

# WORKBENCH

2422 EAST 7<sup>TH</sup> STREET, AUSTIN, TX 78702

Mass Timber Office Development





# WORKBENCH

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**48,000 RSF**

BUILDING SIZE

**1.8 :1000 RSF**

STRUCTURED PARKING

**MASS TIMBER**

BUILDING MATERIAL

**OFFICE | RETAIL | RESTAURANT**

PERMITTED USES

## AVAILABLE SPACE

### **RESTAURANT**

1<sup>ST</sup> FLOOR  
MEZZANINE

**4,407 RSF**

**1,737 RSF**

**INCLUDES OUTDOOR SEATING**

### **OFFICE**

4<sup>TH</sup> FLOOR

**6,682 RSF**

**INCLUDES PRIVATE PATIO**





WORKBENCH  
LOCATION  
OVERVIEW

DRIVE



to the Airport



to Downtown



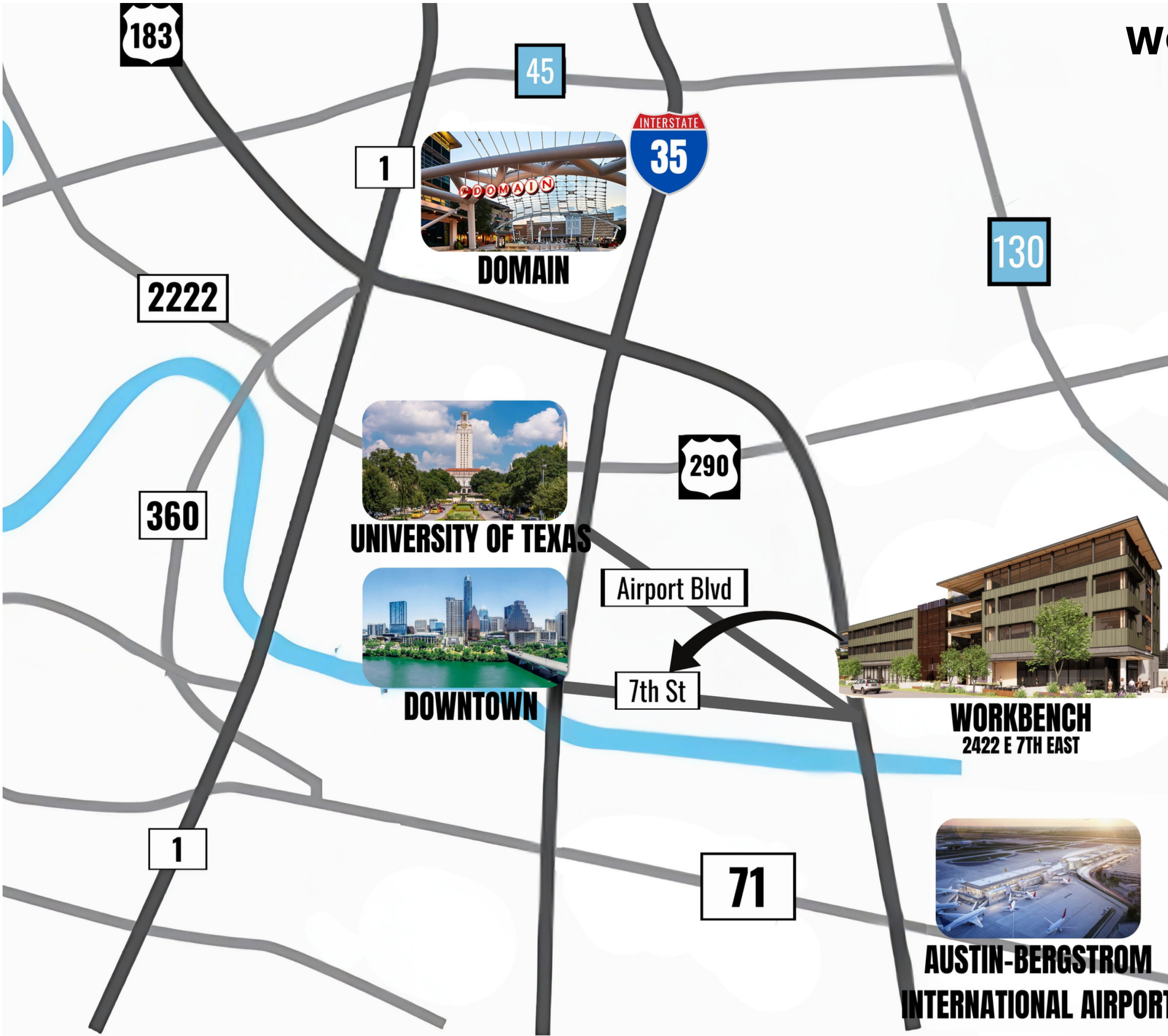
to the University



to the Domain



to Telsa Giga



**WORKBENCH**  
2422 E 7TH EAST



**TESLA GIGA FACTORY**



**AUSTIN-BERGSTROM  
INTERNATIONAL AIRPORT**





RESTAURANT, PATIO SEATING



RESTAURANT/RETAIL



1<sup>ST</sup> FLOOR RESTAURANT HIGHLIGHTS

1 <sup>ST</sup> FLOOR RESTAURANT	MEZZANINE RESTAURANT	TOTAL RENTABLE AREA
4,407 RSF	1,737 RSF	6,144 RSF

- Prime Corner Space - Anchor Position
- Includes Outdoor Seating
- Modern, Sustainable Building Construction
- Vibrant Community with Day-to-Night Appeal
- Walkability Score: 92%
- Bikeability Score: 95%
- Co-Broker Commission Offered
- Daytime Population: 182,981 within short distance

LEASE TERM	ESTIMATED OPEX	TI ALLOWANCE
7+ Years	\$18.00	Negotiable

Renderings and floor plans are sample representations of buildout.





