

For Lease Retail

2406 Manor Rd, 78722
Suite B | 868 SF
Zoning: CS-MU-V-NP

Skout^x

Roland Galang,
Broker, LEED AP
512 791.1584
Roland@SkoutAustin.com

Retail



2406 Manor is a neighborhood retail center designed by Eric Barth of A Parallel Architecture. A 1950 original located in the heart of East Austin's Cherrywood, the building was fully renovated in 2013. Anchored by Jesse Griffith's acclaimed *Dai Due* and Nic Patrizi's *Vic & Al's*, this community destination is situated along one of Austin's original restaurant rows - popular stretch of Manor Road that is home to both local institutions (*Hoover's Cooking*, *El Chile & El Chilito*) and new favorites (*Este & Bar Toti*).

Unit B, former home of Sugar Mama's/Lola Donuts, is a second-generation bakery/coffee shop with storefront windows facing Manor Rd and walk-up window. Two dedicated reserved spaces in front and ample onsite parking, a rare amenity.

All information contained herein is deemed reliable but not guaranteed.

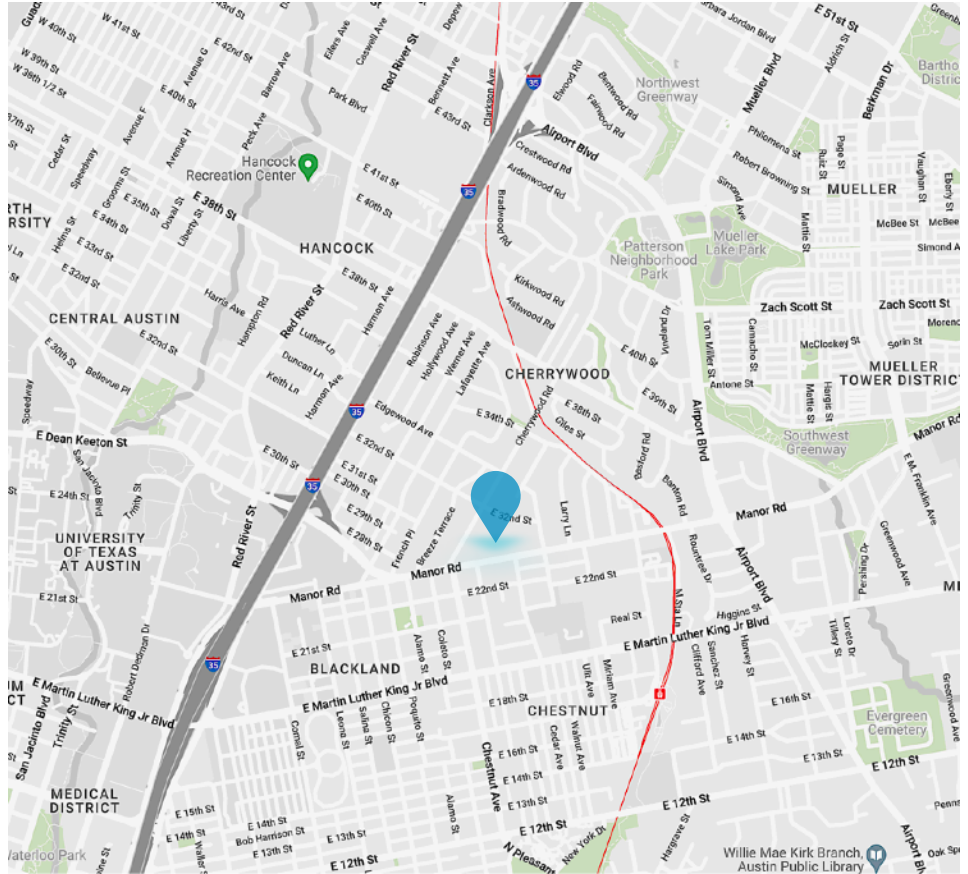
2406 Manor Photos - Suite B



2406 Manor Overview



2406 Manor Rd
Suite B
Austin, TX 78722



Terms

TYPE: Retail

SIZE: 868 SF

RATE: \$42/SF NNN
[NNN: \$13.85/SF/Yr]
tenant pays for all utilities

Space Delivery Condition: As Is

Date Available: Available Now

Space

- 2nd-Generation Coffee Shop/Bakery
- High Visibility: frontage on Manor
- Interior Dimensions (approx):
W 21.5' x L 39.5'
- Walk-up Window
- Retail Counter & Built-in Shelving+Cabinets
- Tied into existing grease trap shared w/ Dai Due
- Parking: 2 assigned + 27 shared spaces
- Zoning: CS-MU-V-NP

