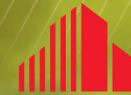


FOR SUBLEASE

3218 MANOR RD.

AUSTIN, TEXAS 78723



CUSHMAN &
WAKEFIELD



First Floor: 2,497 RSF

Mezzanine: 1,552 RSF

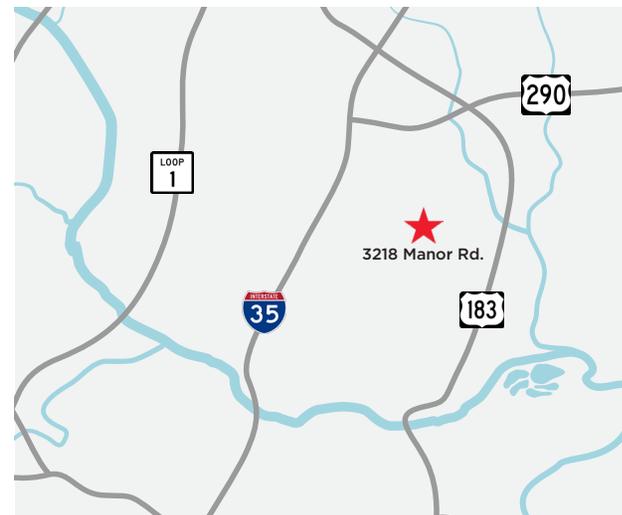
Total RSF: 4,049 RSF

Sublease Rate: *Call Broker*

Available: April 15, 2020

Property Highlights

- High-end finishes
- Furniture: Work stations provided
- Creative, open floorplan
- Two large shared conference rooms
- Multiple huddle rooms
- Batch Craft Beer & Kolaches on-site
- Vaulted ceilings
- Parking available
- Abundant natural light
- Adjacent to Contigo restaurant



Brian Walker

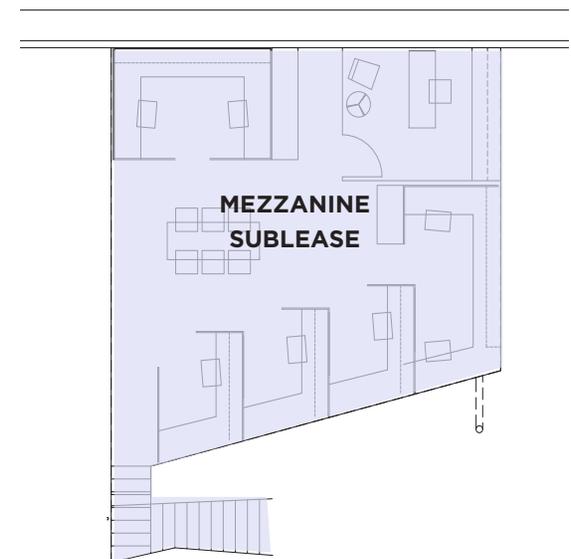
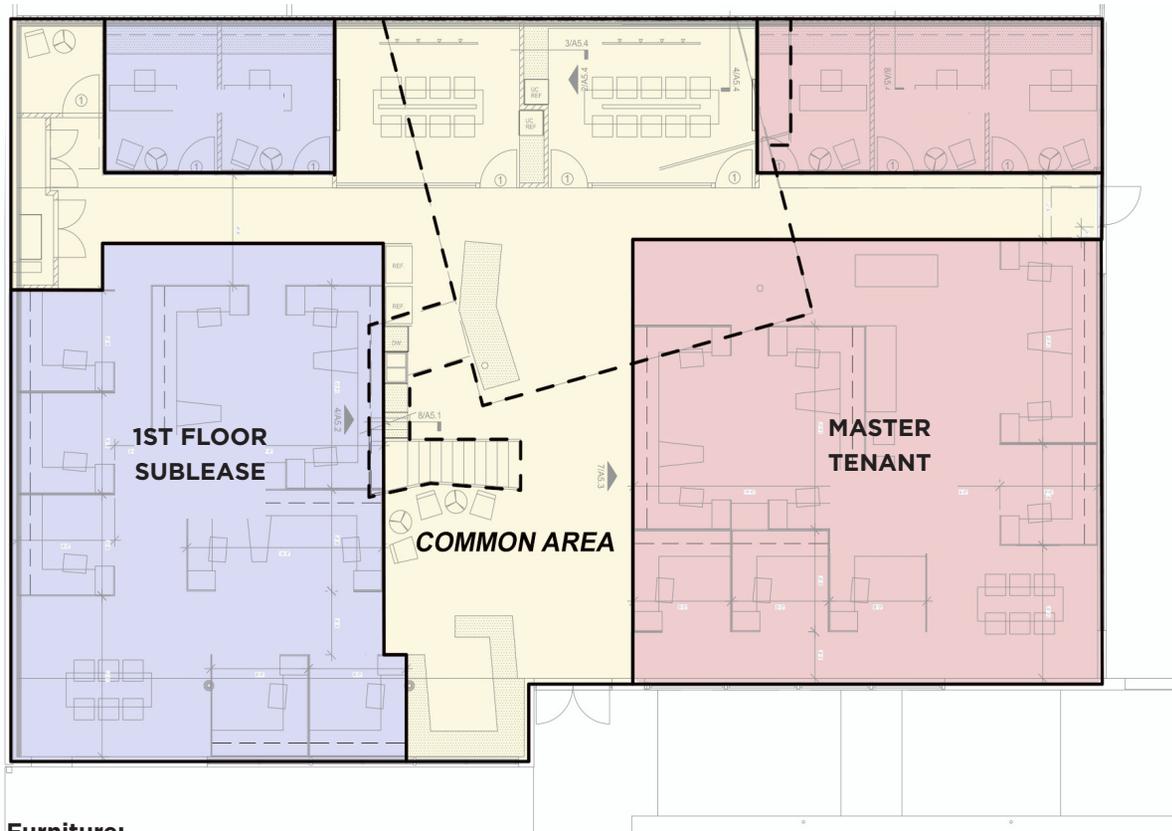
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Lexie Hall