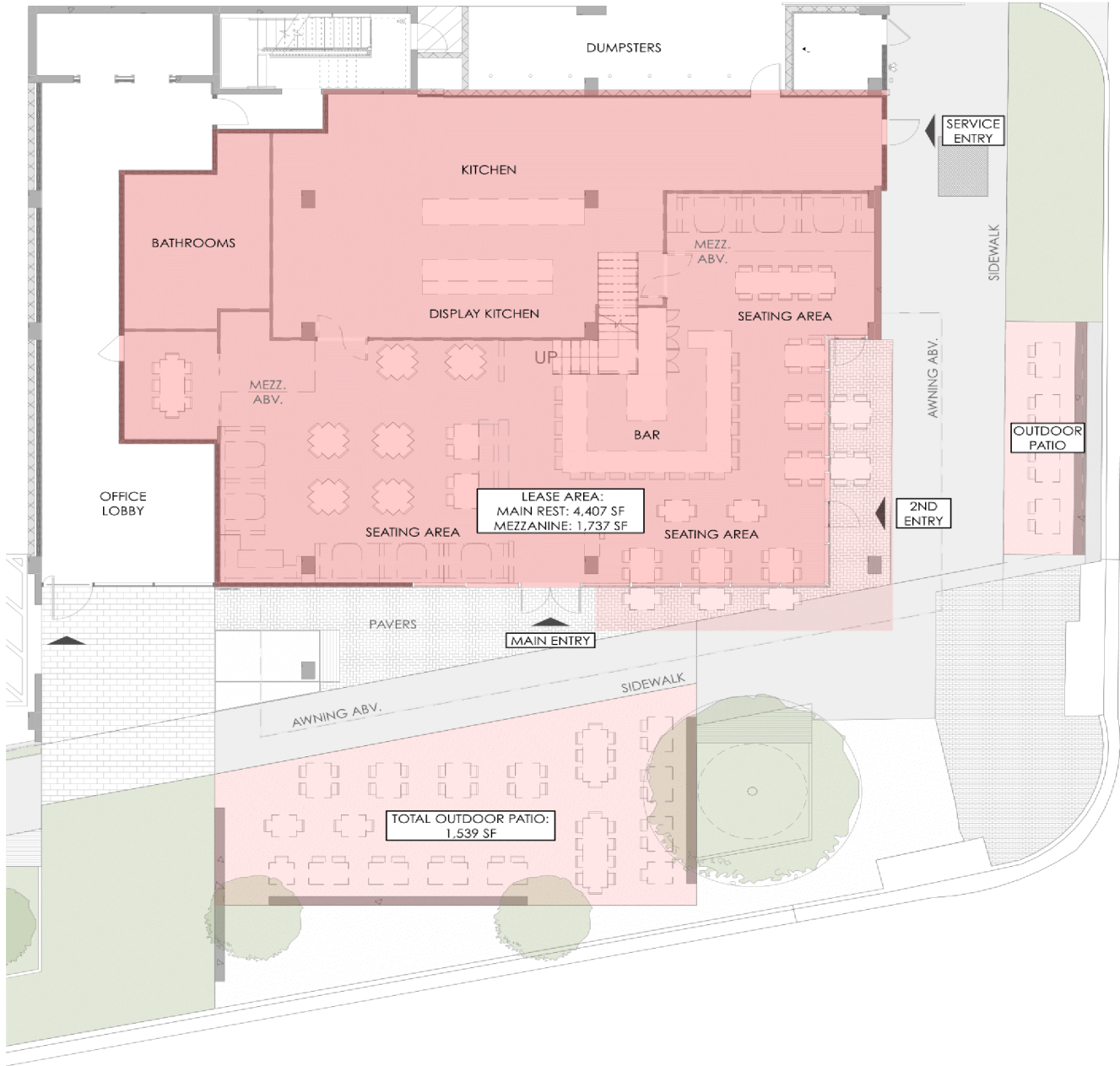


RESTAURANT, 1<sup>ST</sup> FLOOR AND MEZZANINE

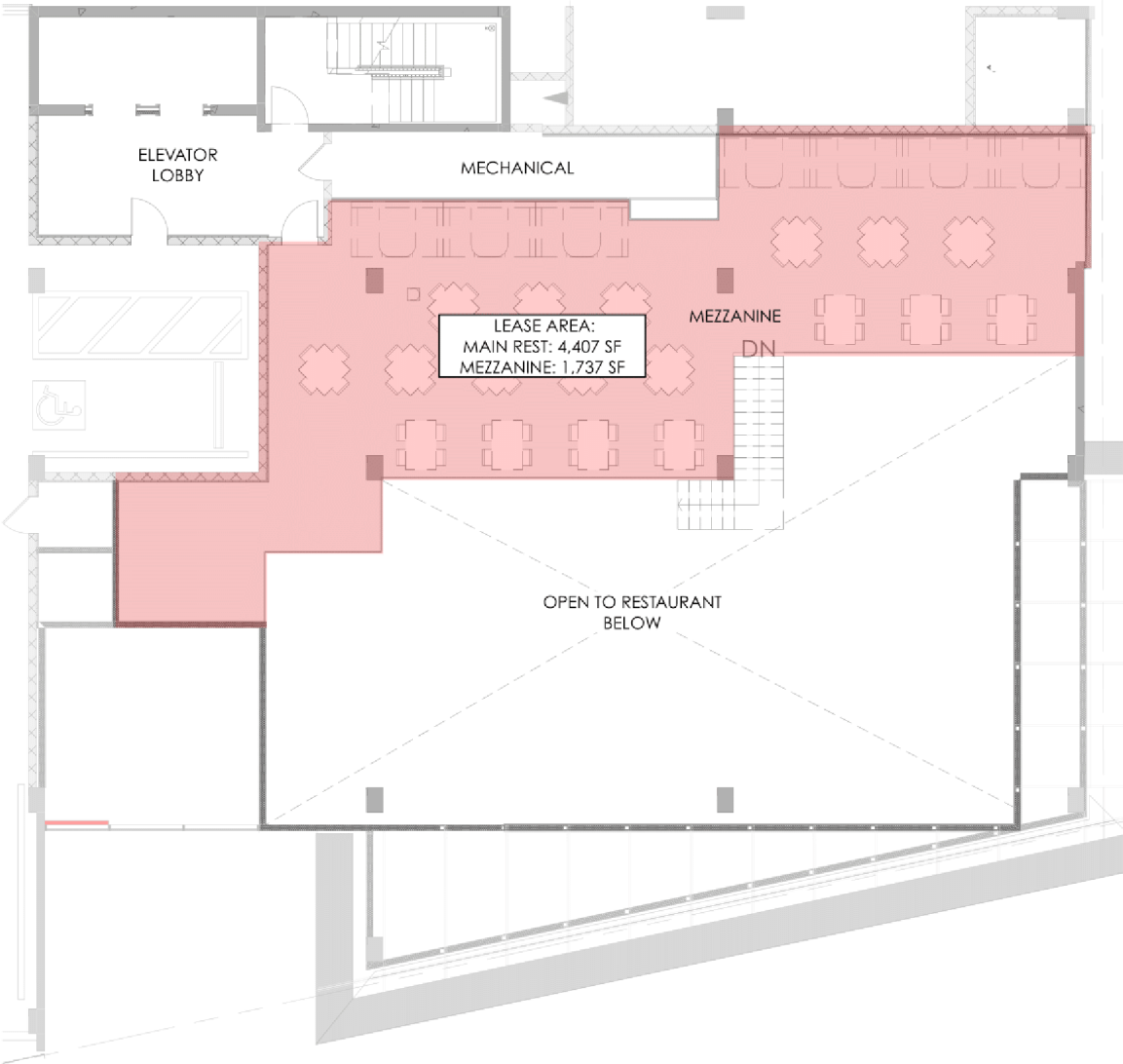


RESTAURANT/RETAIL

1<sup>ST</sup> FLOOR



MEZZANINE





4<sup>TH</sup> FLOOR OFFICE



4<sup>TH</sup> FLOOR OFFICE HIGHLIGHTS

4 <sup>TH</sup> FLOOR OFFICE	6,682 RSF Includes Private Patio
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- Downtown Views
- Walking distance to East Austin Robust Dining, Shopping, and Nightlife
- 2nd and 3rd Floor Owner/Occupants in Construction, Real Estate, and Design
- Vibrant Community with Day-to-Night Appeal
- Mass Timber, Sustainable Construction
- Apartments Nearby: 4,400 Units Within Short Distance

LEASE TERM	ESTIMATED OPEX	TI ALLOWANCE
7+ Years	\$18.00	Negotiable

Renderings and floor plans are sample representations of buildout.



