



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





35

SALTY SOW  
swine · wine · beer

Este

CHIUTO  
TRUCK & SALES

CHILE  
Café & Comida

Patrizi's  
EST. 1978

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

HAYMAKER  
SANDWICHES

Dane's Body Shop  
AUSTIN, TEXAS

PEPPERAZZI  
ONE BITE AT A TIME

DAI DUE

E Martin Luther King Jr Blvd

The Station

OLD RACKET  
Social Club

Manor Rd

JOY  
SUPREME

CIVIL  
GOAT

The  
LONG  
GOODBYE  
COCKTAILS & COFFEE  
Austin, Texas

SANTA  
CATARINA  
Mexican Restaurant



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 PIZZA & CRAFTBEER  
 VERACRUZ Fonda & Bar

Streamway Coffee

Mueller Lake Park

ALAMO  
 barre3  
 Orangetheory FITNESS

Russell Lee Elementary School

blue LACY thinkery



Morris Williams Golf Course

St. David's Medical Center

CHERRYWOOD COFFEEHOUSE



Manor Rd



Springdale Rd



TEXAS The University of Texas at Austin



HAYMAKER SANDWICHES



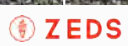
CIVIL GOAT



The Station



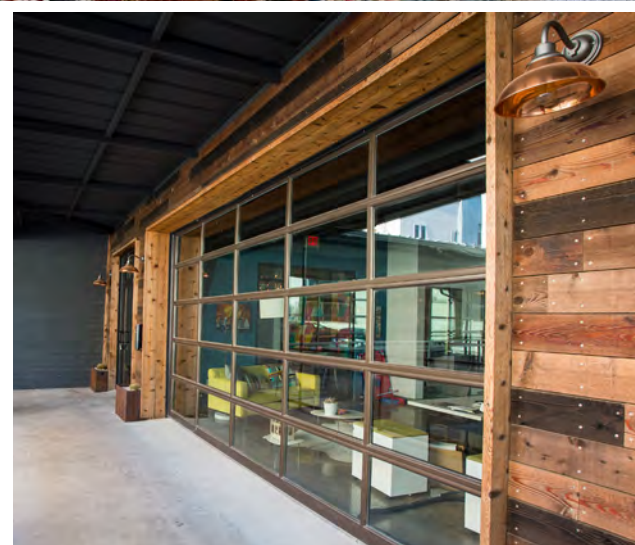
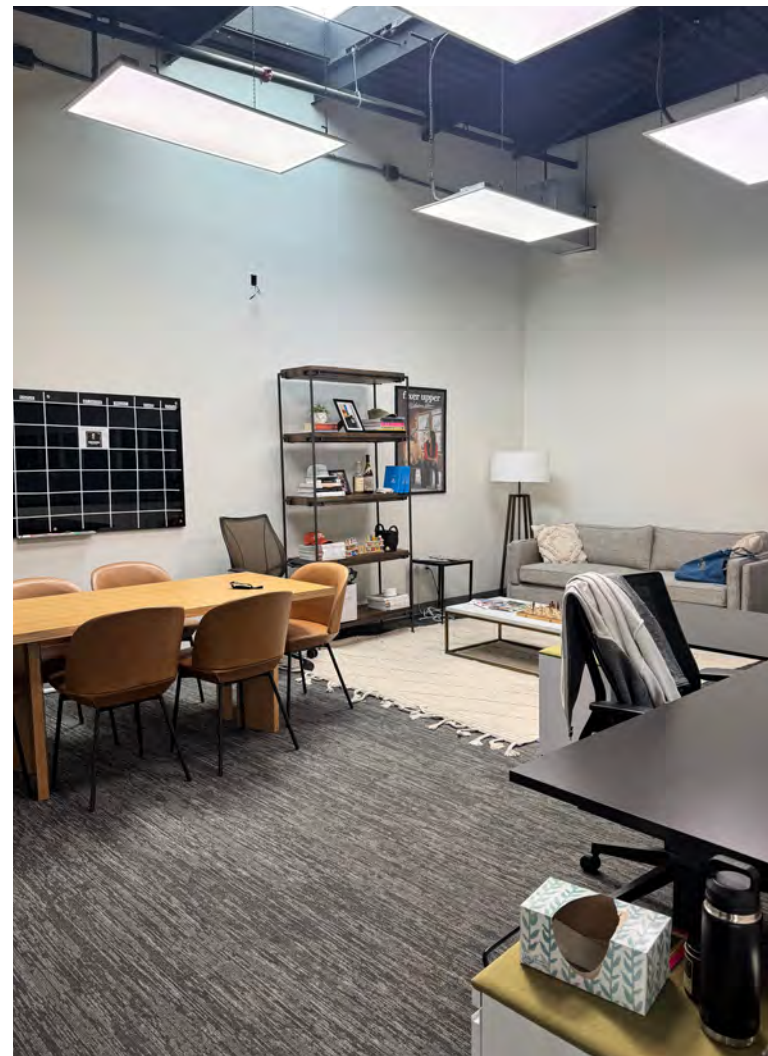
E Martin Luther King Jr Blvd



