

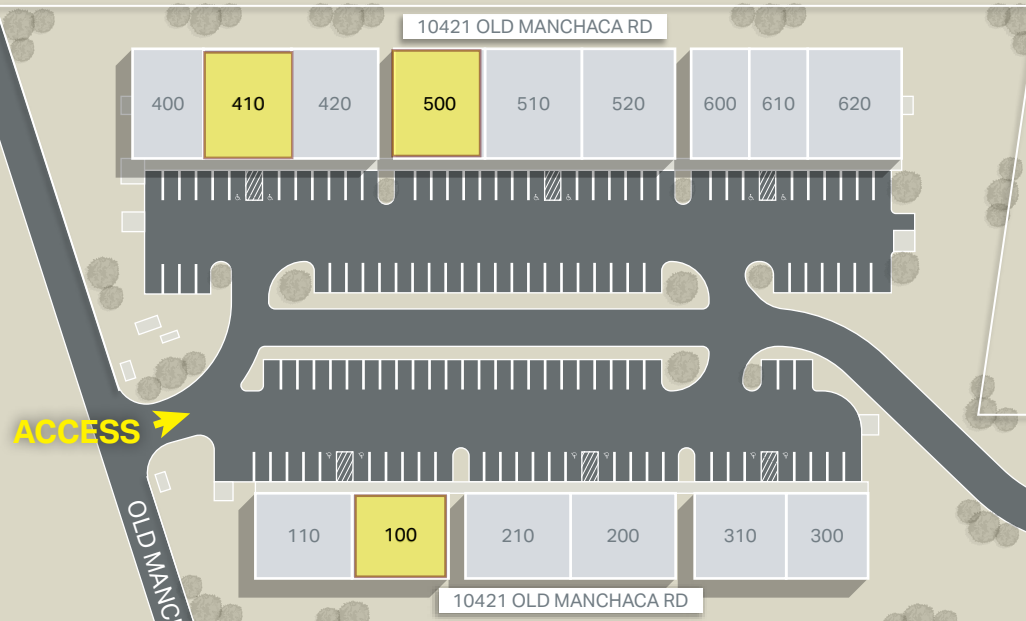


FOR LEASE SUITES FROM 2,000 SF - 4,000 SF

10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748

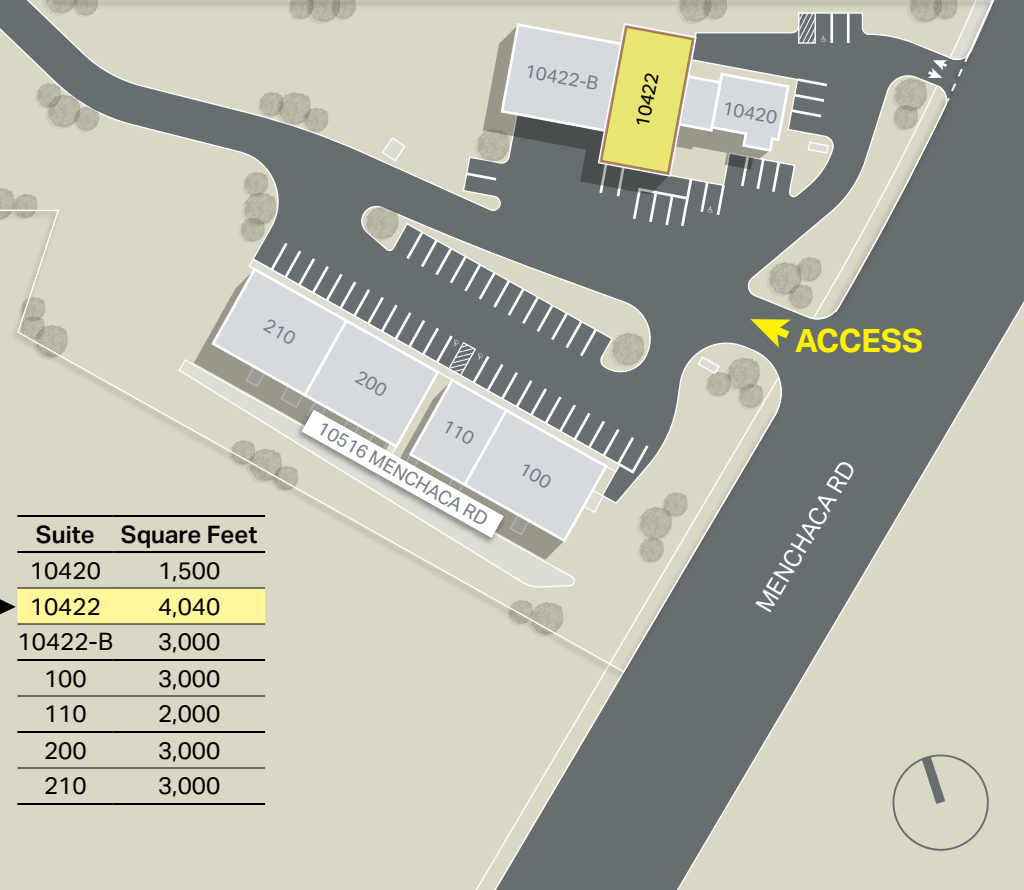


SITE PLAN



The Manchac is a 61,240 SF business park on 7.08 acres in the Austin EJTB. It is home to a diverse tenant mix spanning multiple industries, including automotive, home repair, and technology.

