

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

2815

FOR LEASE

The Station

2815 Manor Road, Austin, TX 78722

the STATION

The Property

Highlights

- Exceptional signage opportunities along the highly popular Manor Road corridor.
- Located in the heart of East Austin, just minutes away from downtown, the University of Texas, and the Mueller amenity district.
- The Manor Road corridor offers immediate access to an abundance of retail to include restaurants, bars, fitness centers, and coffee operators.
- The Station on Manor is a recently modernized - adaptive-reuse - creative office project with high-end finishes and excellent natural light.

Property Overview

The Station on Manor stands out as one of East Austin's pioneering creative office developments. This forward-thinking project has helped transform Manor Road into a hub for creative businesses. With its flexible floor plans, abundant natural light, and contemporary industrial aesthetic, The Station on Manor offers an inspiring environment for forward-looking businesses, startups, and creators alike.

Ideally situated along the Manor Road corridor in the center of the East Austin submarket, the property is just minutes from downtown, the University of Texas, and Mueller. The property is one of very few truly walkable creative office/retail projects in East Austin. Within a two-block radius, you will find Love Supreme Pizza, Fleet Coffee, La Santa Barbacha Tacos, The Long Goodbye Cocktail Bar, Bird Bird Biscuit, Dane's Body Shop and the Other Racquet Pickleball Club. The MLK Red Line Rail stop is a short walk or bike ride away. Some of the most popular restaurants in Austin such as Este, Salty Sow and Dai Due are also a short walk down Manor Road.

The Station on Manor offers unique office or retail space in an outstanding location





The Station

E Martin Luther King Jr Blvd

Manor Rd



Ridgetop Elementary School

SPROUTS FARMERS MARKET
BEST BUY
Marshalls Michaels
PETSMART OLD NAVY
Banfield PET HOSPITAL Total Wine



Blanton Elementary

Hyde Park Schools

24 fitness
H-E-B
petco

Hancock Recreation Center



STRETCH LAB
Kerbey Lane ALL DAY CAFE



E 51st St



Austin Peace Academy

Tsuke Edomae

HONEST MARY'S



Marshall Middle School



Aviator PIZZA & CRAFTBEER
VERACRUZ Fonda & Bar

Streamway Coffee

Mueller Lake Park

blue LACY
thinkery

ALAMO marquis cinema
barre3
Orangetheory FITNESS



Russell Lee Elementary School



St. David's Medical Center

Manor Rd

Morris Williams Golf Course

TEXAS The University of Texas at Austin



CIVIL GOAT



WELCOME TO REDBUD ICEHOUSE
BATCH



The Station

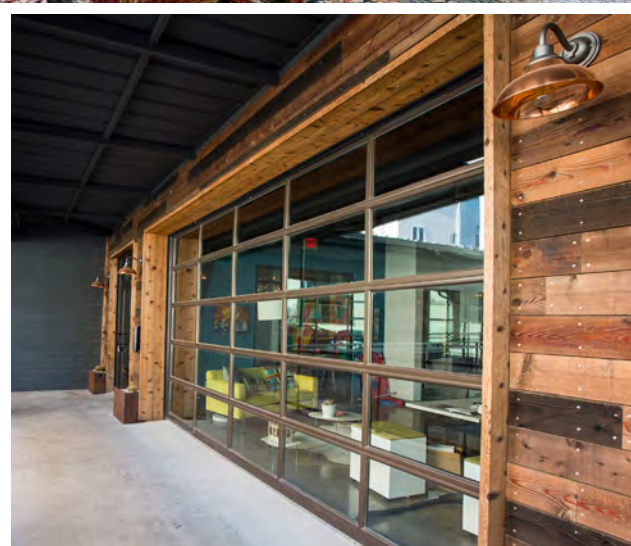
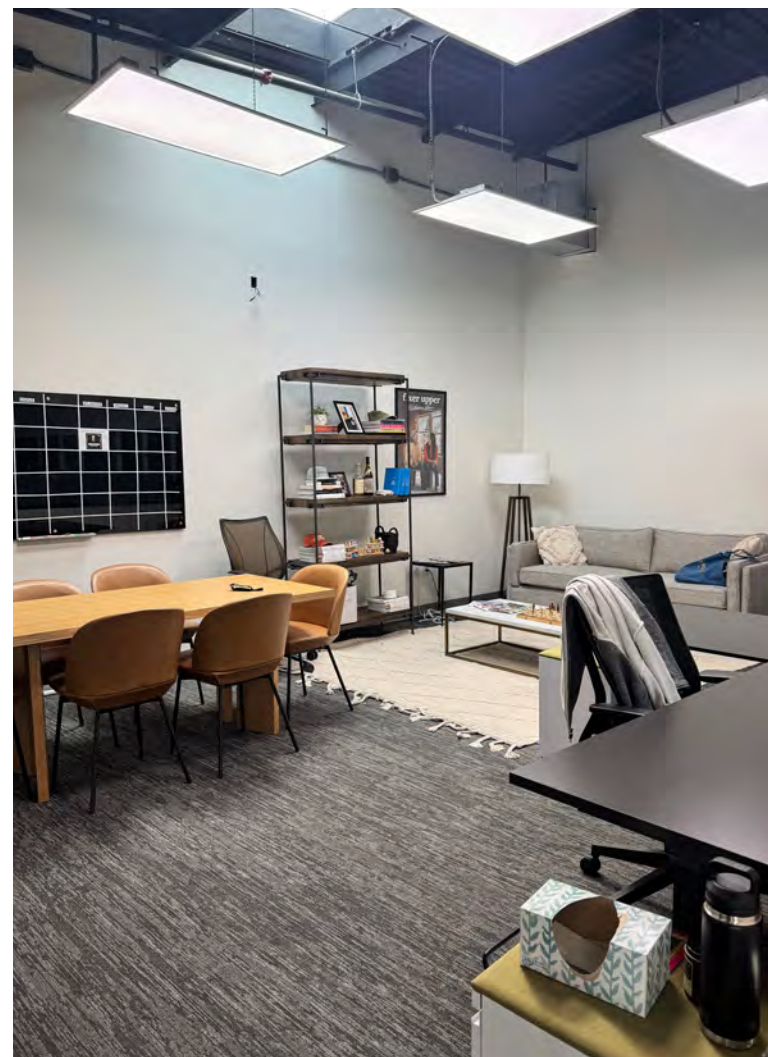


