

# WORKBENCH

**2422 E 7TH ST, AUSTIN, TX 78702**

LISTING BROKER

**DELEA BECKER**  
+  
**MICHELLE ANDERSON**

BECK-REIT  
COMMERCIAL REAL ESTATE  
[DELEA@BECKREIT.COM](mailto:DELEA@BECKREIT.COM)  
512.472.8833  
[WWW.BECKREITCRE.COM](http://WWW.BECKREITCRE.COM)



## THE PROPERTY

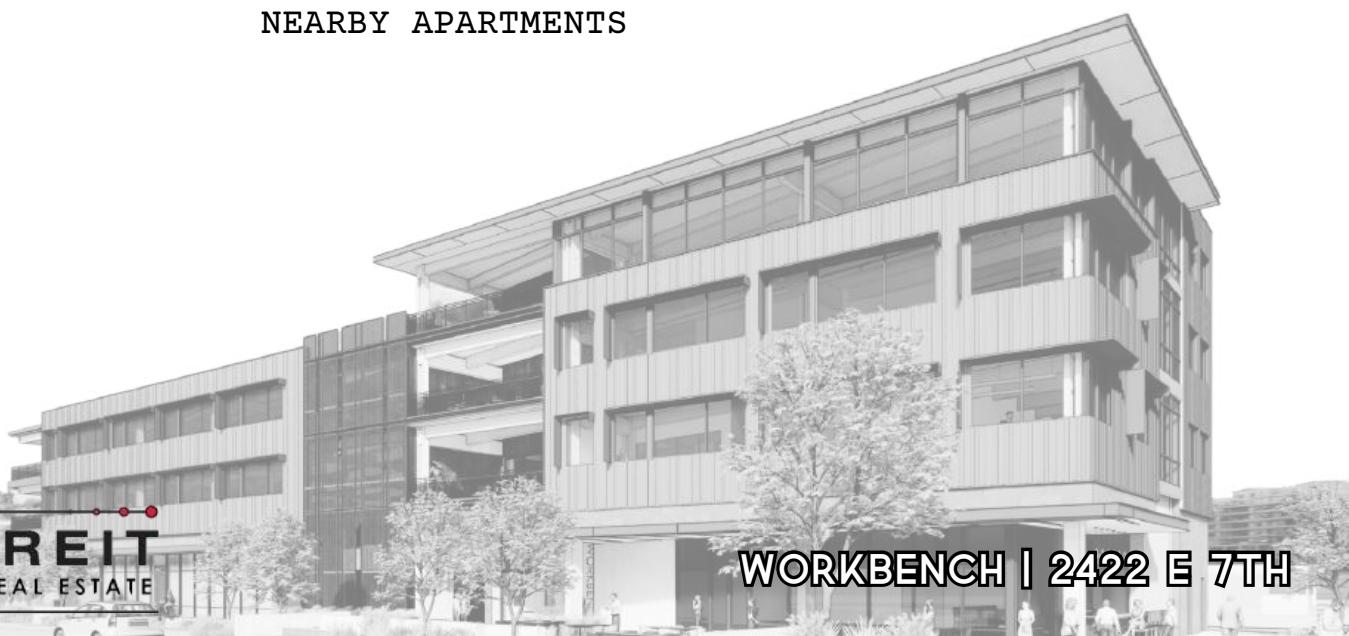
- OVERVIEW
- CONNECTIVITY
- HIGHLIGHTS
- COMMUNITY FEATURES

## LEASE SPACE

- 1ST FLOOR RESTAURANT
- 2ND FLOOR OFFICE
- 3RD FLOOR OFFICE
- 3RD FLOOR AVAILABLE OFFICES
- 4TH FLOOR OFFICE
- TENANTS WE ARE SEEKING
- INSPIRATION

## DEMOGRAPHICS + MARKET

- AUSTIN OVERVIEW
- TEXAS OVERVIEW
- SOCIOGRAPHICS
- DEMOGRAPHICS
- NEARBY RESTAURANTS
- NEARBY APARTMENTS



# SECTION 1

## THE PROPERTY

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**LOCATION** 2422 E 7TH AUSTIN, TX 78702

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**BUILDING SIZE** 48,000 RSF

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**1ST FLOOR  
RESTAURANT**

- 1ST FLOOR RESTAURANT
- 4,407 RSF INCLUDES OUTDOOR SEATING
- MEZZANINE RESTAURANT
- 1,737 RSF
- OUTDOOR PATIO ALONG 7TH
- 1,737 RSF

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**3RD FLOOR**

- L3 - A 1986 SF
- L3 - B 391 SF
- L3 - C 1102 SF
- L3 - D 590 SF

**4TH FLOOR** 6,682 RSF INCLUDES PRIVATE PATIO

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**SPACE** OFFICE / RETAIL / RESTAURANT

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**PARKING SPACES** 100 +

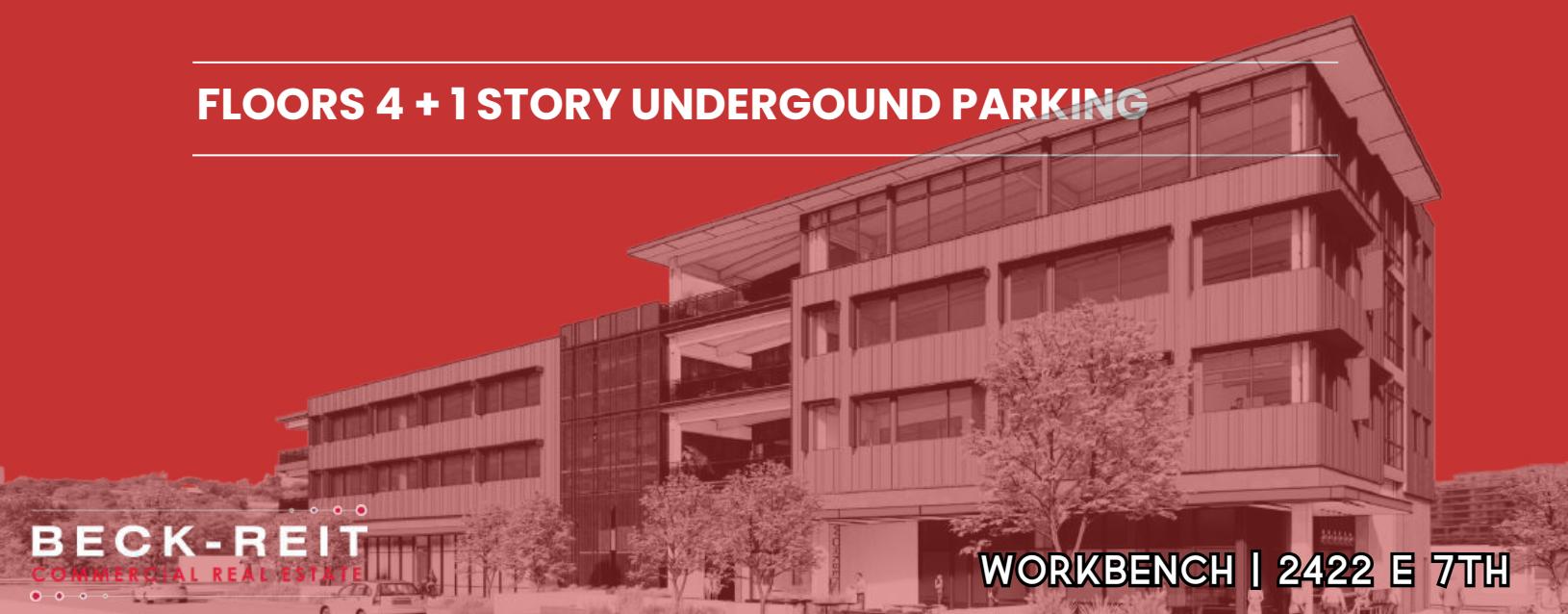
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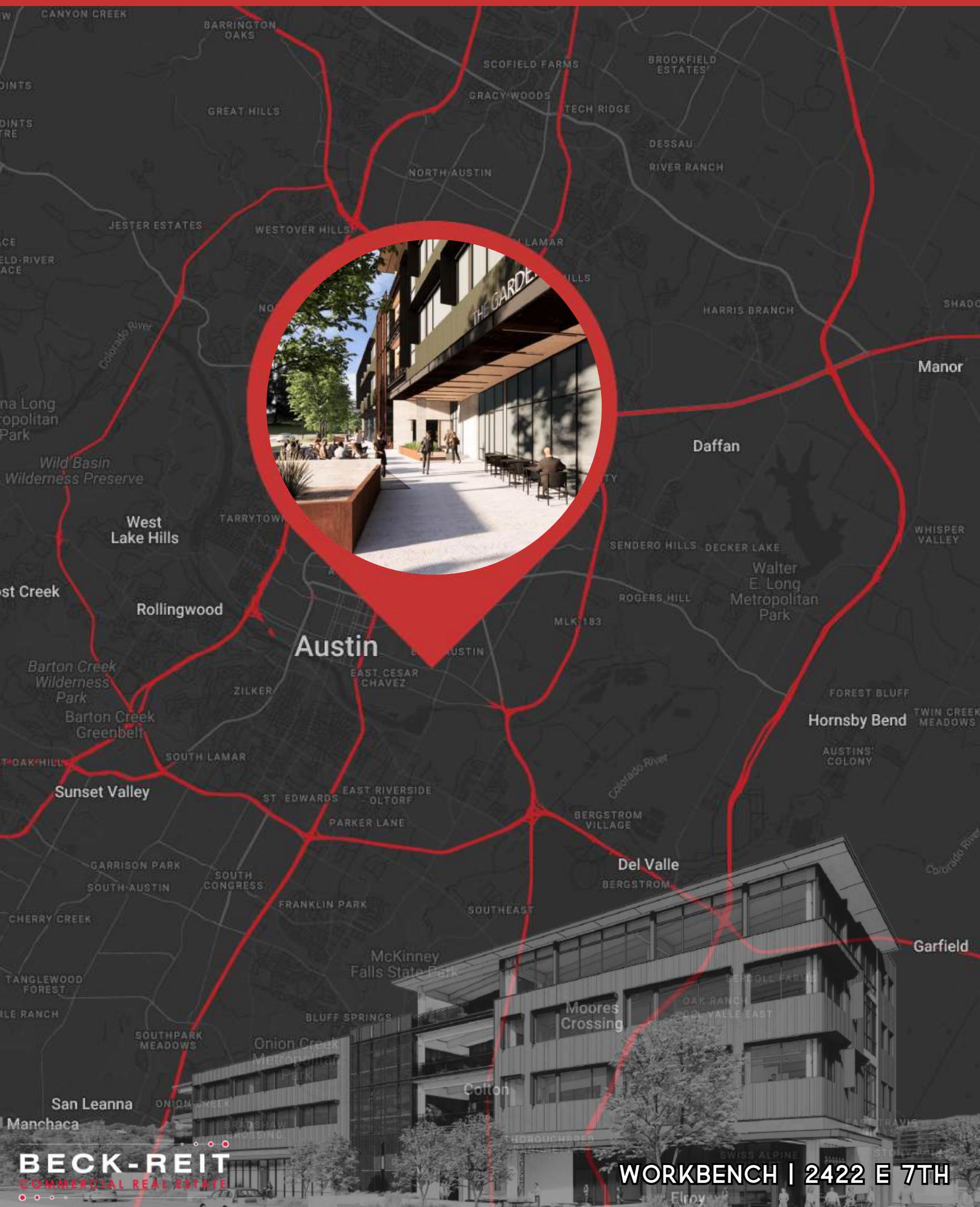
**MASS TIMBER**