Each climate-controlled suite has an office and restroom. All units have chain-operated grade level overhead doors. There is an opportunity for future pylon signage.



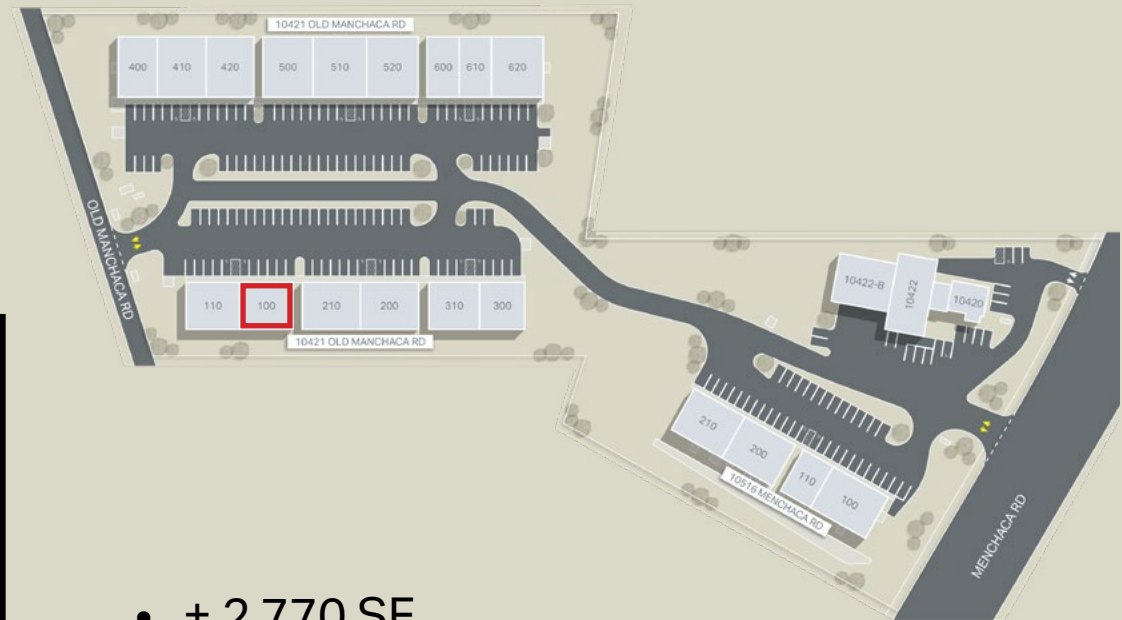
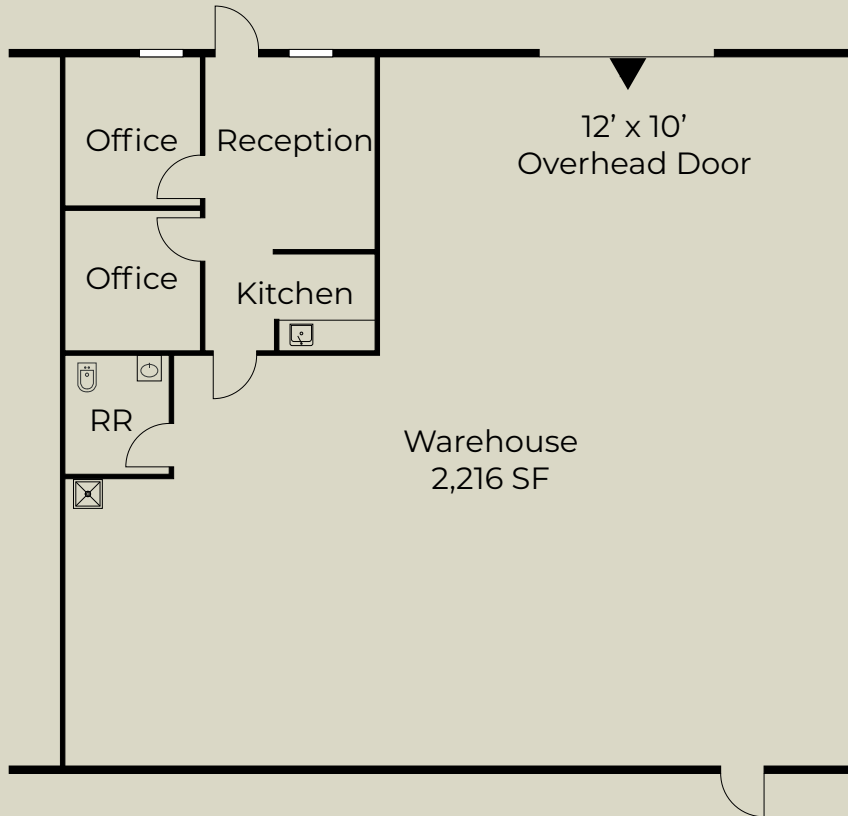
	Suite	Square Feet
AVAILABLE 06/01/2026	100	2,750
	110	2,750
	200	3,000
	210	3,000
	300	2,500
	310	2,500
	400	2,160
AVAILABLE 07/01/2026	410	2,640
	420	2,640
AVAILABLE	500	3,200
	510	3,200
	520	3,200
	600	2,100
	610	2,100
	620	3,000

