

RETAIL/  
CREATIVE  
OFFICE  
— FOR —  
**LEASE**



LEADCOMMERCIAL

**3218 MANOR ROAD**

AUSTIN, TEXAS 78723

## 3218 MANOR RD.

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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

3218 Manor Road offers a creative opportunity within walking distance to Mueller, one of Austin's fastest growing areas. Sitting on over an acre and located in Austin's iconic hip eastside, the property offers convenient surface parking and a singlestory open collaborative environment for creative users. The Property is located near the intersection of Manor Road and Airport Blvd. with many amenities and attractions nearby.

## SUMMARY

<b>AVAILABLE</b>	7,071 RSF / 5,767 USF	<b>PARKING RATIO</b>	3.54 per 1,000
<b>LOT SIZE</b>	1 Acre	<b>CLEAR HEIGHTS</b>	18' Center (Vaulted Ceilings)
<b>ZONING</b>	CS-MU-V-NP	<b>STATUS</b>	Shell / Common bathrooms built
<b>PROPERTY TYPE</b>	Retail/Creative Office	<b>TENANT IMPROVEMENTS</b>	Negotiable
<b>SUBMARKET</b>	East / Mueller	<b>OPEX</b>	+/- \$12/sf
<b>PARKING</b>	25 spaces		

3218 Manor Road has just finished undergoing major improvements. Batch Craft Beer and Kolaches completed designing and constructing their state-of-the-art brewery directly next door. They're serving up fresh local beer, coffee, kolaches and an assortment of other goods.