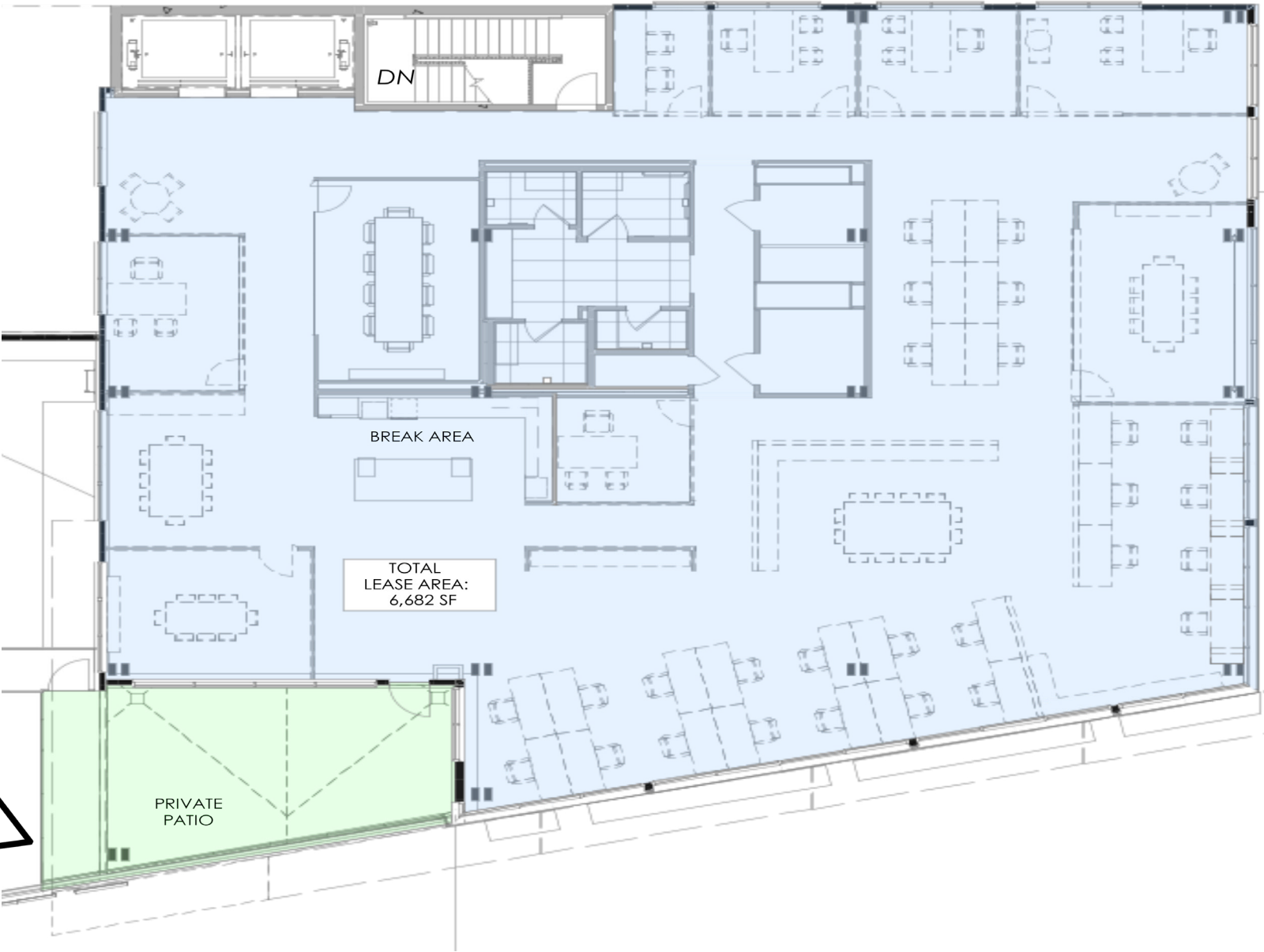


4<sup>TH</sup> FLOOR OFFICE



4<sup>TH</sup> FLOOR OFFICE, FLOOR PLAN

VIEW FROM THE BALCONY





# WHY MASS TIMBER

Workbench offers a beautiful building solution with a conscientious choice that helps reach our collective reduction of carbon emissions, paving the way for a greener and more resilient built environment. The mass timber structure brilliantly showcases the biophilic properties of trees, creating a vibrant and aesthetically welcoming space.

