



2815

FOR LEASE

The Station

2815 Manor Road, Austin, TX 78722



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



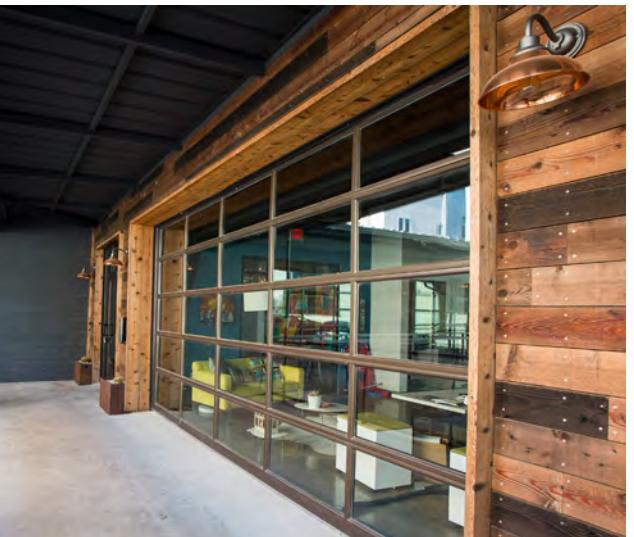
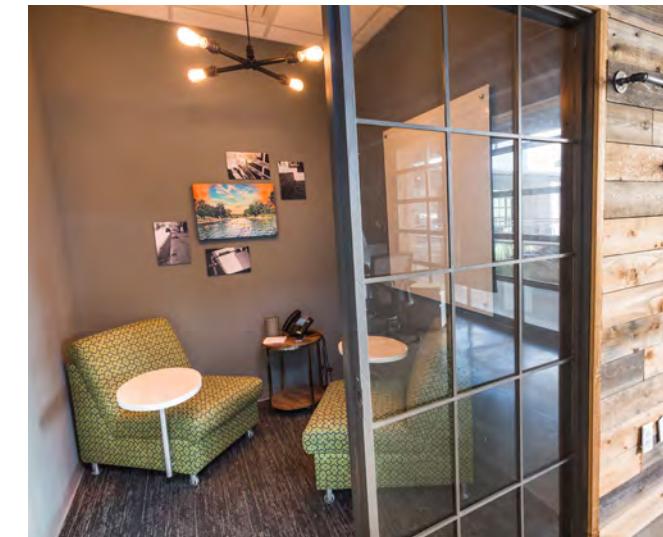


The Station





Photo Gallery



Floor Plan & Availability

Space Available 878 - 5,838 SF

Availability 5/1/2026

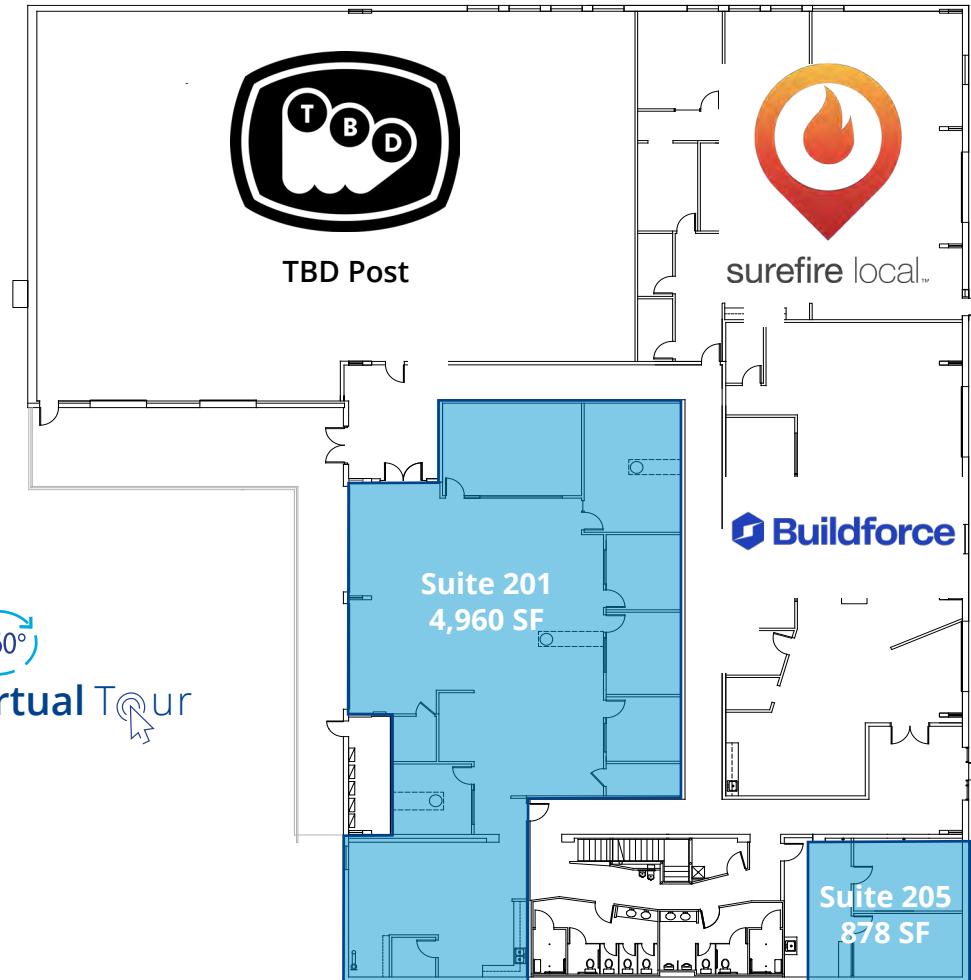
Lease Rate \$39.00 NNN

2026 OpEx \$16.14 + J

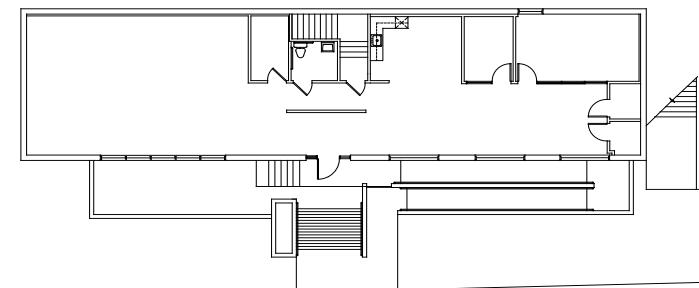
Parking Ratio 3.00:1,000

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

360°
Virtual Tour



**Suites 201 and 205:
Contiguous for 5,838 SF**





Please Contact:

Doug Rauls

Executive Vice President
+1 512 539 3006
doug.rauls@colliers.com

Will Nelson, CCIM

Vice President
+1 512 539 3013
will.nelson@colliers.com

111 Congress Ave
Suite 750
Austin, TX 78701
P: +1 512 359 3000