	Suite	Square Feet
	10420	1,500
AVAILABLE	10422	4,040
	10422-B	3,000
	100	3,000
	110	2,000
	200	3,000
	210	3,000



FOR LEASE | SUITE 100

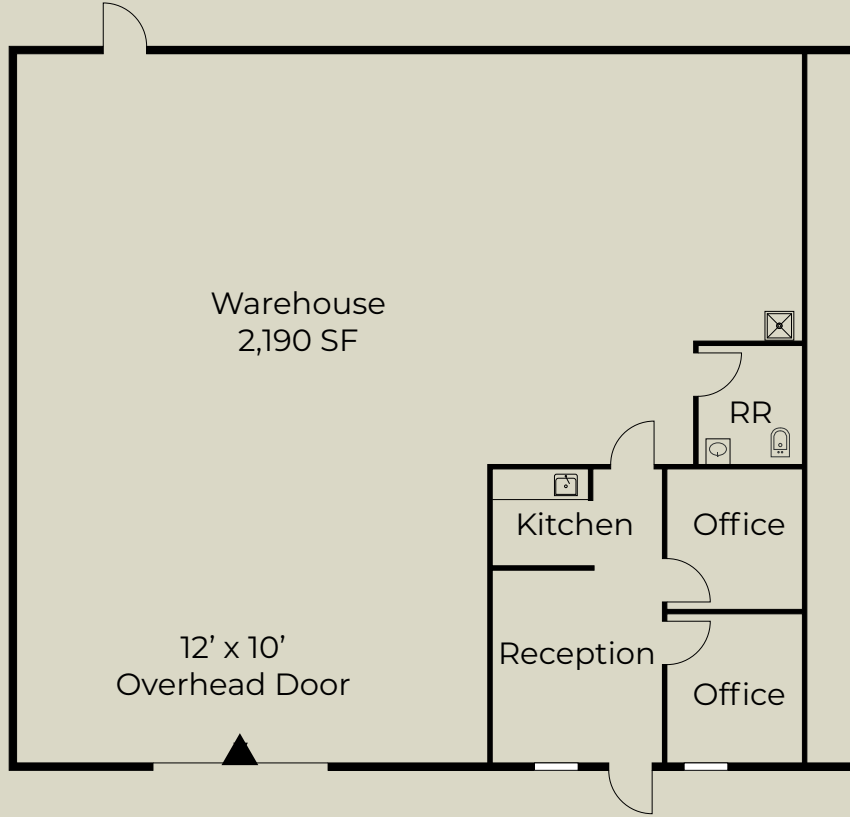
10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748



