

Colliers

eso

2803

FOR LEASE

The Station on Manor

2803 Manor Road, Austin, TX 78722



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 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.



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.

Floor Plan & Availability

Space Available 11,389 SF

Availability 4/1/2027

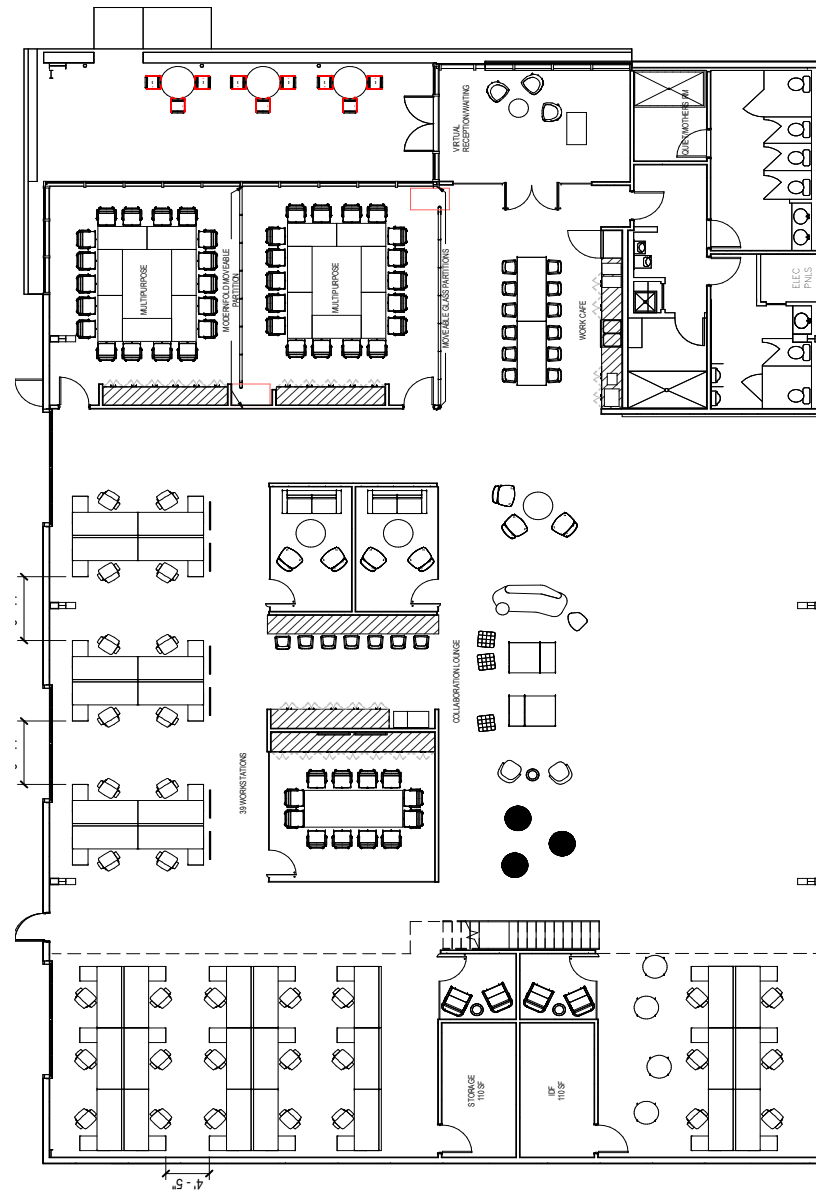
Lease Rate \$39.00 NNN

2026 OpEx \$14.05/SF + E & J

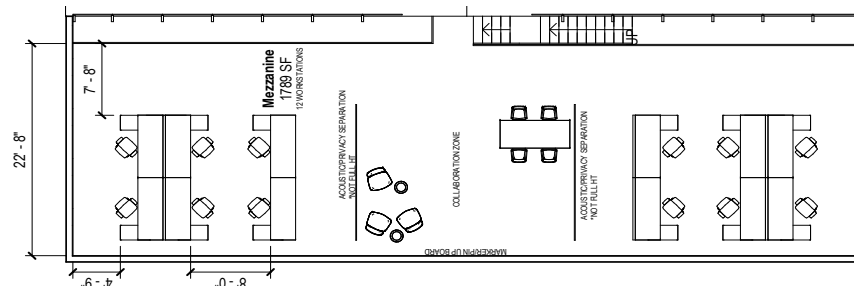
Parking Ratio 3.00:1,000

Key Highlights

- Break area with kitchen
- Large glass roll up doors provide an abundance of natural light
- Conference rooms
- Creative workspace
- Walkable amenities
- 2nd floor mezzanine