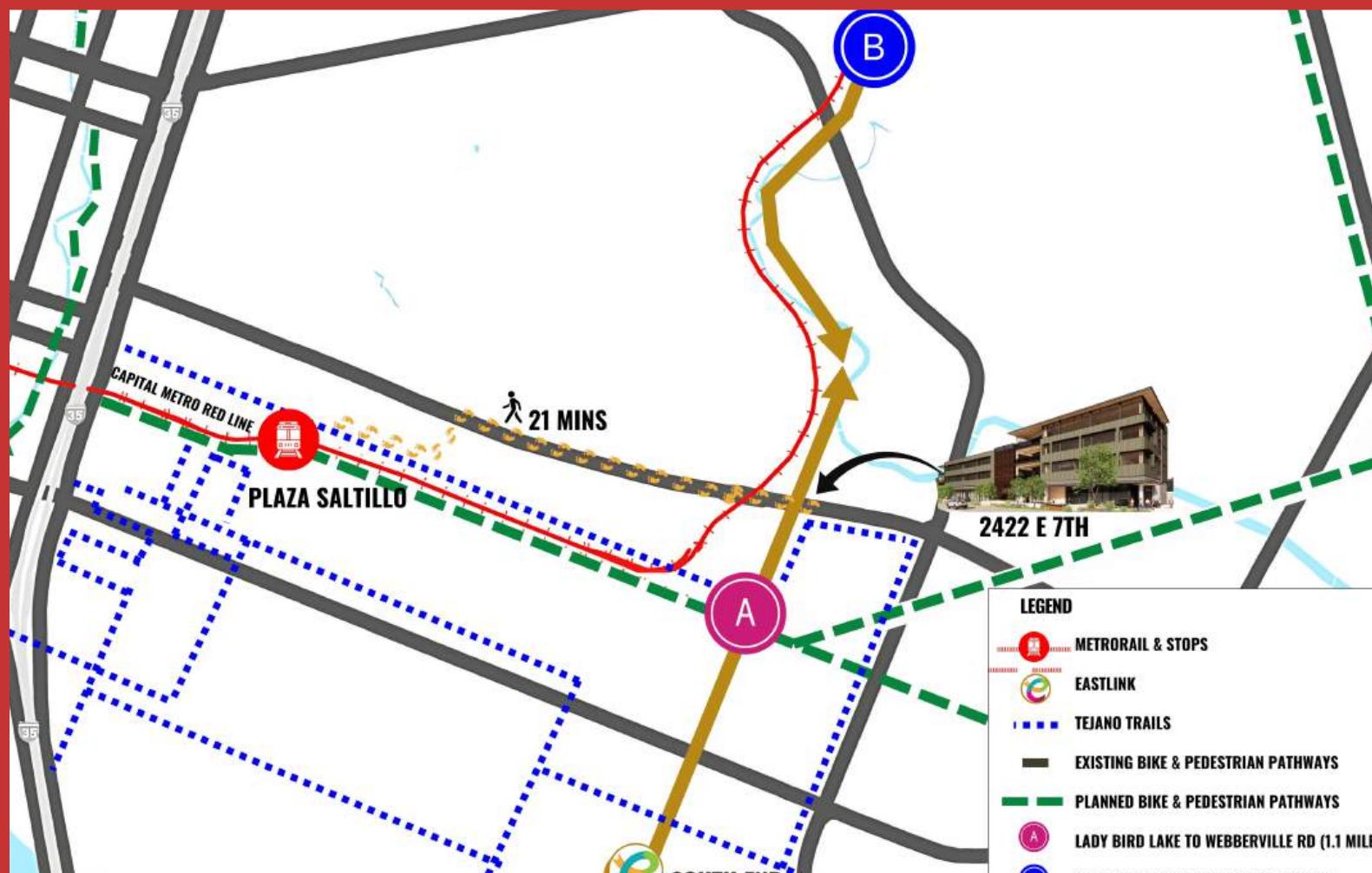
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**FLOORS 4 + 1 STORY UNDERGROUND PARKING**

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- **WALK**
- **BIKE**
- **RAIL**





**2:1,000  
PARKING RATIO**

**Q1 2026 DELIVERY  
75% PRE-LEASED**

RESERVED PARKING NEGOTIABLE



**4 Floors + 1 Story  
Underground Parking  
Tons of Natural Light**

**48,000 SF**

Divisible down to  
1,000 SF tenant spaces

66% FEMALE OWNED AND LED COMPANIES



**DECKS**

with amazing  
downtown views

**MASS TIMBER**

*Estimated the wood used in the building will store 500 metric tons of CO<sub>2</sub>, equivalent to removing 301 cars off road/year*

**ON-SITE OWNERS . WELCOME TO THE ONE STOP SHOP FOR DEVELOPERS**

**BECK-REIT**  
COMMERCIAL REAL ESTATE

**SWINERTON**



**FONT**  
STRUCTURES



**DICK CLARK + ASSOCIATES**  
ARCHITECTURE • INTERIORS

**LEGACY  
LIGHTING**

**LINDGREN**

**Art+Artisans**



**BECK-REIT**  
COMMERCIAL REAL ESTATE

**WORKBENCH | 2422 E 7TH**

# HIGHLIGHTS

- A PREMIER BUILDING
- MODERN, SUSTAINABLE CONSTRUCTION
- FLEXIBLE LAYOUT FOR RESTAURANT CONCEPTS
- DC+ A AUSTIN PREMIER ARCHITECTURE FIRM READY TO DESIGN
- HIGH-TRAFFIC, WALKABLE LOCATION, EXCELLENT BIKEABILITY
- VIBRANT COMMUNITY WITH DAY-TO-NIGHT APPEAL
- DAYTIME POPULATION OF 182,981 WITHIN SHORT DISTANCE
- 4400 APARTMENT UNITS WITHIN 1.5 MILES
- LOCATED IN EAST AUSTIN'S THRIVING BUSINESS HUB
- 2ND AND 3RD FLOOR OWNER/OCCUPANTS IN REAL ESTATE, DESIGN, AND CONSTRUCTION

**WELCOME** TO 2422 EAST 7TH - A UNIQUE COLLABORATIVE ECOSYSTEM FOR REAL ESTATE + AEC PROFESSIONALS.

IMAGINE A WORKSPACE WHERE THE BOUNDARIES BETWEEN COMPANIES DISSOLVE, AND A COMMUNITY OF LIKE-MINDED PROFESSIONALS COMES TOGETHER TO CREATE, INNOVATE, AND THRIVE.

WORKBENCH IS MORE THAN JUST AN OFFICE/RETAIL SPACE FOR LEASE- IT'S A VIBRANT ECOSYSTEM DESIGNED SPECIFICALLY FOR PROFESSIONALS IN DESIGN, CONSTRUCTION, DEVELOPMENT, AND REAL ESTATE. WITH 72% OF THE SPACE ALREADY PRE-LEASED TO OWNER-OCCUPANTS IN THESE INDUSTRIES, WE'VE CREATED A ONE-OF-A-KIND ENVIRONMENT THAT FOSTERS COLLABORATION, KNOWLEDGE-SHARING, AND GROWTH.