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lexie.hall@cushwake.com

200 W Cesar Chavez, Suite 300
Austin, TX 78701
Main: 512 474 2400
Fax: 512 477 3037
cushmanwakefield.com

FLOOR PLAN



Furniture:
1st Floor: 10 Desks, 2 Offices
Mezzanine: 7 Desks, 1 Office

COLOR LEGEND:

- Master Tenant
- Sublease Space
- Common Area

For more information, please contact:

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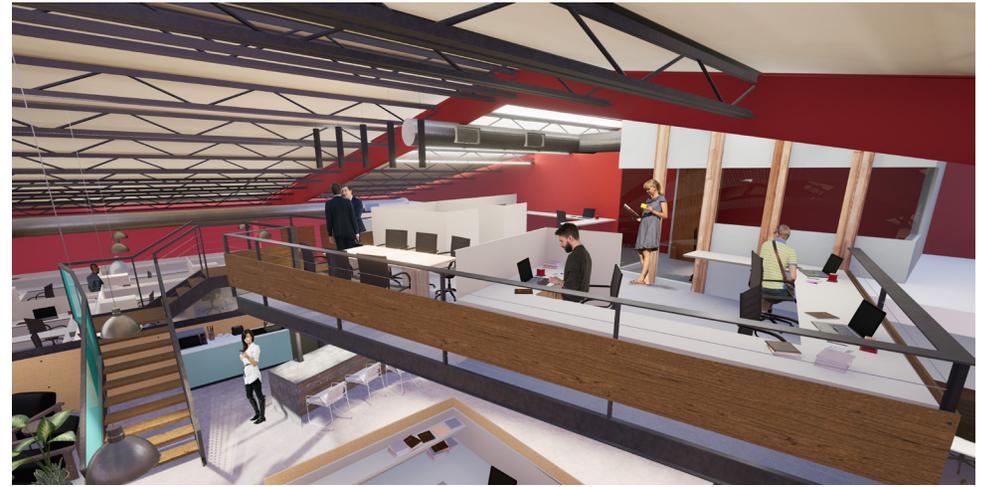
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RENDERINGS



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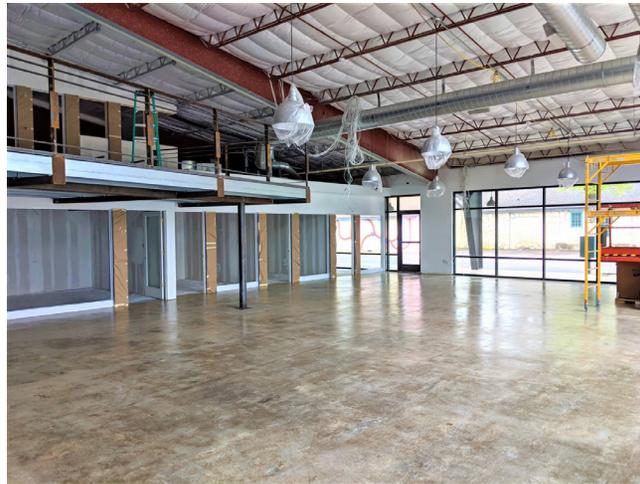
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SPACE PHOTOS



