on behalf of the City of Austin, is a hub for the region's creative media ecosystem. Located at the former Robert Mueller Municipal Airport, this 2-acre film and creative media production complex is conveniently located in central Austin adjacent to Mueller, an award winning, master-planned urban village in central east Austin just three miles from downtown Austin.

## BY THE NUMBERS

**37,000+**  
JOBS

**1,100+**  
PROJECTS

**\$2.6+ BILLION**  
IN ECONOMIC IMPACT



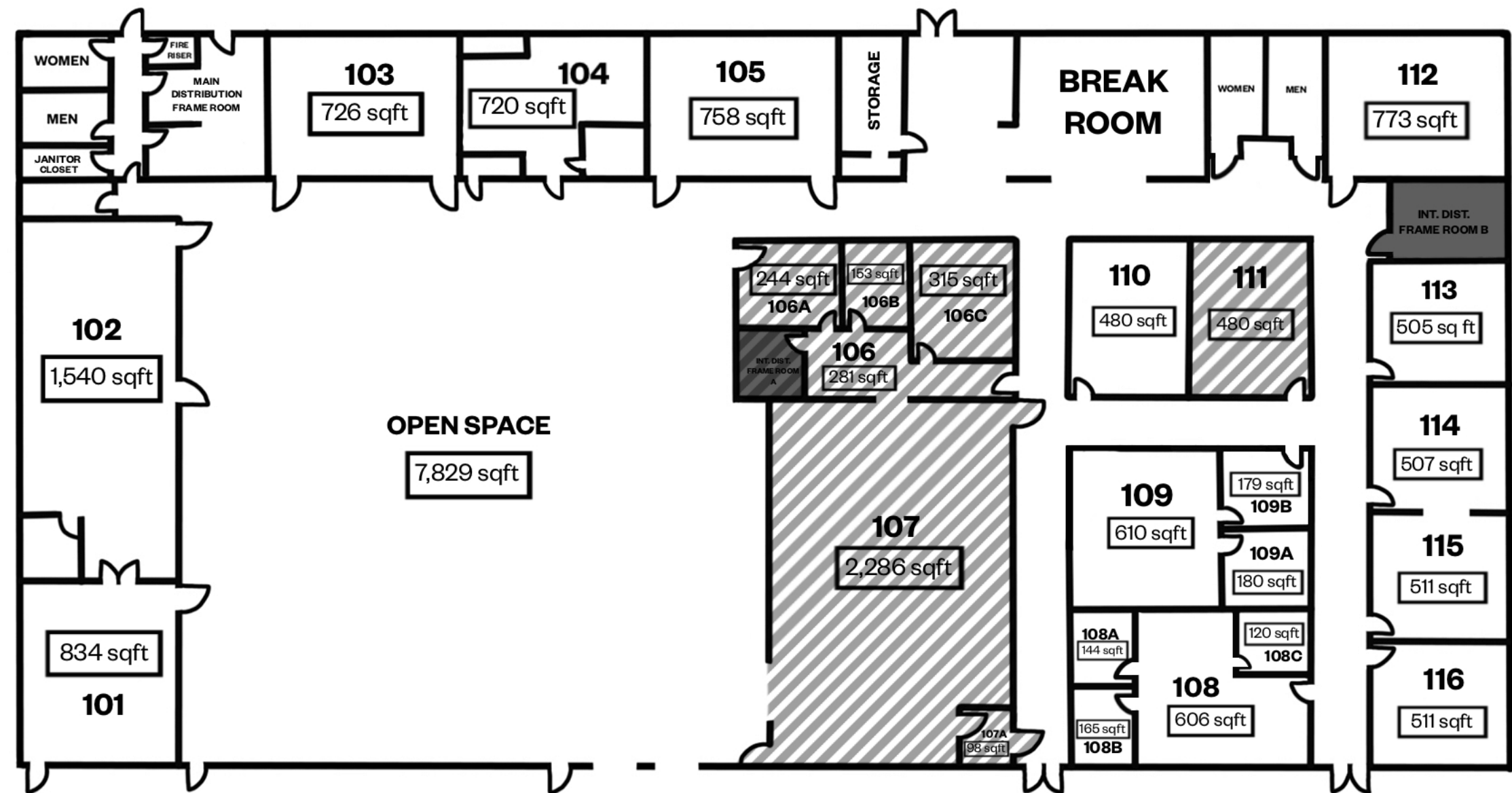
# FLOORPLAN

**28,845 SF**

**COMBINE TO MEET YOUR NEEDS**

## Space Features

- 28,845 SF of conditioned office space
- Space is divisible
- Furniture available
- Multiple studios
- Private restrooms
- Card access entry
- Low operating expenses
- 10.5'-24' ceilings
- 2 bay doors
- Ample parking
- Building signage available