# COMMUNITY FEATURES

- COMMUNITY AS AN AMENITY: ORGANIC NETWORKING- CONNECT WITH INDUSTRY PEERS NATURALLY, NO FORCED INTERACTIONS
- COLLABORATIVE EVENTS: ENGAGE IN REGULAR EDUCATIONAL SERIES + INDUSTRY-SPECIFIC GATHERINGS
- SHARED RESOURCES: ACCESS A POOL OF EXPERTISE AND POTENTIAL PARTNERSHIPS
- COMMUNITY-DRIVEN: ENJOY THE BENEFITS OF A CO-WORKING ATMOSPHERE WITHOUT FEES
- FLEXIBLE SIZING: PERFECT FOR BUSINESSES OF ALL SIZES, FROM STARTUPS TO ESTABLISHED FIRMS
- EXCLUSIVE COMMUNITY

AT 2422 EAST 7TH, WE'RE REDEFINING THE WORKPLACE EXPERIENCE - BUILDING UTOPIA EXACTLY HOW WE IMAGINE IT. JOIN US AND BECOME PART OF A THRIVING ECOSYSTEM WHERE COLLABORATION, INNOVATION, AND SUCCESS WERE #1 GOAL AT THE START- IN MIND AT PURCHASE, DESIGN, PARTNER SELECTION AND THE TENANTS WE SEEK TO BRING IN.

CONNECT WITH US TO EXPLORE HOW YOU MIGHT INTEGRATE WITH OUR CURRENT ROSTER OF FIRMS!

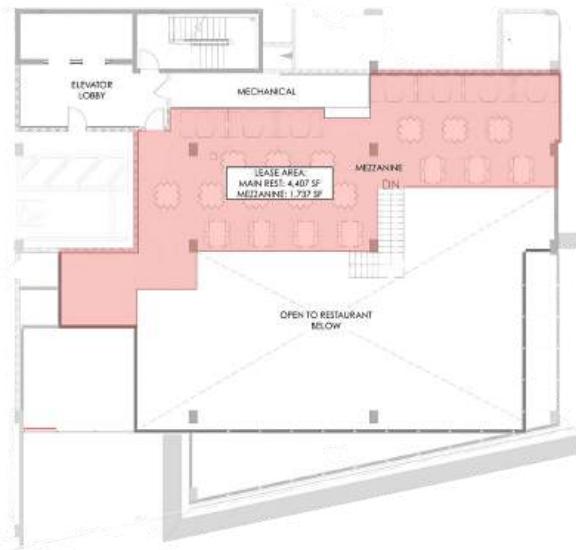


# SECTION 2

# LEASE SPACE



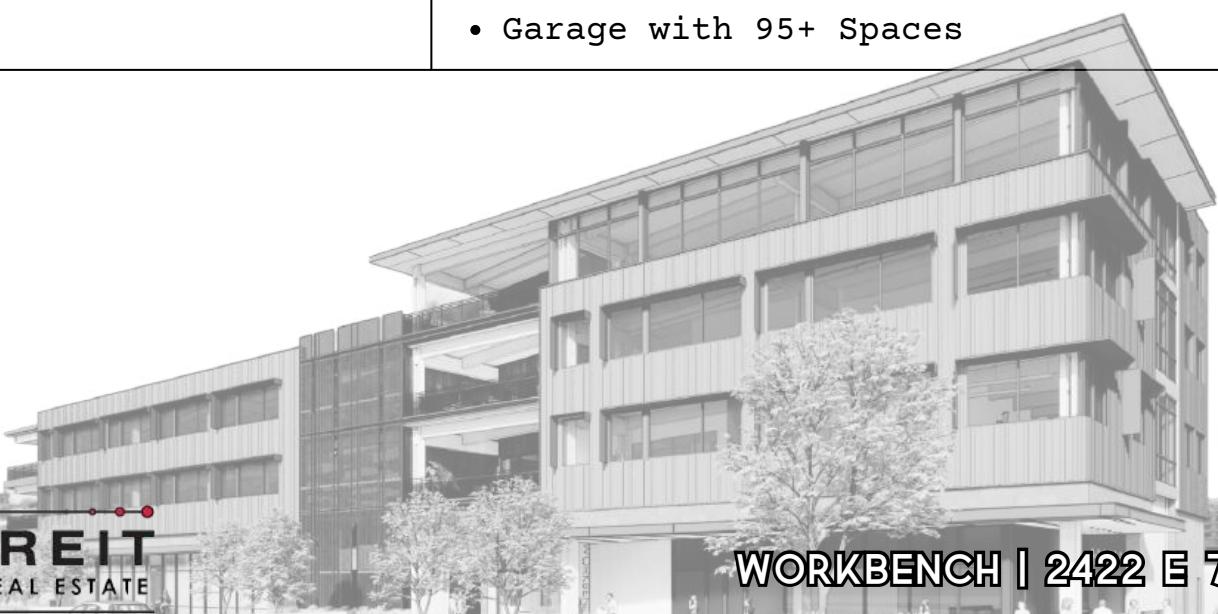
## 1ST FLOOR



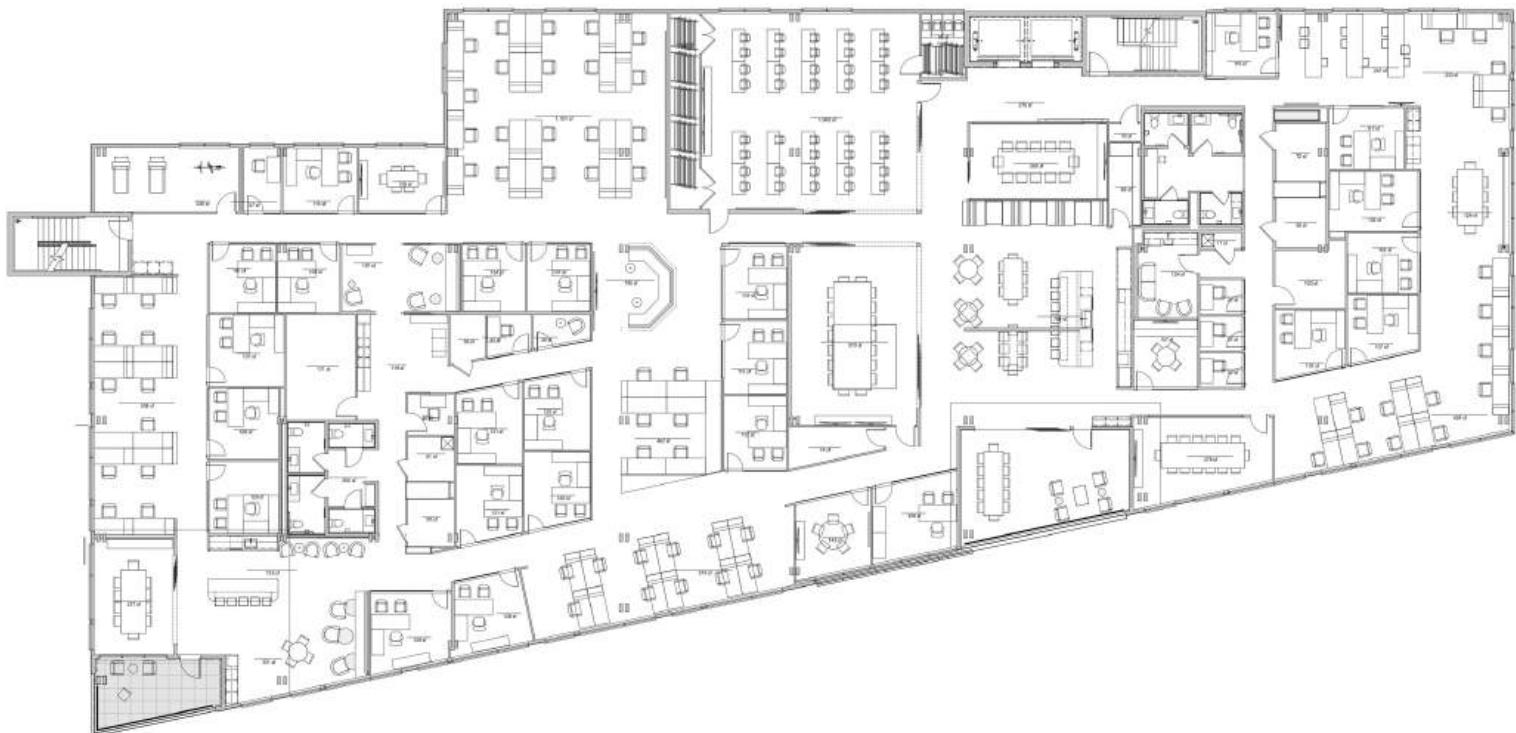
## MEZZANINE



<b>1ST FLR. RESTAURANT</b>	• 4,407 RSF
<b>MEZZANINE RESTAURANT</b>	• 1,737 RSF
<b>OUTDOOR PATIO ON 7TH</b>	• 1,539 RSF Included In Rent
<b>TOTAL RENTABLE AREA</b>	• 6,144 RSF
<b>BUILDING MATERIALS</b>	• Glass, Steel, Mass Timber, Concrete
<b>PARKING</b>	• Garage with 95+ Spaces