Bird Bird Biscuit



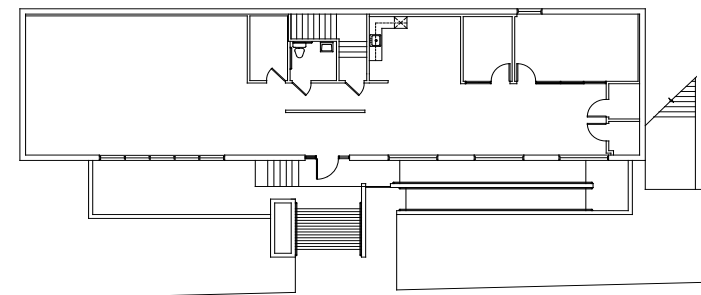
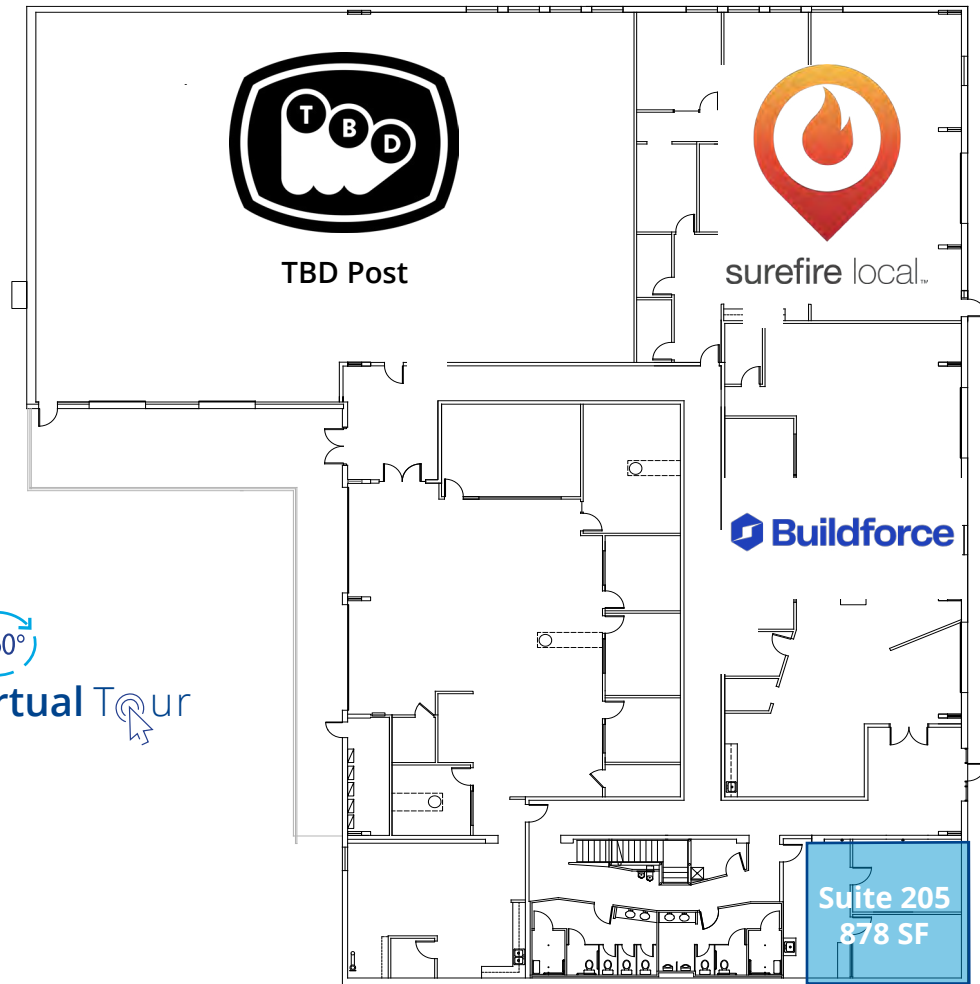
# Photo Gallery



# Floor Plan & Availability

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

- Full common area restroom renovation in 2024
- Break area
- Outdoor patio area





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