- ± 2,770 SF
- ± 554 SF Office
- (1) 12' x 10' Grade-Level Door
- Fully Insulated
- Clear Height 14' - 19'
- 3-Phase Power
- Available 06/01/2026

FOR LEASE | SUITE 410

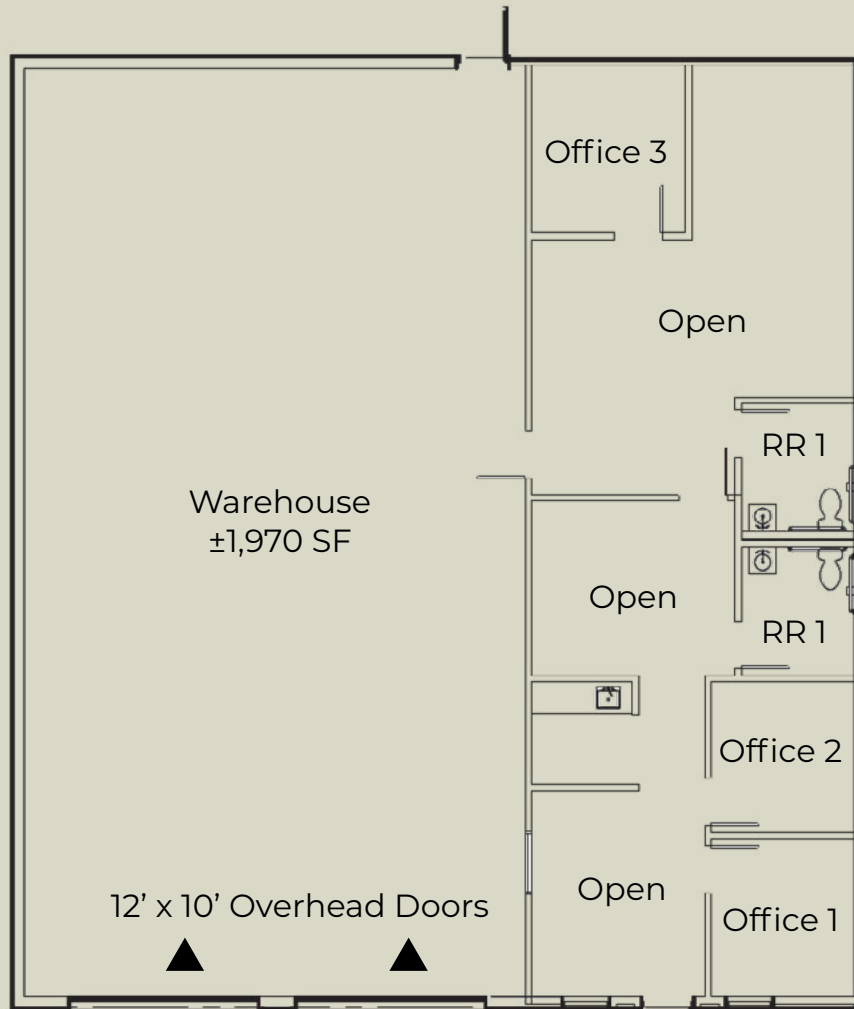
10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748