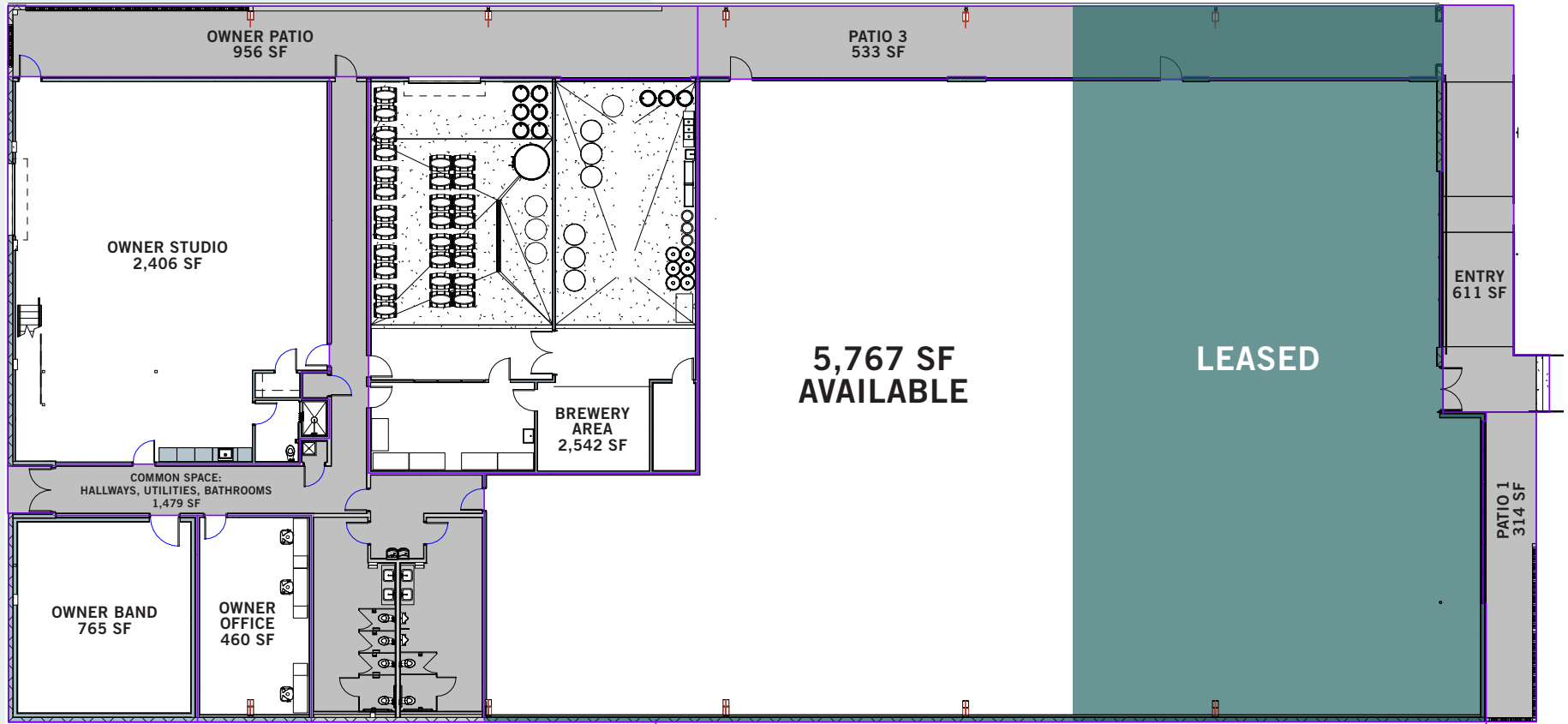


The construction plans included an all new exterior design with major improvements to add store front glass and a covered patio along the east side of the building. The leased premises, currently in shell condition, is a blank slate for a creative group to make their dream space. The former industrial space will impress with vaulted ceilings and abundant natural light for an open and vibrant space. There are endless opportunities for a mix of old and new design elements, as well as open and closed office environments for a variety of creative users.

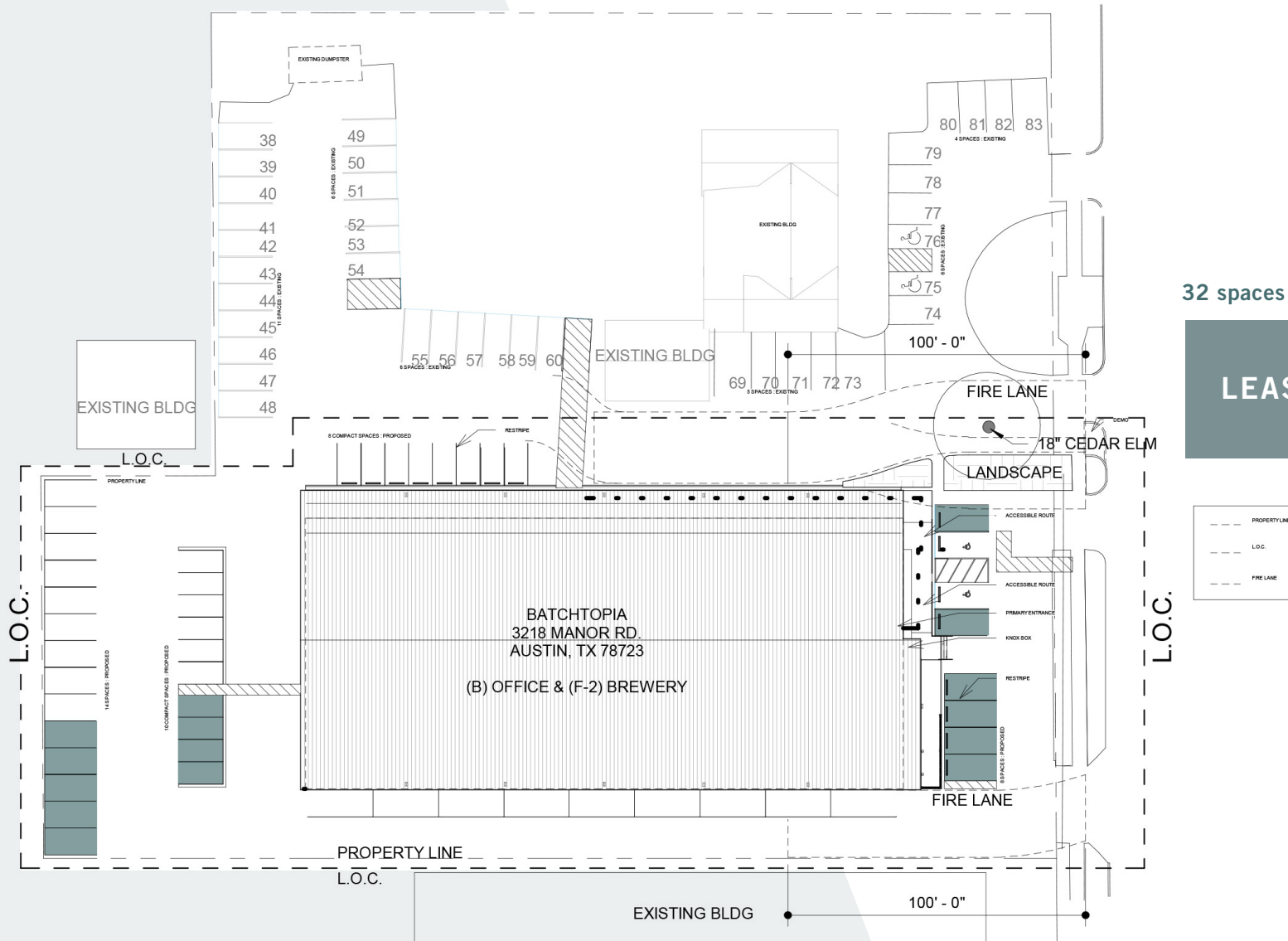


From Manor, facing the building.