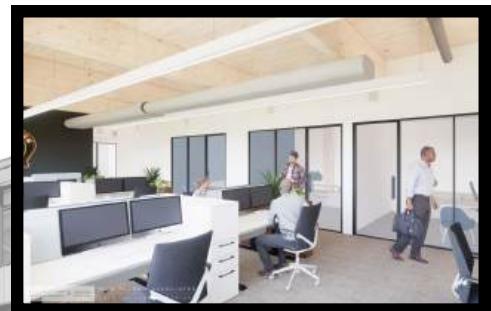


# LINDGREN SWINERTON





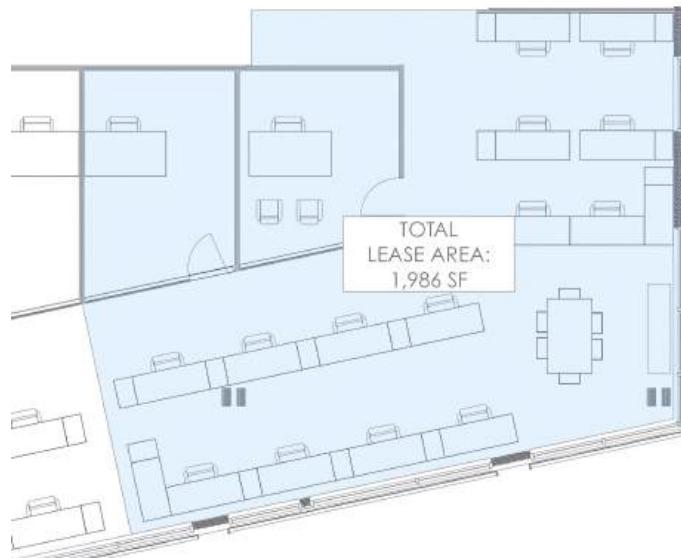
<b>LEASE TERM</b>	<ul style="list-style-type: none"> <li>• 1-3 Year</li> </ul>
<b>AVAILABLE SPACES</b>	<ul style="list-style-type: none"> <li>• L3 - A 1986 SF</li> <li>• L3 - B 391 SF</li> <li>• L3 - C 1102 SF</li> <li>• L3 - D 590 SF</li> </ul>
<b>COMMON AREA SHARED</b>	<ul style="list-style-type: none"> <li>• 5 Shared Conference Rooms</li> <li>• 3 Patios</li> <li>• Kitchens + Coffee Area</li> <li>• 2 Phone Rooms</li> </ul>
<b>BUILDING INTERIOR</b>	"Floating Floor", Glass, Steel, Mass Timber, Concrete



# AVAILABLE SMALL OFFICES- 3RD FLOOR

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## L3 - A 1986 SF



## L3 - B 391 SF

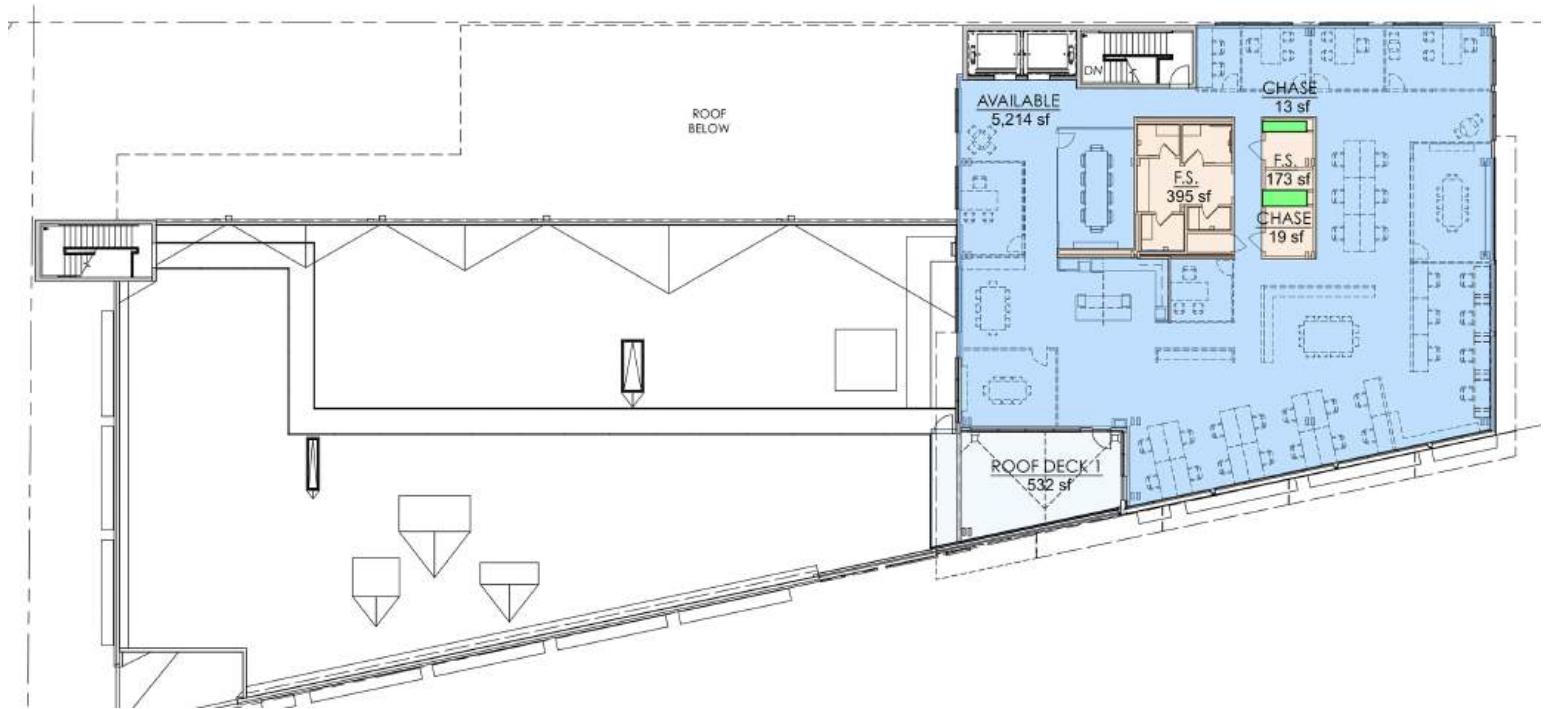


## L3 - C 1102 SF



## L3 - D 590 SF





<b>4th FLR. OFFICE</b>	6,682 RSF with Private Patio
<b>TI Allowance</b>	Negotiable
<b>PARKING</b>	Parking 95+ Spaces
<b>ESTIMATED OPEX</b>	\$ 18.00
<b>ADD ON FACTOR</b>	28%
<b>BUILDING INTERIOR</b>	Glass, Concrete, Mass Timber
<b>LEASE TERM</b>	7 + Years



- FAST-CASUAL RESTAURANTS WITH HIGH TURNOVER (HEALTHY, ORGANIC, FAST-FRESH)
- LUXURY ETHNIC CUISINE (AUTHENTIC FRENCH, ITALIAN, JAPANESE, MEDITERRANEAN)
- PLANT-BASED AND VEGAN FINE DINING (HIGH-END VEGAN, SUSTAINABLE MENUS)
- EVENT SPACE RESTAURANTS (BOUTIQUE WEDDING AND PRIVATE EVENT VENUES)
- EXCLUSIVE PRIVATE DINING CONCEPTS (MEMBERS-ONLY, VIP EXPERIENCES)
- TASTING MENU RESTAURANTS (PRIX FIXE, MICHELIN-STAR ASPIRATIONAL)
- FINE DINING RESTAURANTS (STEAKHOUSE, SEAFOOD, UPSCALE AMERICAN)
- HIGH-VOLUME CHAIN RESTAURANTS (FAMILY DINING, CASUAL CONCEPTS)
- HIGH-END COCKTAIL LOUNGES WITH DINING (SMALL PLATES, MIXOLOGY)
- UPSCALE CASUAL DINING (CONTEMPORARY AMERICAN, GLOBAL FUSION)
- 24-HOUR DINERS AND BRASSERIES (UPSCALE, MODERN COMFORT FOOD)
- GASTRO PUBS AND BREWPUBS (CRAFT BEER AND ELEVATED PUB FOOD)
- CHEF-DRIVEN RESTAURANTS (FARM-TO-TABLE, SEASONAL MENUS)
- PRIVATE DINING AND MEMBERS-ONLY CLUBS