## INCREASE WELL-BEING

Long-term exposure to wood and natural elements within mass timber buildings has been shown to increase well-being, promote focused work and productivity, and reduce stress in occupants, a direct benefit to the occupants of Workbench.

## LOW CARBON FOOTPRINT

As a renewable material, mass timber is less energy-intensive than concrete and steel, offering a plethora of environmental benefits. Mass Timber actively sequesters carbon dioxide, locking it away for the long term, thereby mitigating the greenhouse effect.

## WORKBENCH MASS TIMBER FACTS



**22,703 ft<sup>3</sup> (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 CO<sub>2</sub>**

Avoided greenhouse gas emissions



**1,580 metric tons of CO<sub>2</sub>**

Total potential carbon benefit

## EQUIVALENT TO:

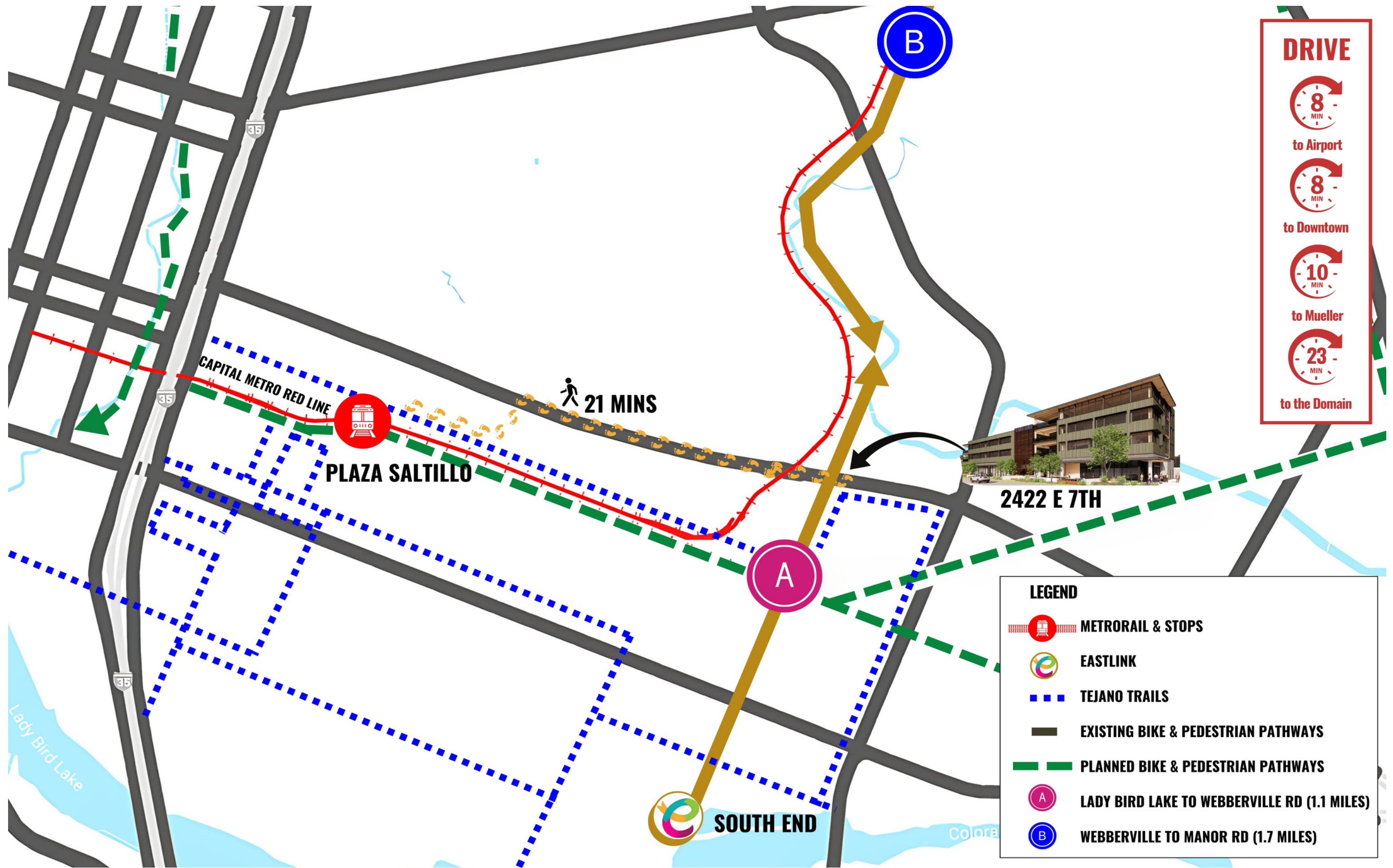