- ± 2,640 SF
- ± 450 SF Office
- (1) 12' x 10' Grade-Level Door
- Clear Height 19'
- Fully Insulated
- 3-Phase Power
- Available 07/1/2026

FOR LEASE | SUITE 500

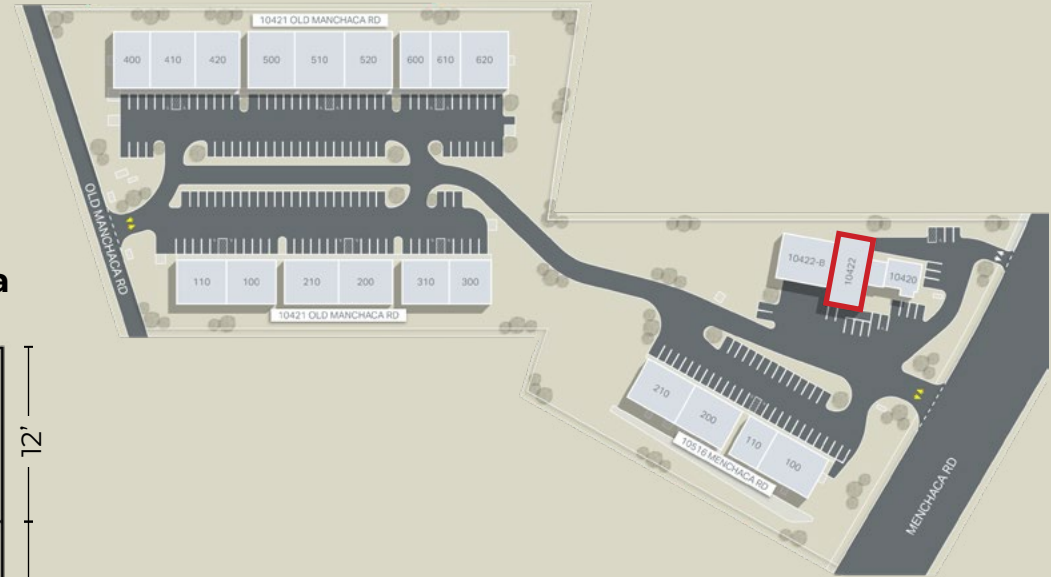
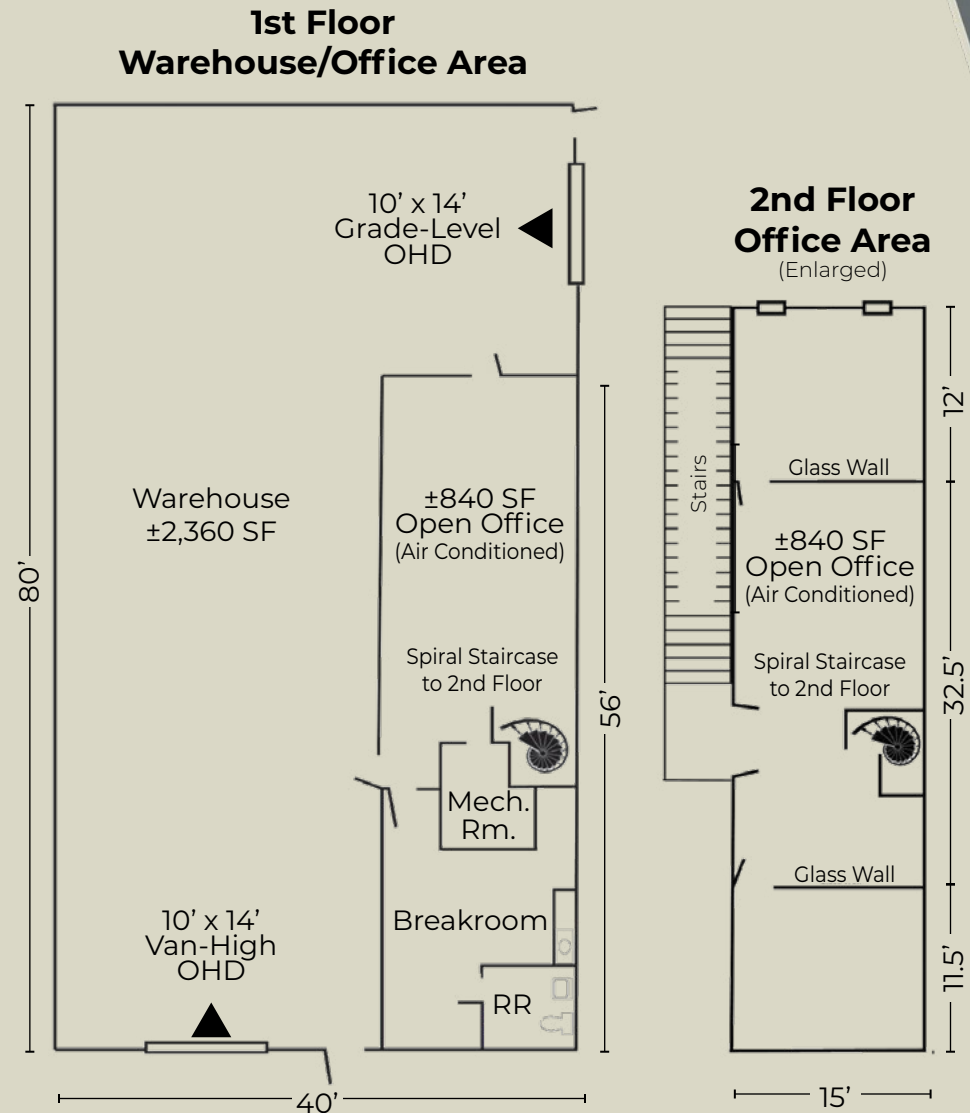
10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
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- ±3,200 Total SF
- ±1,240 SF Office
- ±1,960 Warehouse
- 100% Climate Controlled
- Clear Height 14' - 19'
- (2) 12' x 10' Grade-Level Overhead Doors
- 3-Phase Power

