

BECK-REIT
PRESENTS

EAST

FOR
LEASE

WORKBENCH

2422 E 7TH

EASY OFFICE - 3RD FLOOR
FLEX OFFICE
FLEX TERM
FLEX RATE

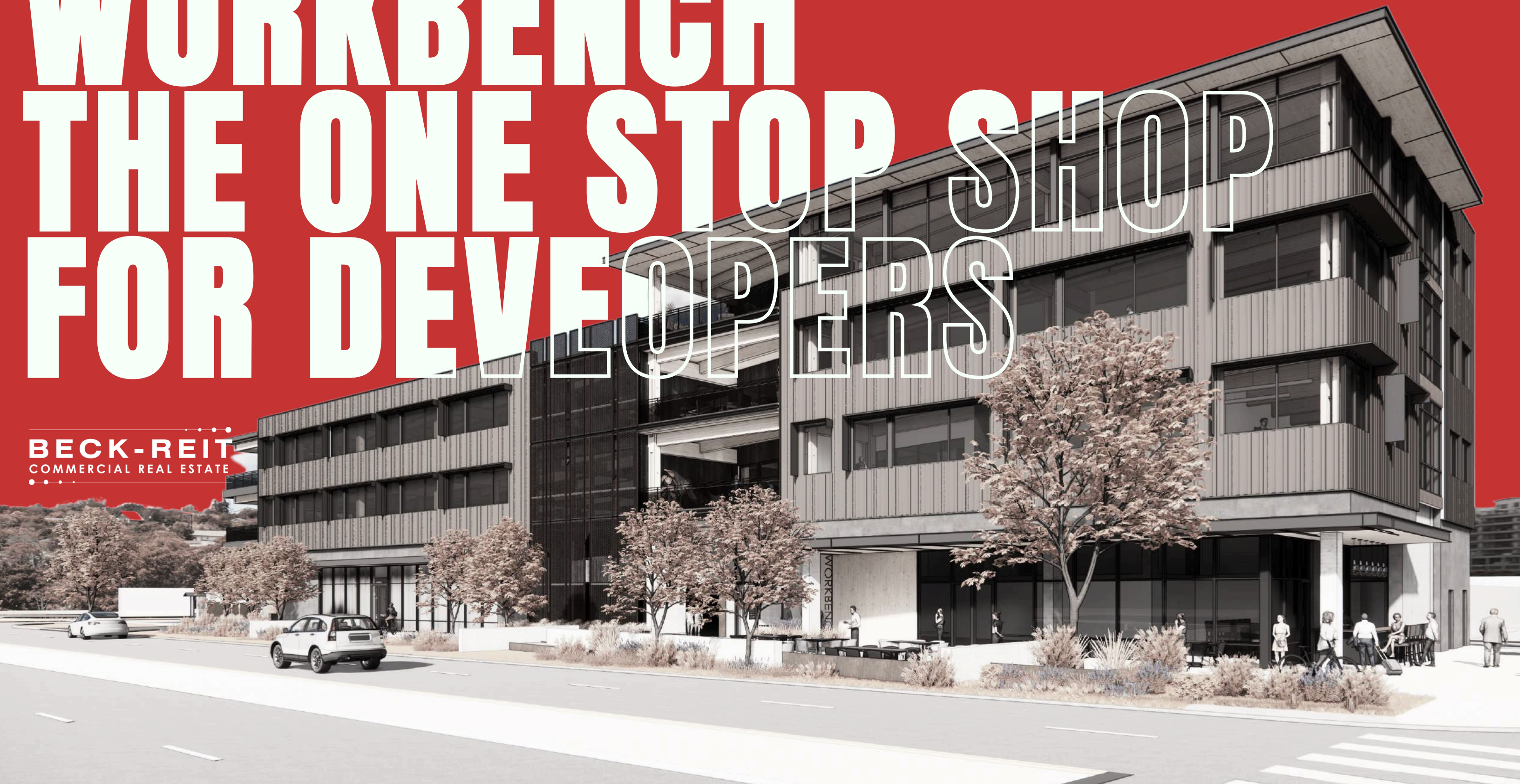
**4400 APARTMENTS
WITHIN 1.5 MILE**



AUSTIN

WORKBENCH THE ONE STOP SHOP FOR DEVELOPERS

BECK-REIT
COMMERCIAL REAL ESTATE





- **EPICENTER OF DEVELOPMENT:** OVER 50% OF ALL BUILDING PERMITS IN AUSTIN SINCE 2020 WERE PULLED EAST OF I-35.
- **ROOTED & DIVERSE:** EAST AUSTIN REMAINS ONE OF THE CITY’S MOST CULTURALLY RICH COMMUNITIES.
- **WHERE TALENT LIVES SO COMPANIES WANT TO BE HERE:** STILL (RELATIVELY) AFFORDABLE—EAST AUSTIN ATTRACTS THE NEXT GENERATION OF CREATIVES, CODERS, AND CULTURE-MAKERS.

THE PROPERTY

2422 EAST 7TH , AUSTIN, TEXAS

LOCATION

48,000 SF / 4 STORIES

BUILDING SIZE

95 STALLS 1.8/1000 SF