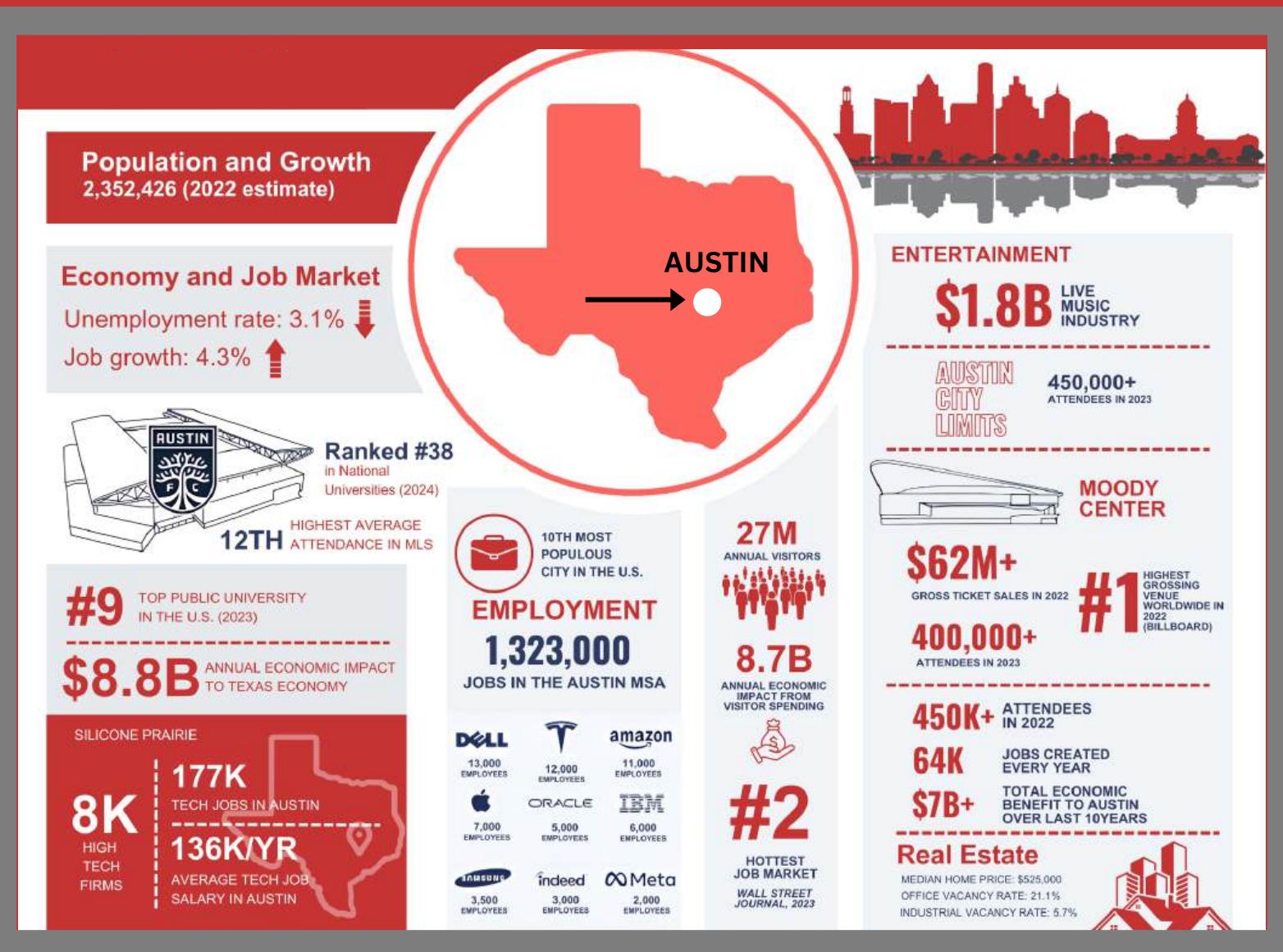
- CREATIVE AGENCIES | ADVERTISING, MARKETING, DESIGN
- LAW FIRM | REAL ESTATE , ESTATE, TECH, PATENT
- ENGINEERING FIRM - MEP / CIVIL
- ENVIRONMENTAL COMPLIANCE FIRM
- WEALTH MANAGEMENT COMPANY
- PERMIT EXPEDITING FIRM
- LANDSCAPE ARCHITECT
- FINANCIAL ADVISOR
- PRIVATE EQUITY FIRM
- PUBLIC RELATIONS FIRM
- LUXURY BRAND REGIONAL OFFICE
- CONSULTING FIRM
- LOBBYING FIRM
- DEVELOPMENT FIRM
- TITLE COMPANY
- MEDIA FIRM



## SECTION 3

# DEMOGRAPHICS + MARKET





## MARKET OVERVIEW TEXAS

### POPULATION



Approx 30 Million Residents

### ECONOMIC GROWTH



Economy grew by 7.7% in the third quarter of 2023

### JOB GROWTH



+426,900 Jobs  
3.1% Growth Rate

### WORKFORCE



14 Million++ Workers  
2nd Largest in the US

### FORTUNE 500

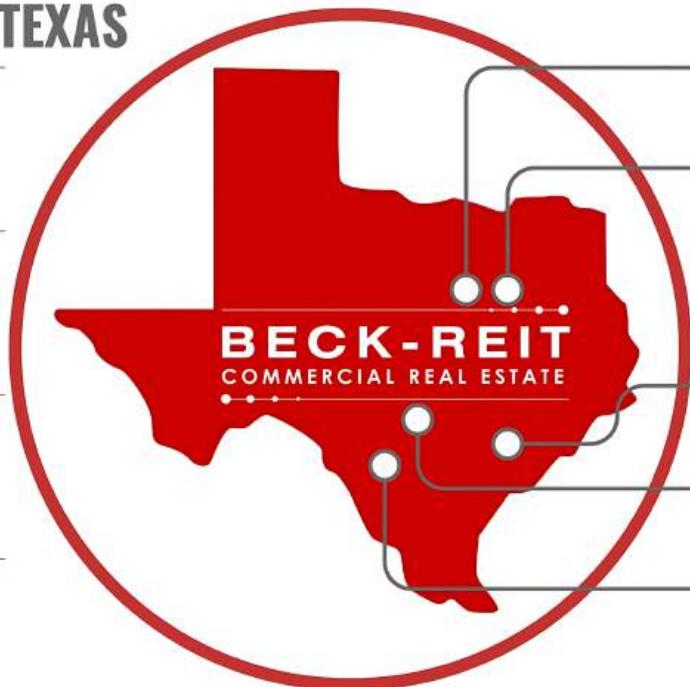


Home to 55 Fortune 500 Companies  
Ranking 3rd Nationally

### BUSINESS



“Best State for Business” for the 19th Consecutive Year



### FORT WORTH

Ranked as the 12th fastest-growing city in the U.S. in 2023.

### DALLAS

Ranked as the 5th fastest-growing city in the U.S. in 2023.

### HOUSTON

Ranked as the 3rd fastest-growing city in the U.S. in 2023.

### AUSTIN

Ranked as the 4th fastest-growing city in the U.S. in 2023.

### SAN ANTONIO

Ranked as the 9th fastest-growing city in the U.S. in 2023.

### COMPANIES



Over 4,000 Companies have relocated to or expanded within Texas.

### AWARDS



Governor's Cup Award  
New and Expanded Corporate Facilities

### MEDICAL CENTERS



LARGEST MEDICAL CENTER  
Texas Medical Center  
2ND LARGEST CANCER CENTER  
MD Anderson, Houston

### INCOME TAX



NO  
State Income  
Tax

Median Household Income		Median Age		Total Population		1st Dominant Segment
\$84,920		34.7		29,740		Emerald City

## Consumer Segmentation

### Life Mode

What are the people like that live in this area?

### Middle Ground

Lifestyles of thirtysomethings

### Urbanization

Where do people like this usually live?

### Metro Cities

Affordability city life, including smaller metros, satellite cities

## Top Tapestry Segments

## Emerald City

% of Households	3,250 (23.1%)
% of Austin	33,627 (7.7%)
Lifestyle Group	Middle Ground
Urbanization Group	Metro Cities
Residence Type	Single Family; Multi-Units
Household Type	Singles
Average Household Size	2.05
Median Age	38.6
Diversity Index	57.6
Median Household Income	\$79,600
Median Net Worth	\$112,200
Median Home Value	\$399,800
Homeownership	52.60%
Employment	Professional or Mgmt/Bus/ Financial
Education	Bachelor's Degree
Preferred Activities	Place importance on learning new things to keep life fresh and variable. Buy natural, green, and environmentally friendly products
Financial	Contribute to NPR, PBS
Media	Read books, magazines and use the web for news
Vehicle	Take public transportation

## DEMOGRAPHIC SNAPSHOT

### AVERAGE DISPOSABLE INCOME

THIS CHART SHOWS THE AVERAGE DISPOSABLE INCOME IN AN AREA, COMPARED WITH OTHER GEORGRAPHIES.

**78702**

\$87,320

TRAVIS COUNTY

\$96,933

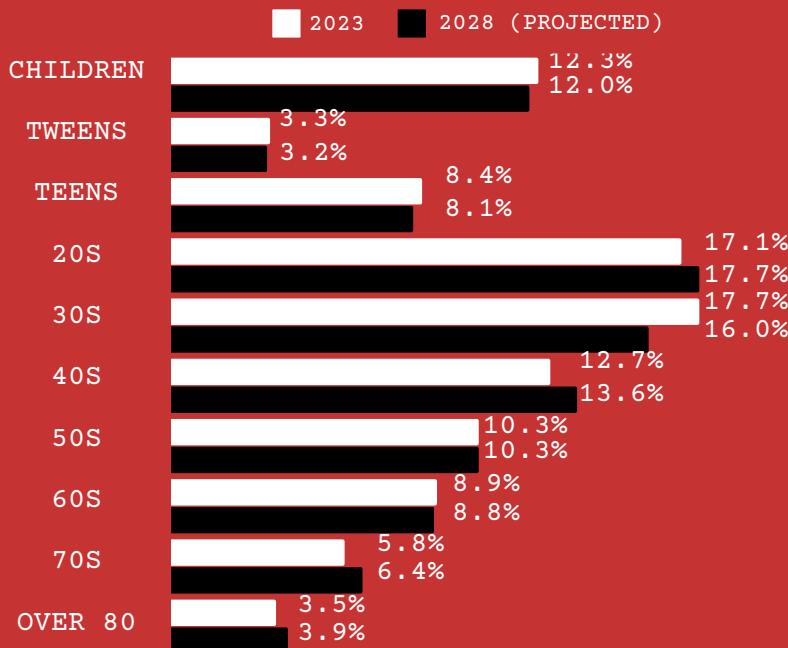
TEXAS

\$79,327

*Data Source: U.S. Census American Community Survey via Esri, 2023*

### POPULATION BY AGE

THIS CHART BREAKS DOWN THE POPULATION OF AN AREA BY AGE GROUP.