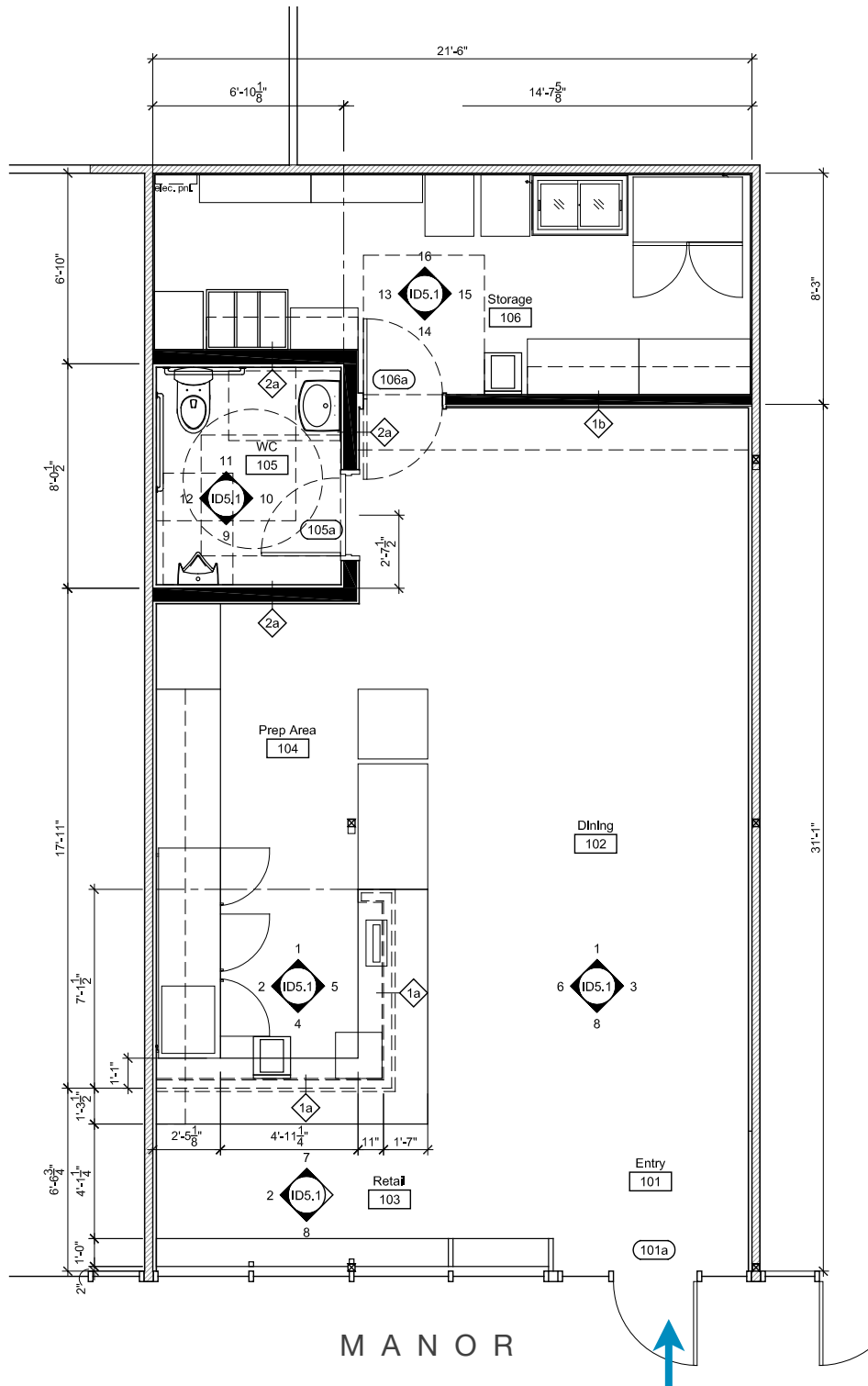
Location

- East Austin
- Convenient location
 - ~0.7 mile to I-35
 - ~1 mile to UT Austin
 - ~1.5 miles to Moody Center
 - ~2.0 miles to UT Dell Medical Center
 - ~2.0 miles to Mueller
 - ~2.5 miles to State Capitol & CBD
- Nearby Dining: Dai Due, Vic & Al's, Haymaker, Hoover's Cooking, El Chile Cafe, Salty Sow, Mi Madre's, El Chilito, Patrizi's, Bird Bird Biscuit, Take Care Coffee, Civil Goat, Este & Bar Toti

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Roland Galang | 512 791.1584 | roland@skoutaustin.com