**301 cars off the road for a year**



**Energy to operate  
134 homes for a year**





**DRIVE**



to Airport



to Downtown



to Mueller



to the Domain

**LEGEND**



**METRORAIL & STOPS**



**EASTLINK**



**TEJANO TRAILS**



**EXISTING BIKE & PEDESTRIAN PATHWAYS**



**PLANNED BIKE & PEDESTRIAN PATHWAYS**



**LADY BIRD LAKE TO WEBBERVILLE RD (1.1 MILES)**



**WEBBERVILLE TO MANOR RD (1.7 MILES)**



# LOCATION

## Restaurants

1. Old Thousand
2. Franklin Barbecue
3. Il Burutto
4. Tamale House
5. Canje
6. Suerte
7. Casa Columbia
8. Murrays Tavern
9. Joe's Bakery
10. Via 313 Pizza
11. Ramen Tatsu-ya
12. Licha's Cantina
13. Hillside Farmacy
14. Veracruz All Natural
15. Bufalina Pizza
16. P. Terry's

## Bars

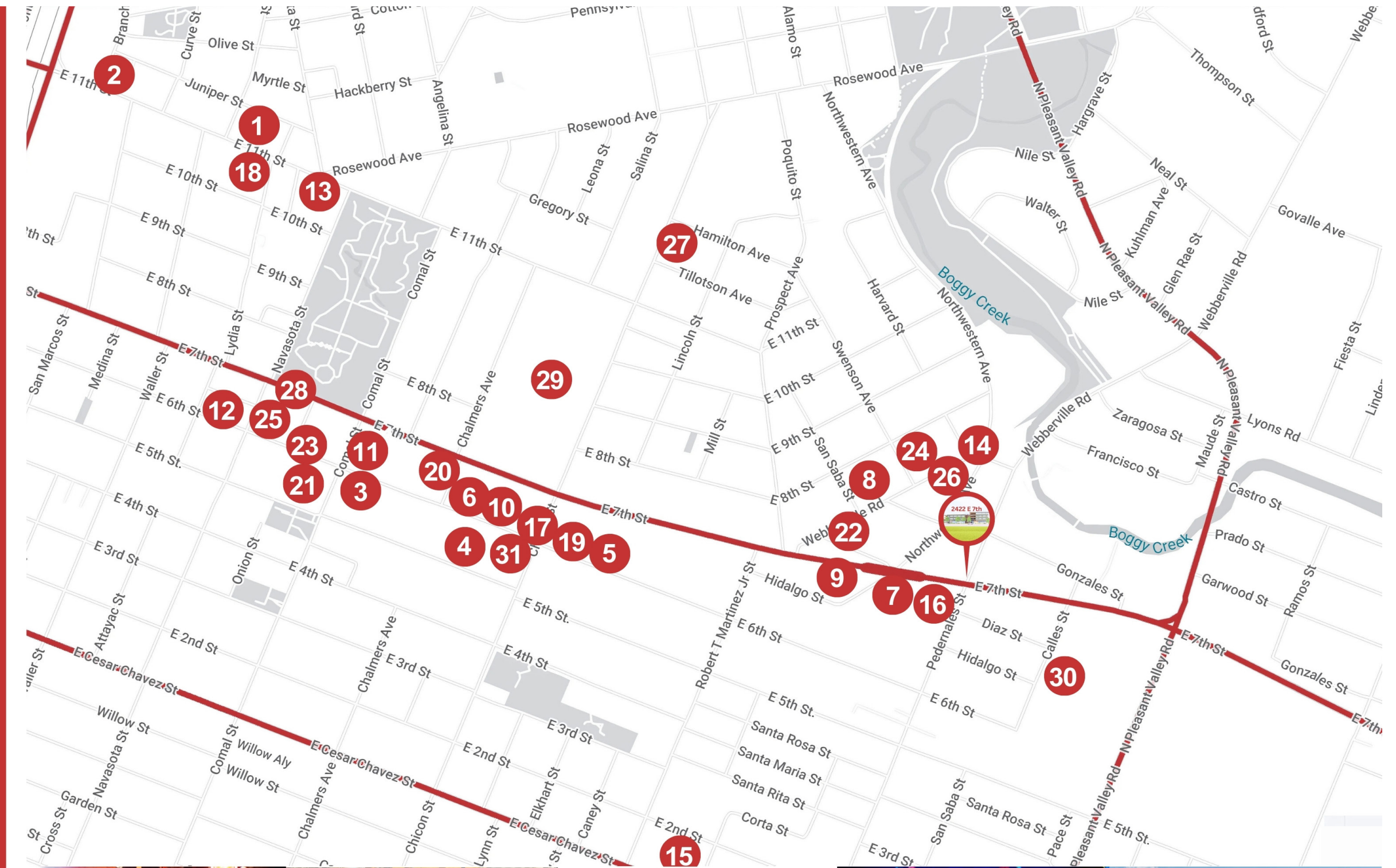
17. Whisler's
18. Nickel City
19. Lazarus Brewing Co
20. The Grackle
21. The White Horse
22. Kitty Cohen's
23. Hotel Vegas
24. The Cavalier