FOR LEASE | SUITE 10422

10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748



- ±4,040 SF Steel Frame Metal Shell Office and Warehouse Building
- ±2,360 SF Warehouse
- ±1,680 SF HVAC Office (±840 SF/Floor)
- (1) 10'x14' Grade-Level Overhead Door
- (1) 10'x14' Van-High Overhead Door
- ±21' Clear Height

SURROUNDING RETAIL / DINING

Menchaca Rd

S Congress Ave

the
MANCHAC

BRICK'S PUB, jiffylube, BURGER KING, THUNDERCLOUD SUBS, DISCOUNT TIRE, H-E-B, planet fitness, Exxon, SHARKY'S Car Wash, DOLLAR GENERAL, McDonald's, Dutch Bros, SONIC, Auto Zone, LA FITNESS, POPEYES

W Slaughter Ln

SOUTH HAUUS, Chevron, DRIFTERS SOFTEA, LA PATRONCITA, Hivo, THIRD COAST COFFEE, Moonbow Saloon, SMOKE HOUSE

ASHLEY, BEST BUY, carter's, Luby's, Chick-fil'd, CINEMARK, WAVE'S SISTERS, ULTA BEAUTY, HOBBY LOBBY, JCPenney, Jack In the box, LONGHORN STEAKHOUSE, DUNKIN', McDonald's, sam's club, SPEC'S, Walgreens, SONIC, TEXAS SANDWICHES, TACO BELL, WHATABURGER, Starbucks, Target

Southpark Meadows

Menchaca Rd

35

35



DRIVE TIMES



3.9 MILES
9 MINUTES



3.9 MILES
9 MINUTES



5.2 MILES
12 MINUTES



13.6 MILES
29 MINUTES



12.9 MILES
22 MINUTES



TESLA

16.3 MILES
27 MINUTES

the
MANCHAC

AUSTIN CBD

the MANCHAC



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