# STAGE 4



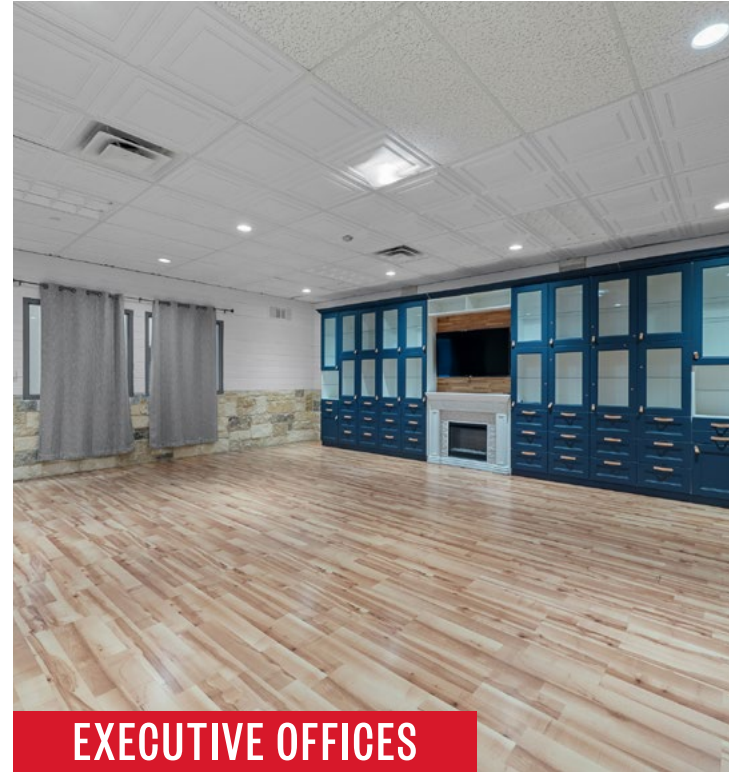
KITCHEN



COVERED ENTRANCE



OFFICE SPACES



EXECUTIVE OFFICES



EXECUTIVE OFFICES



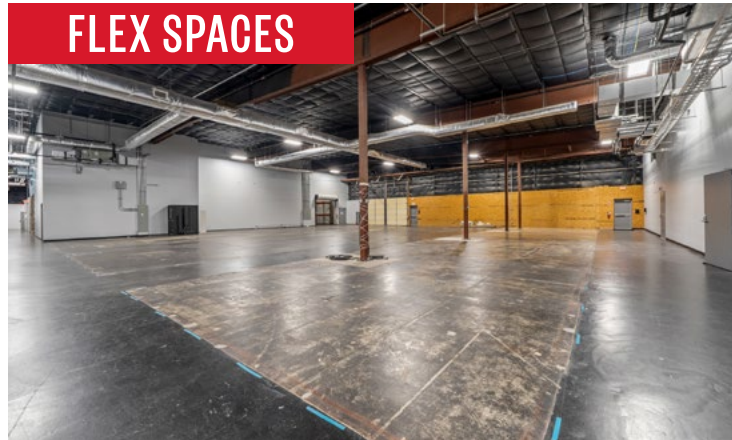
OFFICE SPACES

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# STAGE 4

FLEX SPACES



FLEX SPACES



STUDIO



MAIN STUDIO



STUDIO



CONTROL ROOM

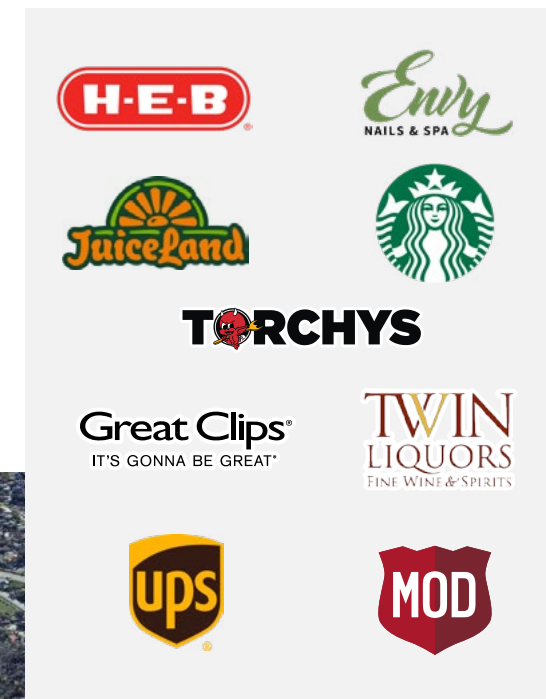


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# CENTRALLY LOCATED

## Surrounded by Mueller District Amenities

### MARKET DISTRICT



### ALDRICH STREET



### REGIONAL RETAIL



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