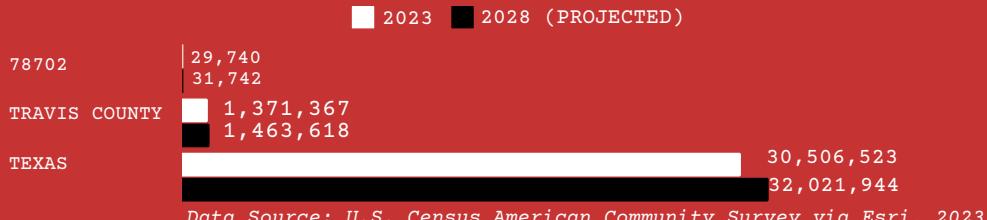


*Data Source: U.S. Census American Community Survey via Esri, 2023*

## DEMOGRAPHIC SNAPSHOT

### AUSTIN, TX 78702: POPULATION COMPARISON

THIS CHART SHOWS THE TOTAL POPULATION IN AN AREA, COMPARED WITH OTHER GEOGRAPHIES.



### POPULATION DENSITY

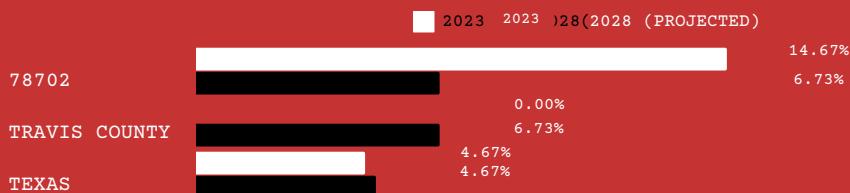
THIS CHART SHOWS THE NUMBER OF PEOPLE PER SQUARE MILE IN AN AREA, COMPARED WITH OTHER GEOGRAPHIES.



Data Source: U.S. Census American Community Survey via Esri, 2023

### POPULATION CHANGE SINCE 2020

THIS CHART SHOWS THE PERCENTAGE CHANGE IN AREA'S POPULATION FROM 2020 TO 2023, COMPARED WITH OTHER GEOGRAPHIES.



Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

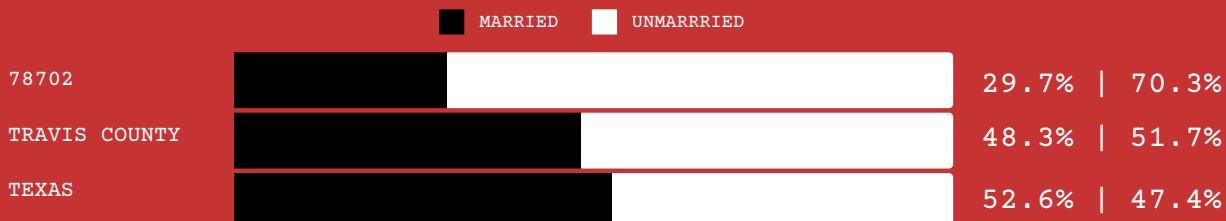
**Total Daytime Population** **78702 | 33,522**

## DEMOGRAPHIC SNAPSHOT

### AUSTIN, TX 78702: POPULATION COMPARISON

THIS CHART SHOWS THE RATIO OF MARRIED TO UNMARRIED ADULTS IN AN AREA, COMPARED WITH OTHER GEOGRAPHIES.

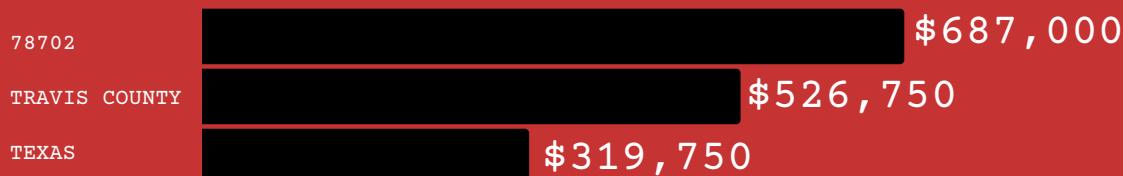
#### MARRIED/UNMARRIED ADULTS RATIO



*Data Source: U.S. Census American Community Survey via Esri, 2023*

### AUSTIN, TX 78702: HOME VALUE COMPARISON

THIS CHART DISPLAYS PROPERTY ESTIMATES FOR AN AREA AND A SUBJECT PROPERTY, WHERE ONE HAS BEEN SELECTED. ESTIMATED HOME VALUES ARE GENERATED BY A VALUATION MODEL AND ARE NOT FORMAL APPRAISALS.



*Data Source: Valuation calculations based on public records and MLS sources where licensed.*

### AVERAGE HOUSEHOLD INCOME

THIS CHART SHOWS THE AVERAGE HOUSEHOLD INCOME IN AN AREA, COMPARED WITH OTHER GEOGRAPHIES.



*Data Source: U.S. Census American Community Survey via Esri, 2023*

## DEMOGRAPHIC SNAPSHOT

### POPULATION BY AGE

THIS CHART BREAKS DOWN THE POPULATION OF AN AREA BY AGE GROUP.



*Data Source: U.S. Census American Community Survey via Esri, 2023*

*Update Frequency: Annually*



## DEMOGRAPHIC SNAPSHOT

### BACHELOR'S DEGREE

THIS CHART SHOWS THE PERCENTAGE OF PEOPLE IN AN AREA WHOSE HIGHEST EDUCATIONAL ACHIEVEMENT IS A BACHELOR'S DEGREE, COMPARED WITH OTHER GEOGRAPHIES.



*Data Source: U.S. Census American Community Survey via Esri, 2023*

*Update Frequency: Annually*

### GRAD/PROFESSIONAL DEGREE

THIS CHART SHOWS THE PERCENTAGE OF PEOPLE IN AN AREA WHOSE HIGHEST EDUCATIONAL ACHIEVEMENT IS A GRADUATE OR PROFESSIONAL DEGREE, COMPARED WITH OTHER GEOGRAPHIES.



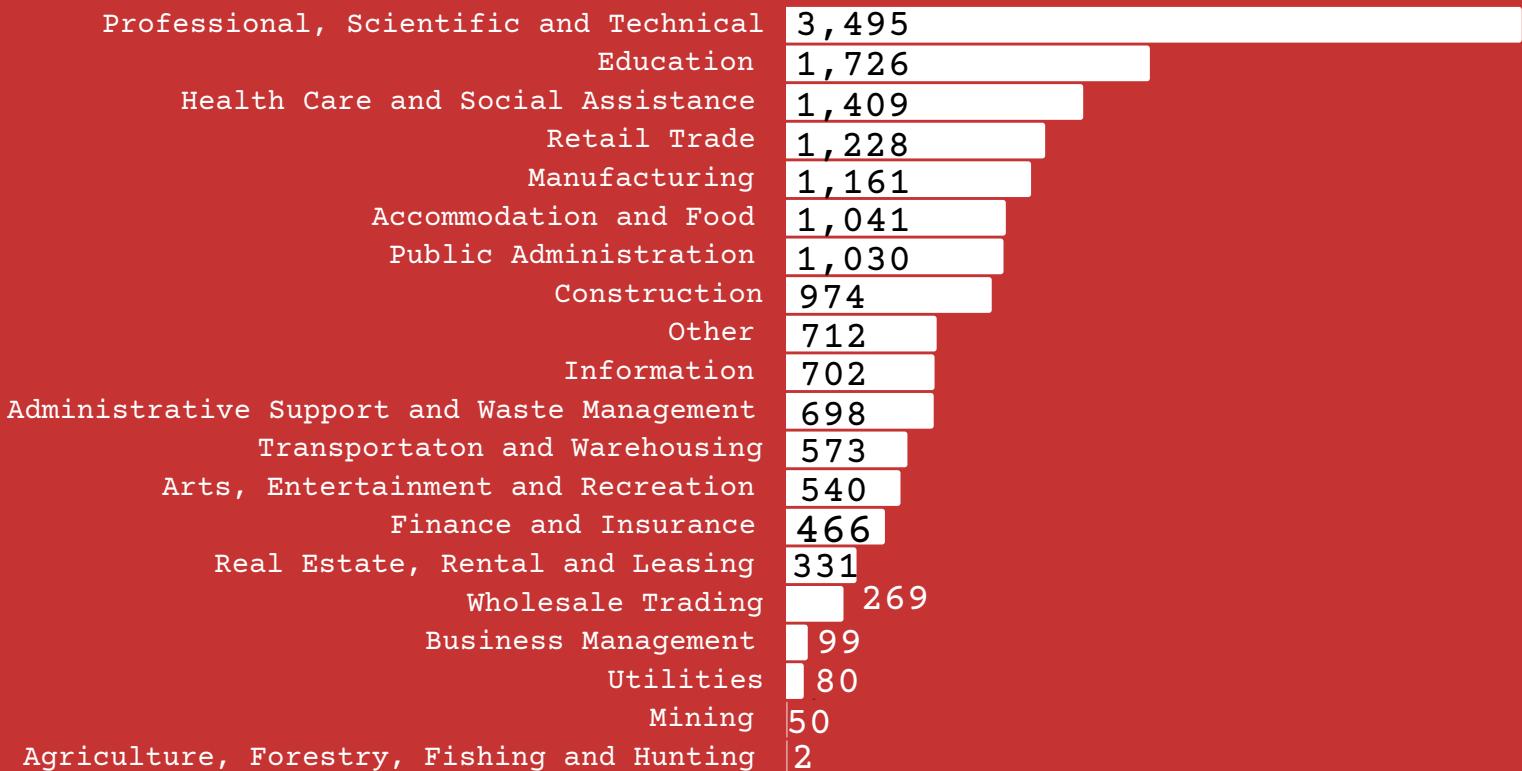
*Data Source: U.S. Census American Community Survey via Esri, 2023*

