

# *OFFERING MEMORANDUM*

2967 Manor Rd – Austin, TX

New 38,000 sq foot Class A Office / Medical  
Building – Build to Suit Option Available



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SALE

70%

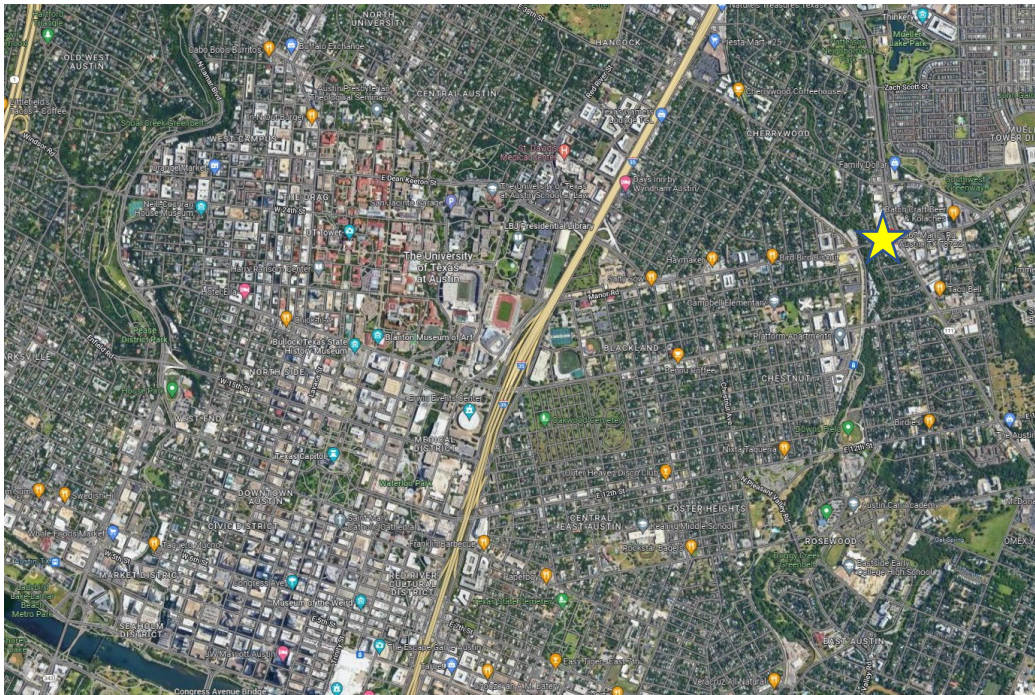
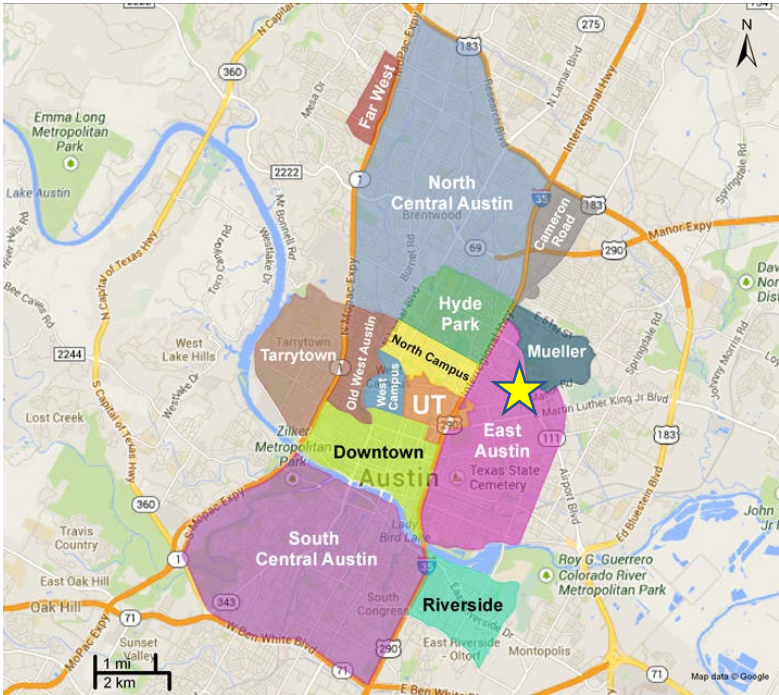
SALE

70%

SALE



# Located at the Center of Growth in Austin









An aerial photograph of a city skyline at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, a wide river flows from the left towards the center. A stone bridge with multiple arches spans the river. On the right bank, there are lush green trees and a modern building with a blue roof. In the background, several tall skyscrapers are visible, some with lights on. The overall scene is a mix of urban development and natural elements.

# Property Specifications

- Total Size – 37,800 sq feet
- TOD (Transit Oriented Development) Zoning
- Prominent Signage
- Outdoor Patio / Balcony
- Downtown Views
- 3 stories
  - First Floor – 12,600 sq ft (15ft Height)
  - Second Floor – 12,600 sq ft (12ft Height)
  - Third Floor – 12,600 sq ft (12ft Height)
- Structured Parking – 72 spaces
- Indoor Bike Parking with Showers









# Timing for Delivery

- Site Plan Completion Q1 2024
- Construction Completion Q4 2025
- Occupancy Q1 2026













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