First Floor



Mezzanine



E Martin Luther King Jr Blvd

The Station

Manor Rd

 **Dane's Body Shop**
AUSTIN, TEXAS

 **OTHER RAQUEL**
Social Club
AUSTIN, TEXAS

 **JOY SUPREME**

 **PEPPERAZZY**
ONE BITE AT A TIME

CIVIL GOAT

 **The LONG GOODBYE**
COCKTAILS & COFFEE · Austin, Texas

 **SANTA CATARINA**
Mexican Restaurant

 **SALTY SOW**
swine · wine · beer

 **Este**

 **El Chilito**
TUESDAY CAFE

 **CHILE**
Café y Cerveza

 **Patrizia's**
EST. 1994

 **MADRE'S**
EST. SINCE 1990 · MEX · TEX · MEX Y QUE?

 **HAYMAKER**
SANDWICHES

 **DAI DUE**



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

dell children's Ascension



STRETCH LAB
Kerbey Lane ALL DAY CAFE



E 51st St



Austin Peace Academy

Hancock Recreation Center

Tsuke Edomae

HONEST MARY'S



Marshall Middle School



Aviator VERACRUZ Ponds & Bar

Streamway Coffee

Mueller Lake Park

ALAMO THEATRES Cinema
barre3
Orangetheory FITNESS

Loca d'Oro



Morris Williams Golf Course

Russell Lee Elementary School

St. David's Medical Center



CIVIL GOAT



The Station



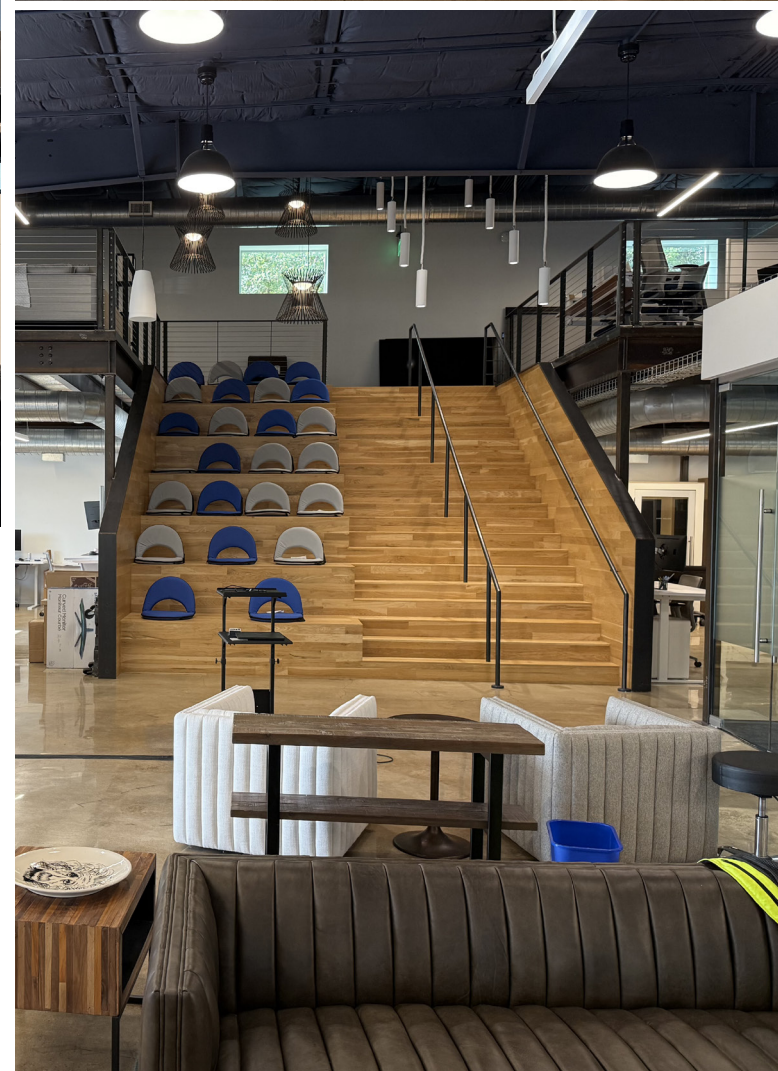
E Martin Luther King Jr Blvd



sour duck MARKET



Photo Gallery



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