

Workbench

CREATIVE OFFICE FOR LEASE

2422 E. 7th Street
Austin, Texas 78702



Jon Moscoe, SIOR
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aquilacommercial.com/workbench



4th Floor Office Available

- 6,682 SF with private patio
- Flexible build-out options

Parking

- 2:1000 structured parking
- Ample free street parking on Northwestern Avenue and Gonzales Street

Construction Timeline

- **October 2024:** Groundbreaking
- **June 2025:** Tenant Build-Outs Begin
- **July 2025:** Building Tops Out
- **February 2026:** Estimated Delivery

Sustainable by Design

- Mass timber construction
- Low carbon footprint
- Designed to enhance occupant well-being

Prime East Austin Location

- Walkable to dining, shopping & nightlife
- Surrounded by apartments
- Views of Downtown Austin
- Extremely walkable and bikeable with dedicated bike lanes and easy access to Austin's Hike and Bike Trail



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Landlord Provided Core & Shell Condition

4TH FLOOR | 6,682 SF

View from the 4th floor roof deck



Permitted Plan: Desk + Office Build-out

DESIGN OPTION A | 6,682 SF

- Permits in hand and pricing prepared (saving an est. 6 to 8 weeks)
- DC+A available to help tenants finalize design
- Swinerton Builders immediately available to price and buildout space

View from the 4th floor roof deck



Open Concept Plan

DESIGN OPTION B | 6,682 SF

- Permits in hand and pricing prepared (saving an est. 6 to 8 weeks)
- DC+A available to help tenants finalize design
- Swinerton Builders immediately available to price and buildout space

View from the 4th floor roof deck



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OPEN CONCEPT PLAN: OPTION B RENDERINGS



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ADDITIONAL OPEN STREET PARKING OPTIONS



What is mass timber?

Mass timber is a strong, sustainable building material made by layering pieces of wood to create large panels, beams, and columns. These components are tough enough to replace steel and concrete in many buildings.

At Workbench, we use mass timber to create a space that's better for the environment – and for the people inside.

- **Better for the planet:** Mass timber stores carbon and takes less energy to produce than traditional building materials, helping lower the building's carbon footprint.
- **Built efficiently:** Because it's lighter than steel and concrete, mass timber can speed up construction and reduce the need for heavy foundations.
- **Naturally beautiful:** Exposed wood adds warmth and texture to the space, creating a welcoming environment that supports well-being and a connection to nature.

By choosing mass timber, Workbench blends performance, sustainability, and comfort – setting a new standard for the modern workplace.

WORKBENCH MASS TIMBER FACTS

22,703 ft³ (363,242 board feet)

Volume of lumber and sheathing used

2 minutes

Time it takes for U.S. and Canadian forests to grow this amount of wood

500 metric tons

Carbon stored in the wood

1,070 metric tons of CO₂

Avoided greenhouse gas emissions

1,580 metrics tons of CO₂

Total potential carbon benefit

Equivalent to:

- 301 cars off the road for a year
- Energy to operate 134 homes for a year

Within just two miles of the site, there are over 60 restaurants, breweries and entertainment options, including some of Austin's Top 50 Restaurants.



EAST CESAR CHAVEZ STREET

EAT

Casa Bianca
Flitch Coffee
Grizzelda's
Intero Restaurant
Jacoby's
Juan in a Million
Juiceland

Juniper

Justine's
Kemuri Tatsu-Ya
La Barbecue
Mongers
Sawyer & Co.
Southside Flying Pizza
Veracruz All Natural

DRINK

Blue Owl Brewing
Central Machine Works
Drinks Lounge
Lustre Pearl

STAY

Heywood Hotel

EAST 6TH STREET

EAT

Buenos Aires Cafe
Casa Columbia
Cisco's
Counter Cafe
Domo Alley-Gato
East Side King
Fish Shop
Fukamoto Sushi
Gabriela's Downtown
H-E-B
Il Brutto

Joe's Bakery
Licha's Cantina
Nasha
OKO
Ramen Tatsu-Ya
Short Stop
Spartan Pizza
Subway
Suerte
Takoba
Tamale House East
Via 313

Wendy's
Brew & Brew

DRINK

Grackle
Hotel Vegas
Lazarus Brewing Co.
Kinda Tropical
Kitty Cohen's
Liberty
Lolo's
Revelry

Shangri La
The Flower Shop
The White Horse
Violet Crown
Whisler's
Volstead Lounge
Yellow Jacket Social
Zilker Brewing

STAY

ARRIVE Hotel
East Austin Hotel

EAST 11TH STREET

EAT

East Side Pies
Franklin Barbecue
Hillside Farmacy
Micklethwait Meats
Old Thousand
Paper Boy
Quickie Pickie
Rosewood

DRINK

Nickel City

STAY

The Frances Modern Inn



Explore the Area
on Google Maps



Protected bike lane south to Hike and Bike Trail
and north passed the Mueller development



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.

11-2-2015

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.

AQUILA Commercial LLC

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512-684-3800

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Christopher Perry

428511

perry@aquilacommercial.com

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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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