*Update Frequency: Annually*

## DEMOGRAPHIC SNAPSHOT

### EMPLOYMENT COUNT BY INDUSTRY

THIS CHART SHOWS INDUSTRIES IN AN AREA AND THE NUMBER OF PEOPLE EMPLOYED IN EACH CATEGORY



1. **2422 E Austin 7th street**

2. **El Chilito** - Casual spot for beef puffy tacos (2219 Manor Rd)

3. **Cuantos Tacos** - Mexican street-style tacos (1108 E 6th St)

4. **Old Thousand** - Modern American-Chinese food (1000 E 11th St)

5. **Franklin Barbecue** - Famous for smoked meats (900 E 11th St)

6. **Il Brutto** - Classic Italian with house-made pasta (1601 E 6th St)

7. **Fukumoto Sushi** - Japanese Izakaya with sushi and yakitori (514 Medina St)

8. **Tamale House** - Famous for breakfast tacos (1707 E 6th St)

9. **Birdie's** - Wine bar with seasonal American dishes (2944 E 12th St)

10. **Canje** - Upscale Caribbean cuisine (1914 E 6th St)

11. **Suerte** - Contemporary Mexican focusing on Masa (1800 E 6th St)

12. **Intero** - Italian cuisine with house-made pasta (2612 E Cesar Chavez St)

13. **Launderette** - New-American in a converted laundromat (2115 Holly St)

14. **Grizzelda's** - Trendy Tex-Mex with Insta-worthy ambiance (105 Tillery St)

15. **Kemuri Tatsu-Ya** - Texas-Japanese fusion (2713 E 2nd St)

16. **Jacoby's** - Southern-inspired, farm-to-table (3235 E Cesar Chavez St)

17. **Casa Columbia** - Casa Columbia ( 1614 E 7th St)

18. **Murray's Tavern** - Great for drinks and casual dining (2400 Webberville Rd)

19. **Joe's Bakery** - Delicious homemade tortillas. (2305 E 7th St)

20. **Cisco's** - An iconic East Austin institution famous for its Tex-Mex breakfast (2622 E 6th St)

21. **Flyrite Chicken** - A modern take on fast food (2129 E 7th St)

22. **Via 313 Pizza** - Known for its Detroit-style pizza (1802 E 6th St)

23. **Ramen Tatsu-Ya** - Offering authentic Japanese ramen (1600 E 6th St)

24. **Discada** - Specializes in discada (Specializes in discada)

25. **Kinda Tropical** - Kinda Tropical (3501 E 7th St)

26. **Revelry on the Boulevard** - Chill hangout (6215 N Lamar Blvd)

27. **Whisler's** - Offering spicy and Flavorful Thai Street food (1816 E 6th St.)

28. **Lou's Bodega** - Casual spot (1900 E Cesar Chavez St)

30. **Las Trancas** - Serving authentic Mexican street tacos (1210 E Cesar Chavez St)

31. **Bufalina Pizza** - Known for its wood-fired Neopolitan-style pizzas (1519 E Cesar Chavez St)

32. **Cenote** - Locally sourced dishes (1010 E Cesar Chavez St)

34. **Cafe Nena'i** - Specializes in South American pastries (1700 Montpolis Dr)



35. **The Vortex** - Theater with casual cafe and bar (2307 Manor Rd)

36. **JuiceLand** - Popular spot for fresh juices and plant-based-meals (2601 E Cesar Chavez St)

37. **Tamale Addiction** -Serves healthy and organic Tamales (1123 E 11th St)

38. **Veracruz All Natural** - Fresh and flavorful tacos (2505 Webberville Rd)

39. **La Barbeque** - Well-known BBQ - Michelin Star (2401 E Cesar Chavez)

40. **Las Cazuelas** - Delicious traditional dishes (1701 Vargas Rd)

41. **Bufalina** - High-quality wood-fired pizzas (2215 E Cesar Chavez)

43. **Batch Craft Beer & Kolaches** - House-made kolaches (3220 Manor Rd)

44. **Justine's Brasserie** - Offering classic dishes (4710 E 5th St)

45. **Con Vista El Mar** - Mexican Seafood (1209 E 7th St)

46. **Suerte's Salón** - Serving tacos and cocktails in a casual (1800 E 6th St)

47. **Oddwood Brewing** - Wood-fired pizzas (3108 Manor Rd)

48 **La Holly** - Offering food trucks on-site (2500 E 6th St)



49. **Kitty Cohen's** - Offering refreshing drinks and occasional food pop-ups (2211 Webberville Rd)

50. **Hay Elotes** - Mexican street corn (elotes) and other corn-based snacks (1910 E Cesar Chavez St)

51. **The Liberty** - Serving Asian-inspired street food (1618 1/2 E 6th St)

52. **Yellow Jacket Social Club** - Offering a menu of sandwiches, brunch, and craft beers (1704 E 5th St)

53. **The Backspace** - Italian menu featuring charcuterie and fresh pasta (1915 E 6th St)

54. **Vixen's Wedding** - Goan-Indian-inspired dishes made with local Texas ingredients (Goan-Indian-inspired dishes made with local Texas ingredients)

55. **La Perla Bar** - Featuring taco trucks nearby (1512 E 6th St)

56. **Buenos Aires Cafe** - An Argentine bistro serving traditional fare (1201 E 6th St)

57. **Snooze, an A.M. Eatery** - Offering creative twists on classic morning (2022 E 5th St #100)



58. **The Brewer's Table** - Specializing in seasonal, locally sourced ingredients. (4715 E 5th St)

59. **Gravy** - A diner serving Southern comfort food (1401 Rosewood Ave)

60. **Licha's Cantina** - Traditional dishes from Mexico City (1306 E 6th St)

61. **The Switch BBQ** - A casual barbecue joint (1123 E 11th St)

62. **Hillside Farmacy** - A farm-to-table restaurant (1209 E 11th St)

63. **Eastside King** - Asian-fusion food truck (1618 E 6th St)

64. **Kitty's Kitchen** - Serving hearty plates with Southern influences (2600 E Cesar Chavez St)

65. **Tamale House East** - Offering tacos, tamales, and enchiladas with locally sourced ingredients (1707 E 6th St)

66. **Takoba** - A modern Mexican restaurant offering street food favorites

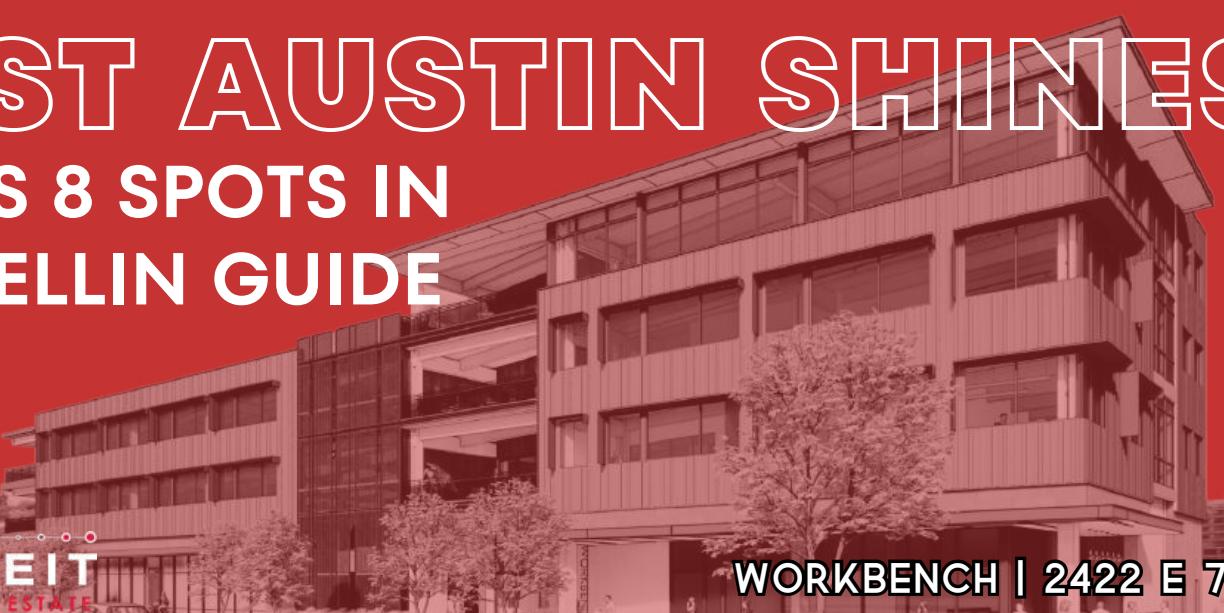
67. **Pitchfork Pretty** - Featuring farm-to-table dishes (2708 E Cesar Chavez St)