## Coffee

25. Revival Coffee
26. Fleet Coffee
27. Figure 8 Coffee Purveyors
28. Vintage Heart Coffee

## Landmarks

29. Houston Tillitson University
30. HEB
31. Arrive Hotel

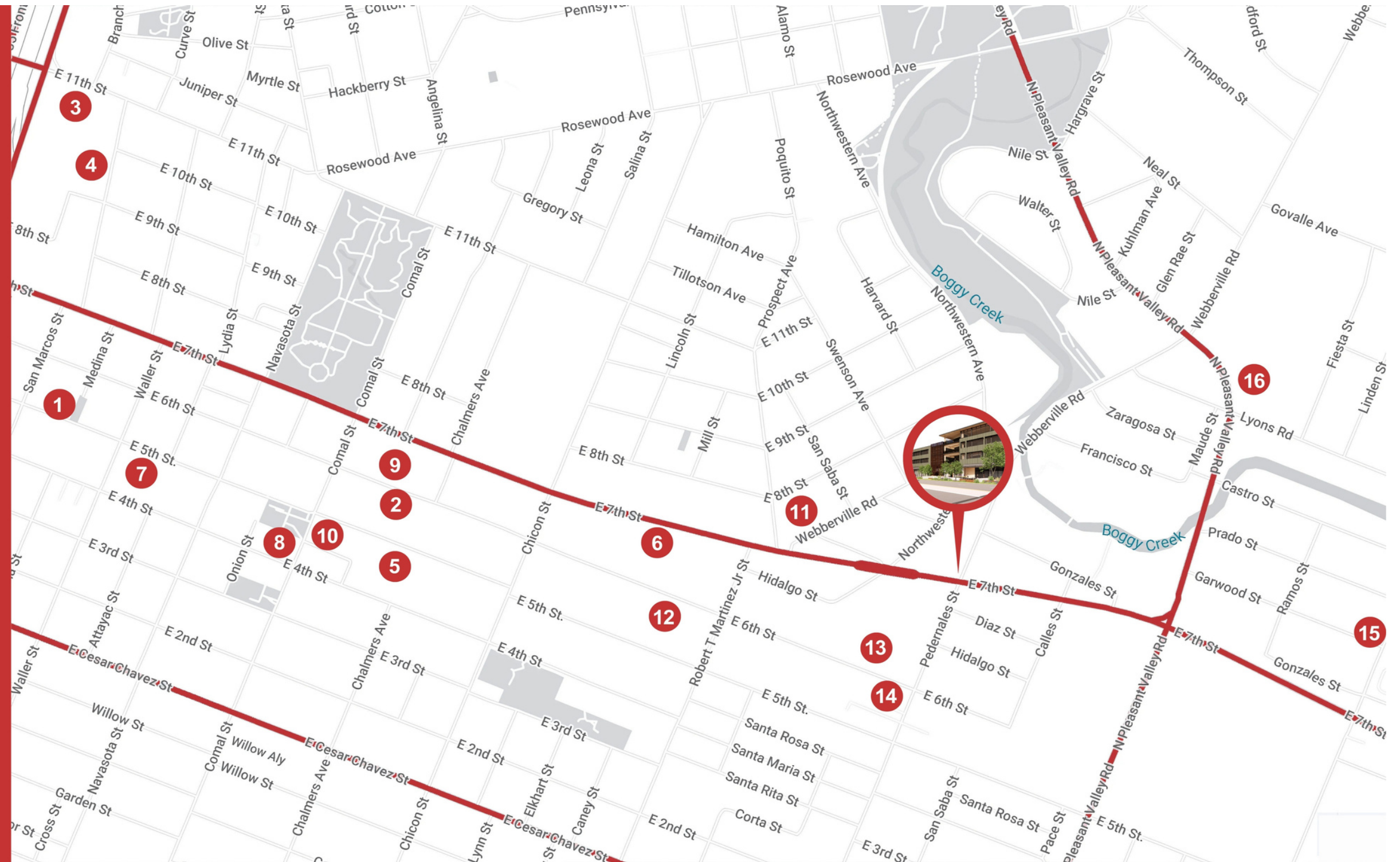




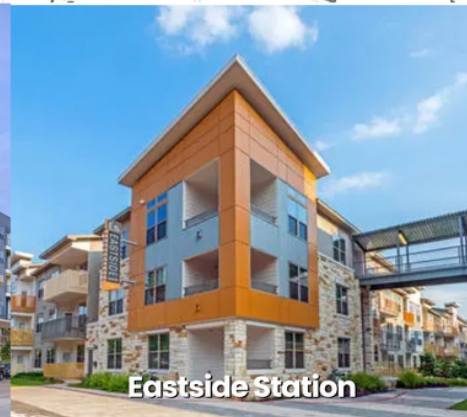
## NEARBY APARTMENTS

- 1. Corazon Apartments**  
256 Units
- 2. The Arnold**  
346 Units
- 3. Eleven by Windsor**  
257 Units
- 4. AMLI Eastside**  
231 Units
- 5. Eastside Station**  
330 Units
- 6. 7East Apartments**  
186 Units
- 7. Residences at Saltillo**  
707 Units
- 8. Juno East Apartments**  
24 Units
- 9. Sentral East Austin**  
119 Units
- 10. Saltillo Lofts**  
29 units
- 11. Axiom**  
118 Units
- 12. Villas on Sixth**  
160 Units
- 13. E6 Apartments**  
205 Units
- 14. Perdenales Lofts**  
70 Units
- 15. The Guthrie**  
322 Units
- 16. The Works Apartments**  
222 Units

**Over 4,400**  
**Apartments Units**  
**within 1.5 Miles**



Corazon Apartments



Eastside Station



Juno East



Axiom



The Works Apartments



# ABOUT THE SPONORS

The vision for Workbench extends beyond its physical beauty and is sparked from the desire to create a hub in thriving East Austin, where tenants will be able to collaborate, share resources, and actively shape Austin's future.

Mark Vornberg, Principal at Dick Clark + Associates (DC+A) reached out to colleagues within the architecture, engineering, construction, and real estate community, who shared his vision for building a collaborative office and retail hub in East Austin. DC+A, Swinerton, Lindgren, Fort Structures, Beck-Reit Commercial, Legacy Lighting, and Art + Artisans have partnered as investors and tenants to develop Workbench. Construction broke ground in October 2024.

One of the team's early decisions was to design the structure using exposed mass timber, using a blend of glue-laminated timber (GLT) and cross-laminated timber (CLT). Mass timber construction has many sustainable attributes, creates a harmonious connection between nature and the built environment, and also reduces energy costs. The warmth of wood further invites inspiration, creativity, and productivity, enhancing the workplace with its biophilic qualities.

Another unique attribute to Workbench is that 66% of the project's tenant investors are women-owned or women-led businesses. It is estimated that only 39.1% of U.S. firms are women-led, as such, Workbench signifies a significant step forward for female empowerment and community building in Austin. As development partners, we strongly support women to continue shaping the future of Austin's business landscape.