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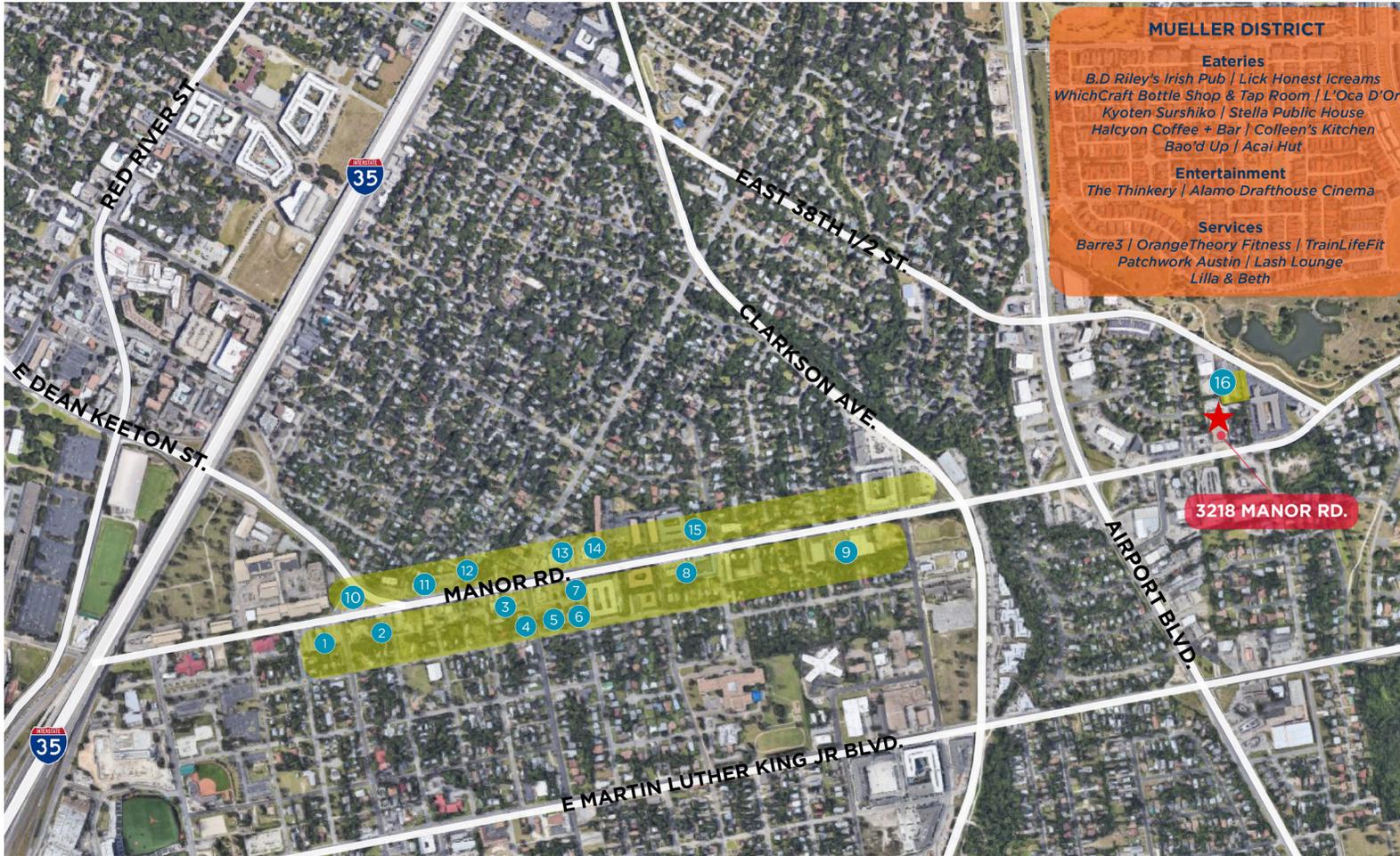
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AMENITY MAP



MUELLER DISTRICT

Eateries
*B.D Riley's Irish Pub | Lick Honest Icecreams
WhichCraft Bottle Shop & Tap Room | L'Oca D'Oro
Kyoten Surshiko | Stella Public House
Halcyon Coffee + Bar | Colleen's Kitchen
Bao'd Up | Acai Hut.*

Entertainment
The Thinkery | Alamo Drafthouse Cinema

Services
*Barre3 | OrangeTheory Fitness | TrainLifeFit
Patchwork Austin | Lash Lounge
Lilla & Beth*

EAST AUSTIN BARS & RESTAURANTS

1. El Chile Cafe y Cantina
2. Salty Snow
3. Mi Madre's
4. El Chilito
5. The Butterfly Bar
6. Patrizi's
7. Sno.Co Flattop Shaved Ice
8. Taco Mex
9. 8 Track
10. Yuyo
11. Amy's Ice Creams
12. Hoover's Cooking
13. Haymaker
14. Dai Due
15. Vida Pura Juicery
16. Contigo

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