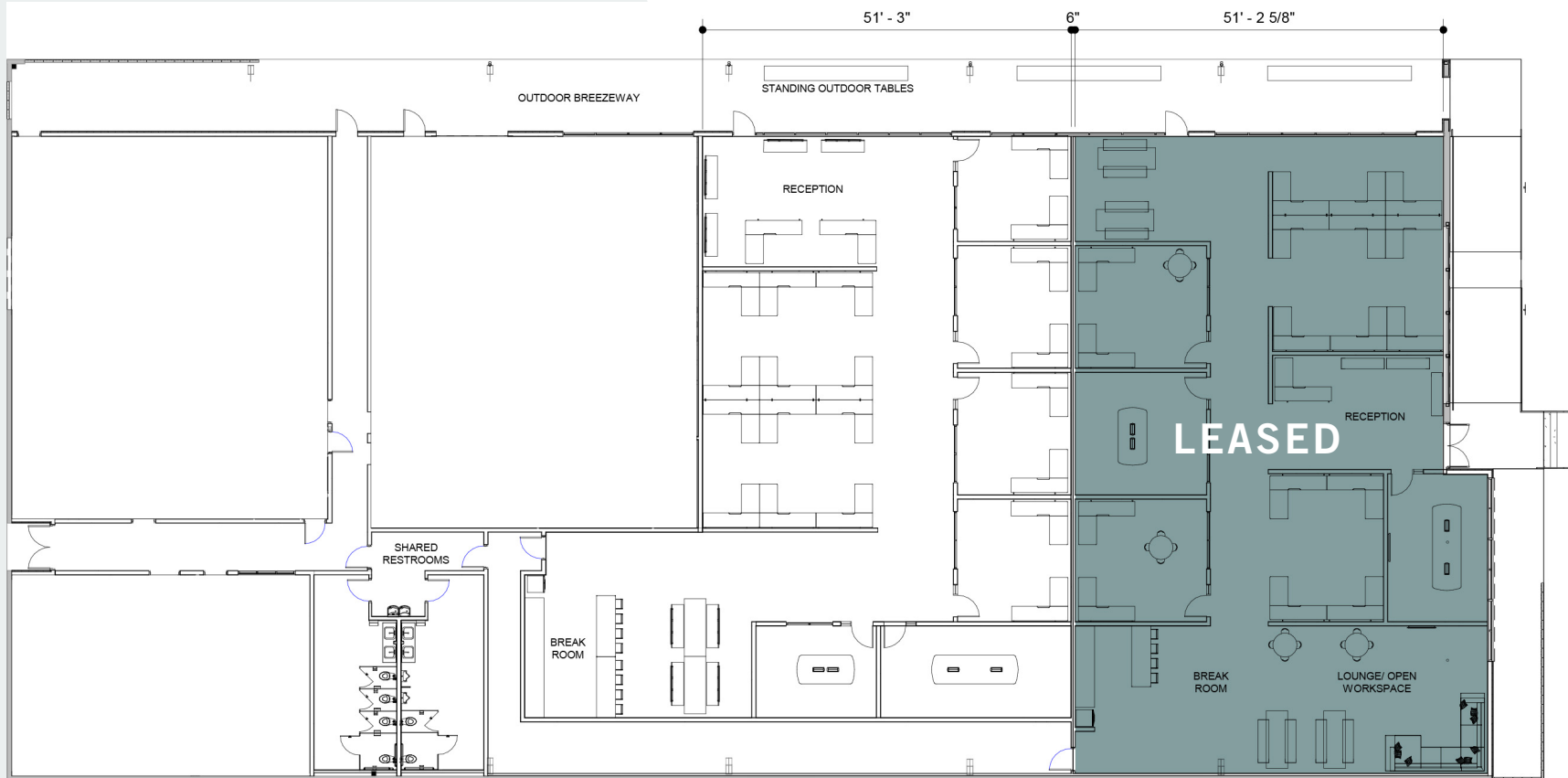
# FLOOR PLAN



# SITE PLAN AND PARKING



# MULTI-TENANT TEST FIT EXAMPLE



# PHOTOS

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