2406 Manor Floor Plan



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2406 Manor B - Fixtures & Equipment



Fixtures

Walk-up Window

Retail Counter

Built-in Millwork (Cabinets, Shelving, Counter)

Display Shelving

Other

Tied into existing grease trap shared
w/ Dai Due

3-Phase Electrical Panel

HVAC

All-gender ADA Bathroom

Hand Sinks

3-Compartment Sink

Mop Sink

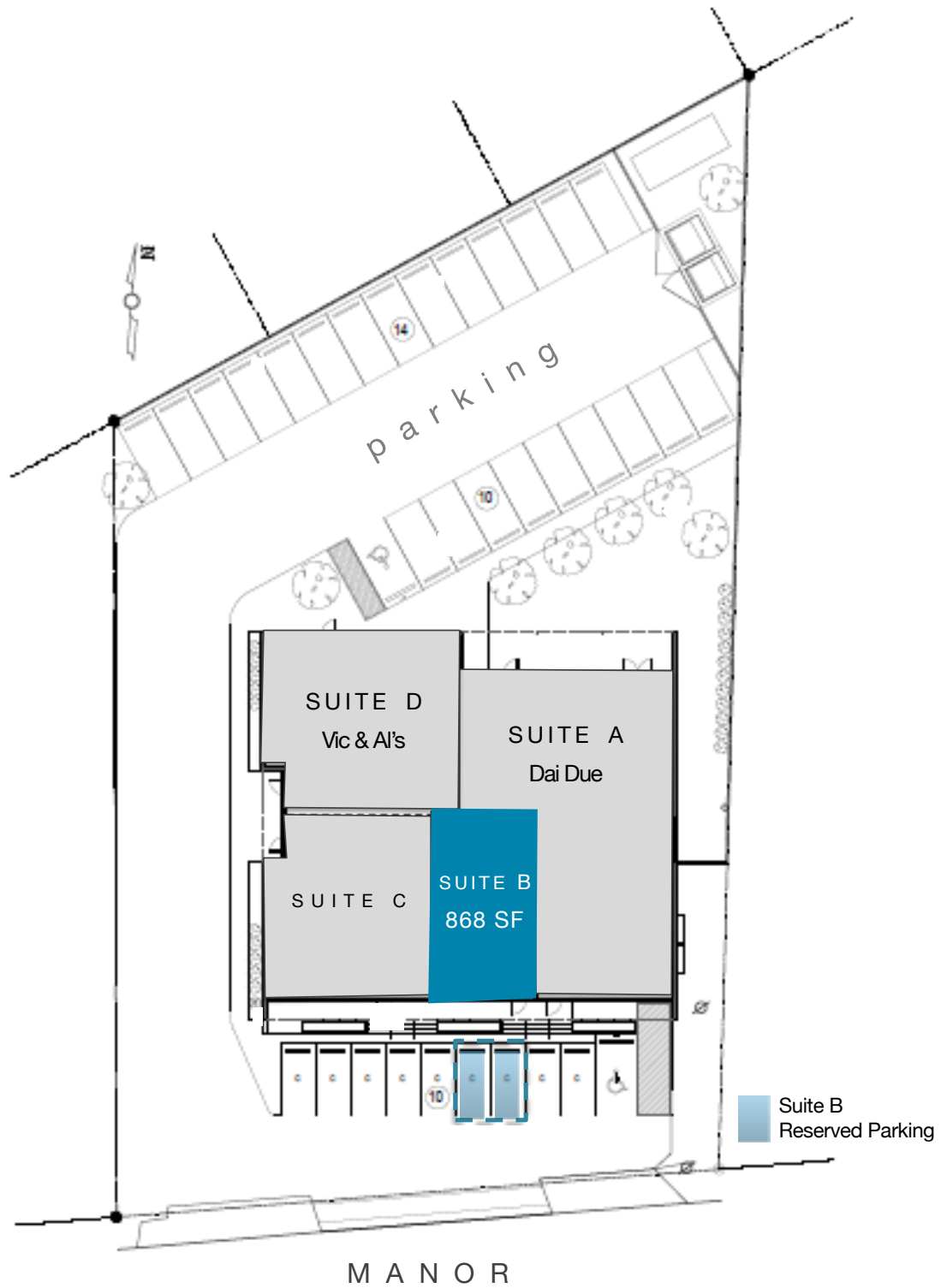
Scan for additional build-out details



2406 Manor B
Sugar Mama's As-Built Plan

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2406 Manor Site Map



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Skout Real Estate	9004805	foundit@skoutasutin.com	512 595.3588
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Roland Galang	505715	roland@skoutasutin.com	512 791.1584
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date