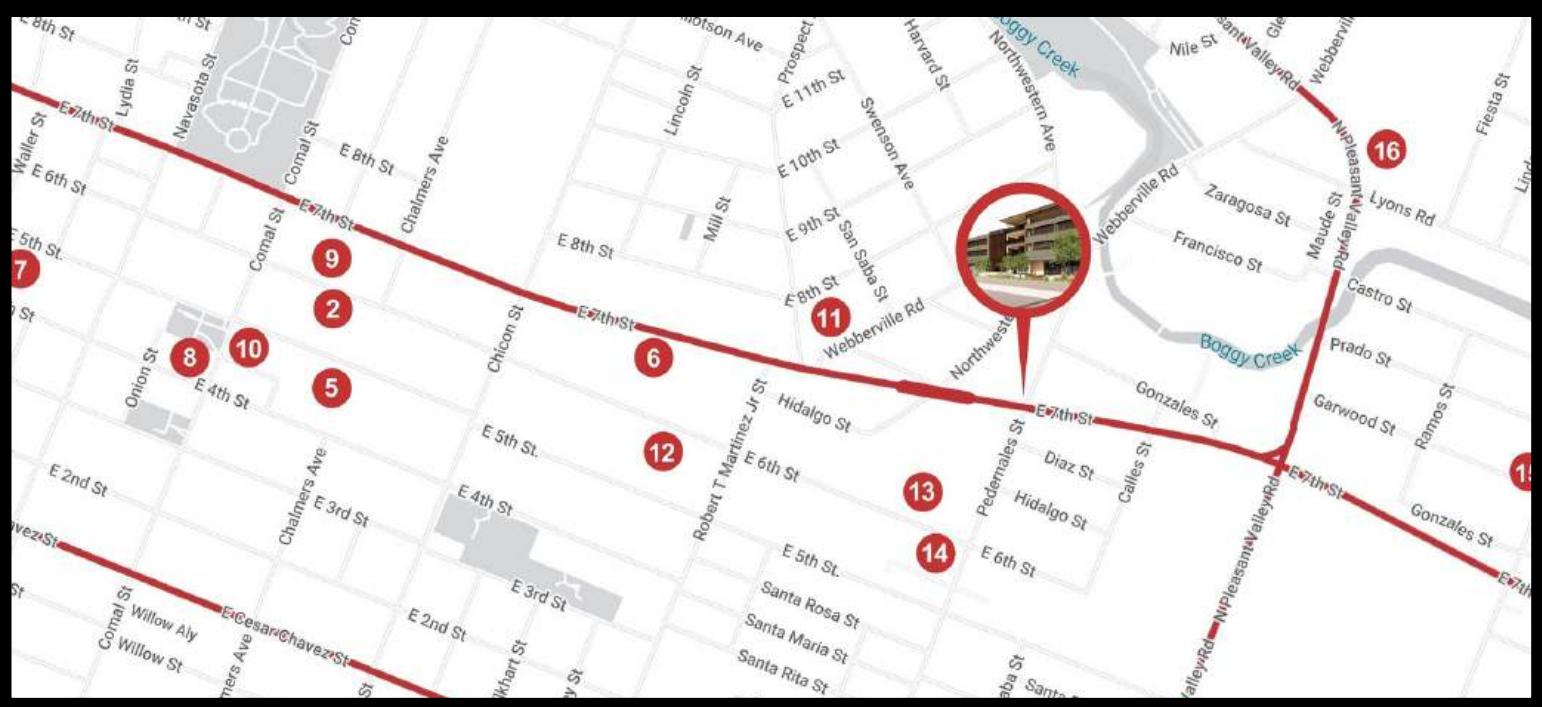
68. **East Side Pies** - Pizza spot known for its thin-crust, hand-tossed pizzas with a variety of unique toppings (1401 Rosewood Ave)



- 1. La Barbecue** - A Michelin-starred gem for Texas barbecue lovers. Known for its tender brisket and flavorful ribs. (2401 E Cesar St.)
- 2. Nixt "Taqueria"** - A Michelin Bib Gourmand acclaimed for its innovative use of heirloom corn and fresh ingredients. (2512 E 12th St.)
- 3. Kemuri** - A Michelin Bib Gourmand that infuses Japanese izakaya and Texas barbecue, blending global flavors with local traditions. (2713 E 2nd St.)
- 4. Cuantos Tacos** - A Michelin Bib Gourmand that offers an Authentic Mexico City-style street tacos. East Austin favorite for taco enthusiasts. (1108 E 12th St.)
- 5. Michklethwait Barbecue** - A Michelin Bib Gourmand that's renowned for handcrafted sausages and smoked meats, with a focus on quality and creativity (1309 Rosewood Ave)
- 6. Dai Due** - Awarded a Michelin Green Star for its sustainability practices and dedication to locally sourced ingredients. (2406 Manor Rd)
- 7. Este** - recognized in 2024 Michelin Guide as a Recommended restaurant, highlighting contemporary Mexican cuisine with a seafood focus. (2113 Manor Rd)
- 8. Franklin BBQ** - A Michelin Guide Bib Gourmand that is world-renowned bbq. This East Austin icon continues to set the standard for exceptional Bbq in Texas. (900 East 11th)

# EAST AUSTIN SHINES LANDS 8 SPOTS IN MICHELIN GUIDE





- **Corazon Apartments** – Stylish, modern apartments with amenities like a pool and fitness center, close to shops and dining.
- Address: 1000 E 5th St, Austin, TX 78702 || 256 Units

- **The Arnold** – Upscale apartments with a focus on luxury living, offering modern designs and convenient access to East Austin's hotspots.
- Address: 1621 E 6th St, Austin, TX 78702 || 346 Units

- **Eleven by Windsor** – Luxury apartment community with high-end amenities, including a rooftop lounge, pool, and fitness center.
- Address: 811 E 11th St, Austin, TX 78702 || 257 Units

- **AMLI Eastside** – Trendy apartment complex featuring sustainable living options, with close access to downtown and East Austin attractions.
- Address: 1000 San Marcos St, Austin, TX 78702 || 231 Units

- **Eastside Station** – Modern apartments with resort-style amenities, near popular restaurants and bars in East Austin.
- Address: 1700 E 4th St, Austin, TX 78702 || 330 Units

- **7East Apartments** – Upscale living with contemporary finishes, located in the heart of East Austin's vibrant community.  
• Address: 2025 E 7th St, Austin, TX 78702 || 186 Units
- **East Austin Apartments at 1630** – Mid-rise apartments offering urban living in the heart of East Austin, close to local dining and entertainment.  
• Address: 1630 E 6th St, Austin, TX 78702 || 139 Units
- **Residences at Saltillo** – Luxury apartments integrated into the Plaza Saltillo development, providing access to shops, dining, and the light rail.  
• Address: 1211 E 5th St, Austin, TX 78702 || 707 Units
- **Juno East Apartments** – Features inspirational apartment designs that empower healthier living, cutting edge technology that lowers energy consumption and utility costs and offers residents a sustainable lifestyle they will love  
• Address: 400 Comal St, Austin, TX 78702 || 24 Units
- **Sentral East Austin** – Offers unfurnished and designer-furnished apartment suites featuring fully equipped kitchens with gas range, high-end finishes, washer and dryer, plus walk-closets.  
• Address: 1614 E 6th St || 119 Units
- **Saltillo Lofts** – Saltillo lands you right in the middle of the most sought after neighborhood in Austin, with countless bars, breweries, cafes, vintage shops, and music venues within easy walking distance of your front door.  
• Address: 1601 E 5th St. || 29 Units
- **Axiom** – Minutes from some of Austin's hottest restaurants, bars, and shops.  
• Address: 2220 Webberville Rd || 18 Units



- **Villas on sixth** – Conveniently located near parks, restaurants, grocery stores, libraries, and medical facilities
  - Address: 2011 E 6th St || 160 Units
- **E6 Apartments** – Pet-friendly apartments boast open-concept floor plans with high-end details.
  - Address: 2400 E 6th St || 205 Units
- **Austin Central Apartments** – This complex is situated in the South Austin area, offering convenient access to downtown and surrounding neighborhoods.
  - Address: 501 E Oltorf St, Austin || 1,819 Apartment Units
- **Perdenales Lofts** – Offering modern loft-style living spaces with a focus on urban design and community.
  - Address: 2401 E 6th St || 70 Units
- **The Guthrie** – Modern apartment community in East Austin, offering luxury amenities like a resort-style pool, fitness center, and easy access to local dining and entertainment.
  - Address: 3218 Gonzales St || 322 Units
- **Lenox 7th** – A modern apartment complex offering luxury amenities, located in the vibrant East Austin area.
  - Address: 5230 E 7th St, Austin, TX 78702 || 279 Units
- **Lenox Boardwalk** – A luxury community with high-end amenities and easy access to Lady Bird Lake and downtown Austin.
  - Address: 2515 Elmont Dr, Austin, TX 78741 || 339 Units
- **The Works Apartments** – Offers affordable living with convenient access to major highways and a range of amenities in North Austin.
  - Address: 2800 Lyons Rd || 222 Units