We invite you into our shared space and look forward to shaping the future together.

Sincerely,

The Partners of Workbench



Swinerton provides commercial construction, construction management, design-build, and self-perform services throughout the United States. Founded in 1888, Swinerton is 100% employee-owned and is the preferred builder and trusted partner in every market it serves. More Info: [swinerton.com](https://www.swinerton.com)



Lindgren Development, Inc. is a national investment firm and a wholly owned subsidiary of Swinerton Incorporated. Lindgren specializes in providing capital, balance sheet support, and transaction and project management expertise to secure the success of real estate development projects. More Info: [lindgrendev.com](https://www.lindgrendev.com)



FORT Structures was founded in 2016 with a drive to provide unique and creative structural engineering alongside an exceptional customer experience. The foundation of their service is simple: couple open communication with expert engineering to build awesome projects and enhance great architectural design. More Info: [fortstructures.com](https://www.fortstructures.com)



Dick Clark + Associates (DC+A) is an architecture and interior design firm based in Austin. DC+A believes in the ability of great design to create a sense of place, represent an individual's or organization's values, and enhance the lives of its inhabitants. DC+A prides itself in creating memorable landmark projects capturing the unique lifestyle of Austin. More info: [dcarch.com](https://www.dcarch.com)

## Art + Artisans

Art + Artisans is a women-owned, local Austin full-service art consulting firm that works with real estate developers, companies, and their design teams to curate and install customized art programs throughout Texas and the United States. More info: [artplusartisans.com](https://www.artplusartisans.com)



Legacy Lighting is an award-winning leading lighting design firm specializing in integration, lighting controls, and manufacturers' representation. Legacy Lighting creates tailored solutions that balance aesthetic excellence with budgetary needs and is committed to providing innovative and sustainable lighting designs. More Info: [legacyltg.com](https://www.legacyltg.com)



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**BECK-REIT**  
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