

SUBLEASE 2803 Manor Rd.

±3,850 - 11,389 SF



Contact

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PROPERTY INFORMATION

SUBLEASE

**THE STATION
2803 MANOR RD.
AUSTIN, TX 78722**

Rate: \$41.00/SF NNN

Opex: \$14.60/PSF

Shared Space Size: 3,850 SF

Full Sublease Size: 11,389 SF

Available: October 1, 2023



- 18 Existing Sit/ Stand Desks
- Break Area w/ Kitchen
- Parking at 3/1000 SF
- Break Area w/ Kitchen
- Wellness/ Mother's Room
- Large Windows, Natural Light
- Furnished Conference Rooms
- Mobile Door Access
- Flexible Term
- Creative Co-Working Atmosphere

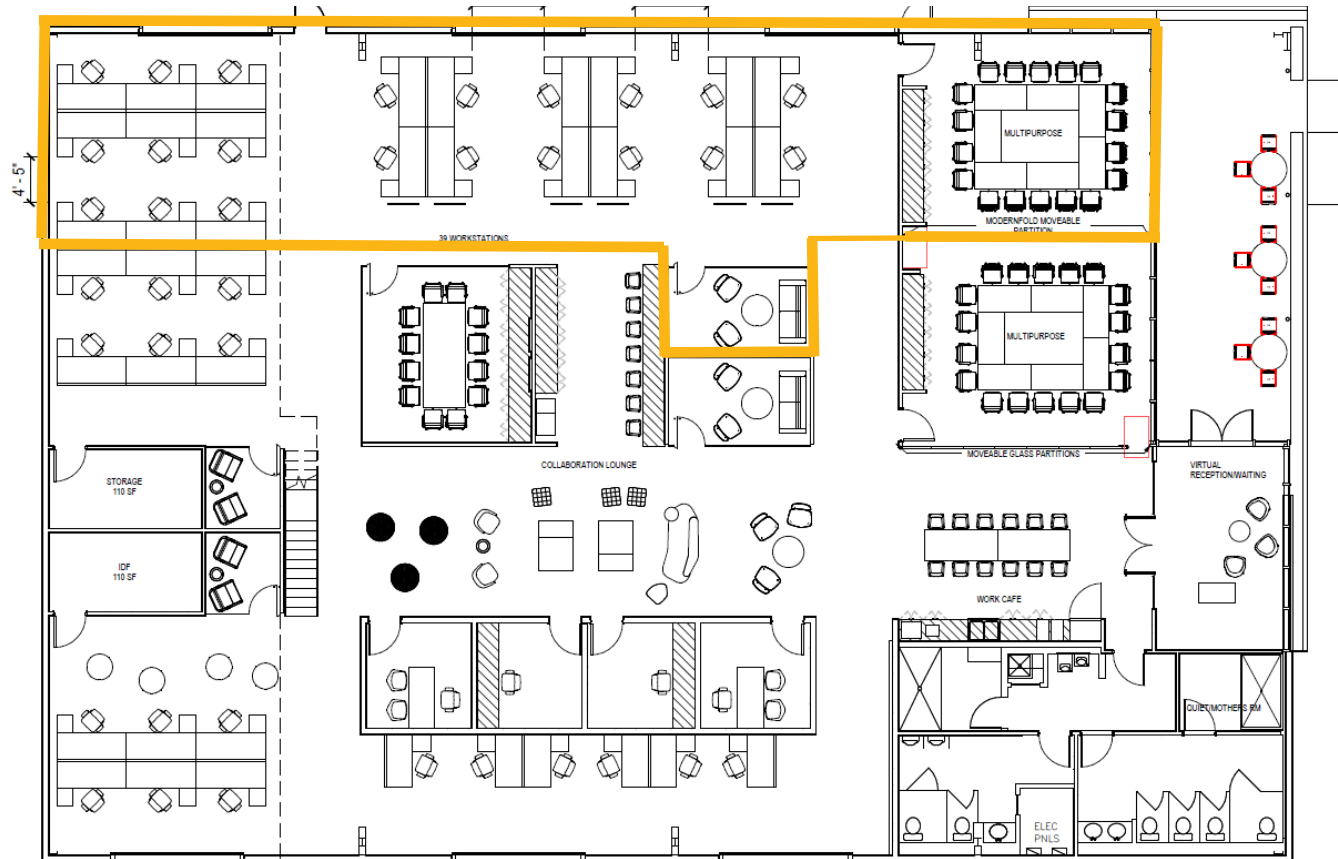


FLOORPLAN

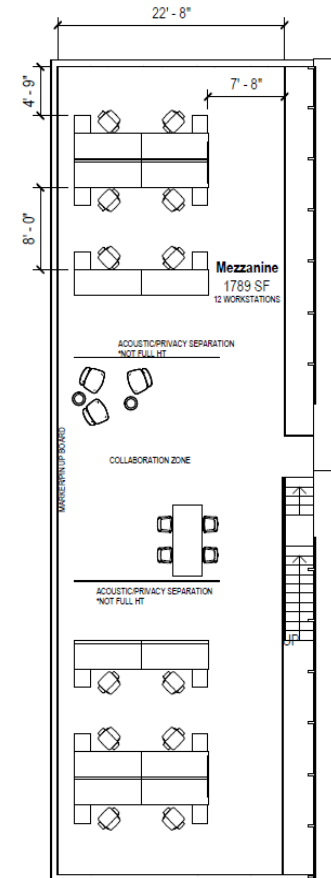
± 3,850 SF

2803 MANOR RD.

*Proposed Shared Space Highlighted Below



First Floor



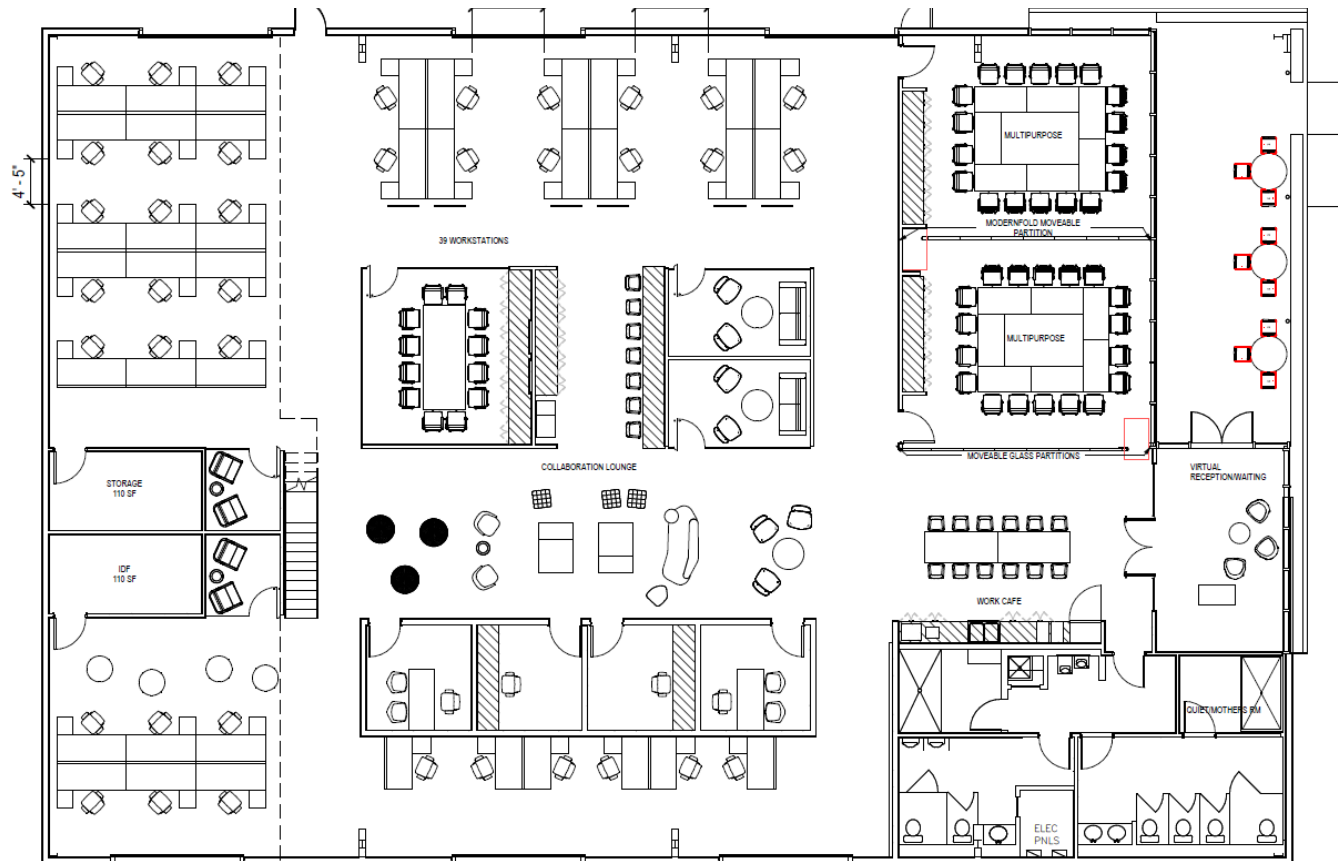
Mezzanine

FLOORPLAN

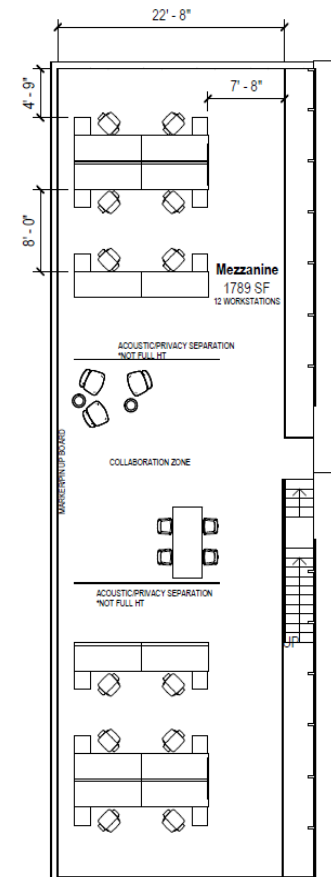
± 11,389 SF

*Full Sublease Space

2803 MANOR RD.



First Floor



Mezzanine



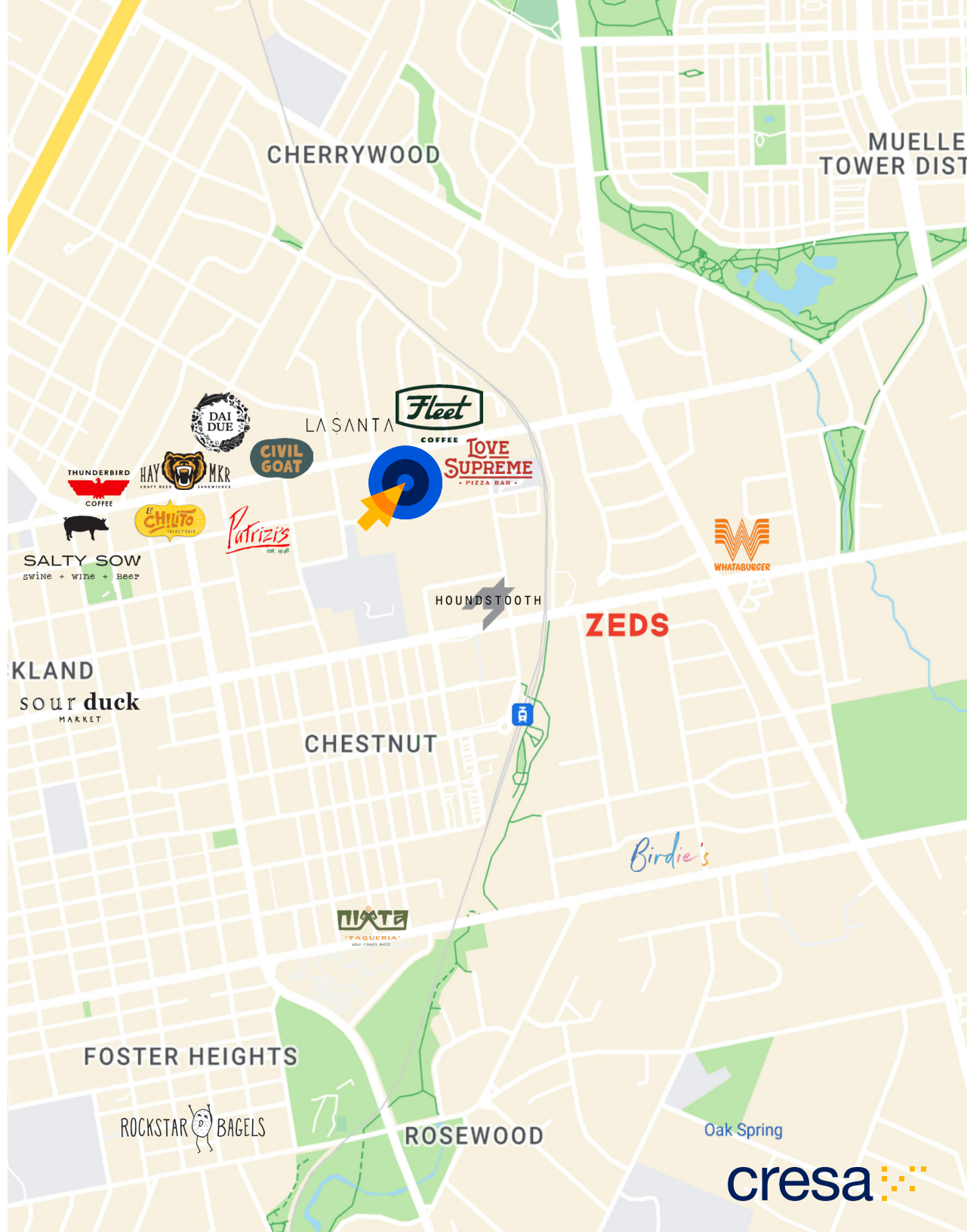
AREA MAP

2803 MANOR RD.

- 1 Love Supreme
- 2 Fleet Coffee
- 3 Bird Bird Biscuit
- 4 Dai Due
- 5 Haymaker
- 6 El Chilito
- 7 Thunderbird Coffee
- 8 Nixta Taqueria
- 9 Civil Goat
- 10 La Santa Barbacha

 12 minutes to Austin Airport

 8 minutes to Downtown Austin





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Contact Broker

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[TREC Information on Broker Services](#)

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