

FOR LEASE

2903 MANOR RD |

RETAIL/OFFICE

AUSTIN, TX 78722



HIGHLIGHTS

- MULTI PURPOSE BUILDING
- PRIME LOCATION WHERE EAST AUSTIN MEETS THE UT CAMPUS

PROPERTY DETAILS

- YEAR BUILT: 1944
- RENTABLE SF: 6,555
- 3,648 SF RETAIL/OFFICE
- 2,500 SF FLEX SPACE
- 1:1000 PARKING RATIO
- ZONING: CS
- WALKABILITY: 82%
- METRO RAIL: 0.8 MI
- CLASS C BUILDING
- TAXES \$2.01/SF (2019)

LISTING NOTES

LEASE RATE IS
\$32/SF/YR. MG

AVAILABLE FOR
PURCHASE AT
\$3,350,000



GRANITE
Properties of Texas





- RETAIL OR OFFICE SPACE UPSTAIRS, DEMO COMPLETED
- SOME CAPITAL IMPROVEMENTS TO MECH. SYSTEMS
- WAREHOUSE, SHELVING DOWNSTAIRS