E Martin Luther King Jr Blvd

Springdale Rd



Photo Gallery



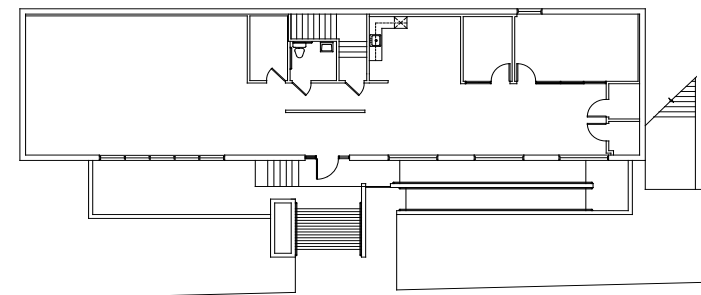
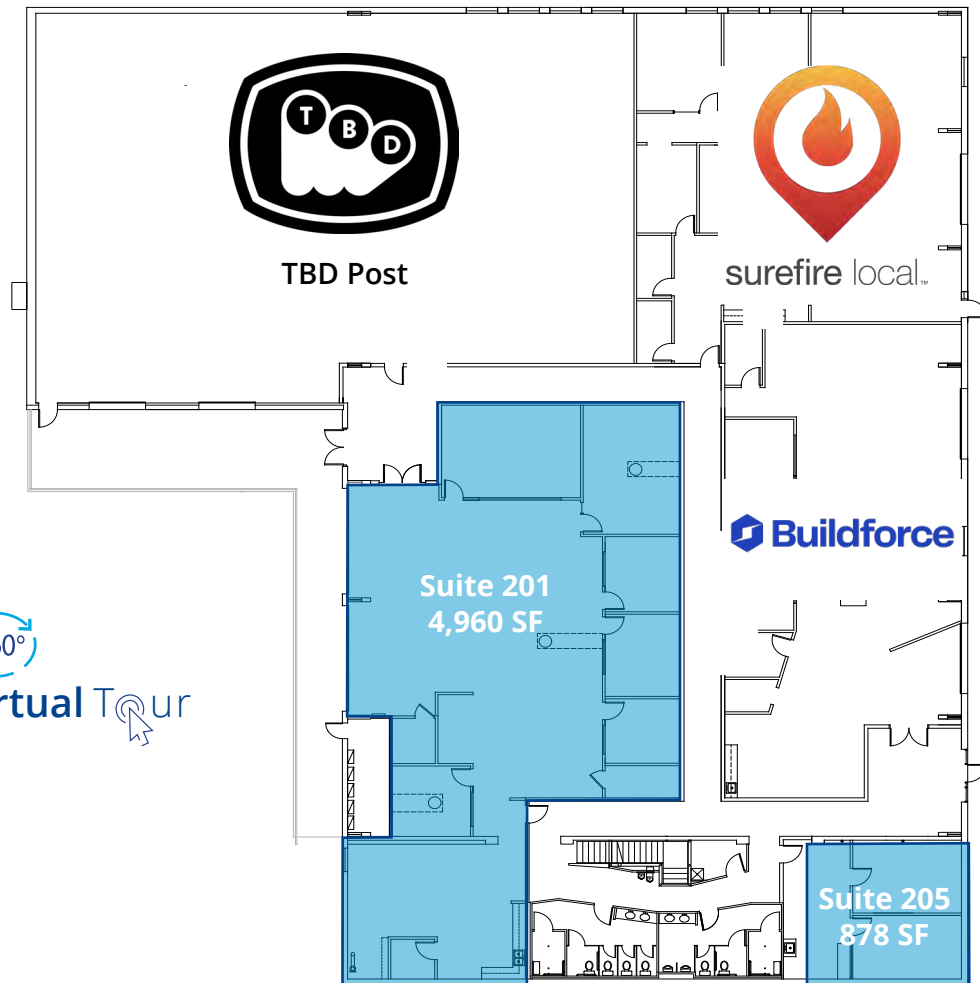
Floor Plan & Availability

Space Available	878 - 5,838 SF
Availability	5/1/2026
Lease Rate	\$39.00 NNN
2026 OpEx	\$16.14 + J
Parking Ratio	3.00:1,000

- Open floor plan with plenty of light
- Full common area restroom renovation in 2024
- Break area
- Outdoor patio area



Suites 201 and 205:
Contiguous for 5,838 SF



Please Contact:

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