STRUCTURED PARKING

OFFICE | RETAIL | RESTAURANT

PERMITTED USES

MASS TIMBER + CONCRETE

BUILDING MATERIAL

PROPERTY OVERVIEW

- PRIME LOCATION
- WALKBILITY + BIKABILITY
- SUSTAINABLE DESIGN
- FLEXIBLE SPACE OPTIONS
- ABUNDENT AMENITIES
- CLASS A - MASS TIMBER BUILDING
- COMMUNITY + COLLABERATION
- EXEMPLARY AREA OF 18 HOUR CITY
- VIBRANT COMMUNITY WITH DAY-TO-NIGHT APPEAL
- DAYTIME POPULATION OF 182,981 WITHIN SHORT DISTANCE
- 4400 APRTMENTS UNITS WITHIN 1.5 MILES

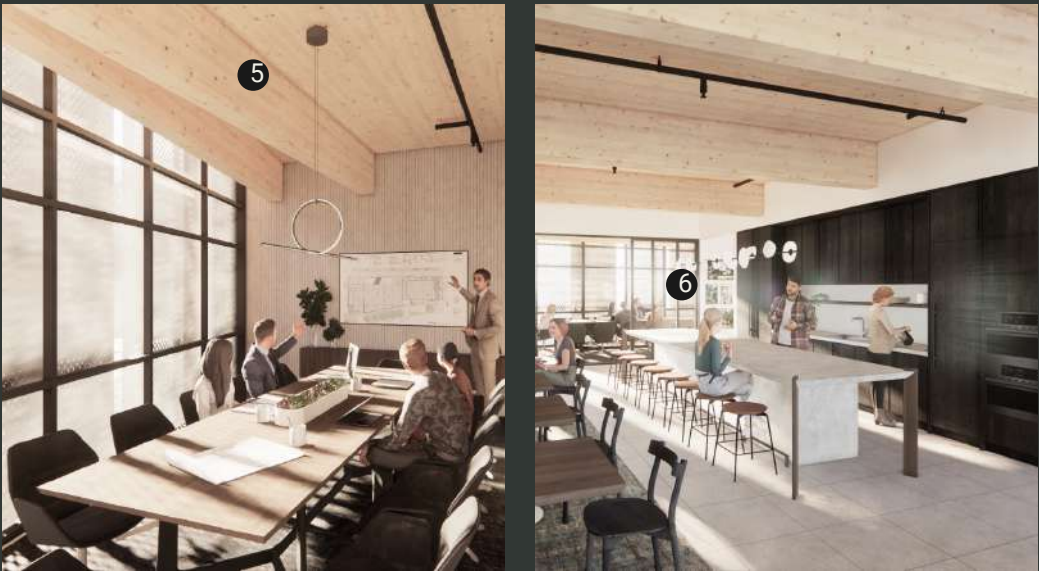
ONE STOP SHOP FOR DEVELOPERS

3RD FLOOR OVERVIEW

- FLEXIBLE OFFICE SIZES: VARIOUS CONFIGURATIONS
- FLOATING FLOOR SYSTEM: A SLEEK RAISED ACCESS FLOOR ENHANCING AESTHETICS.
- PRIVATE OFFICE + SEMI OPEN PODS
- SHORT-TERM LEASE OPTIONS: FLEXIBLE 1-3 YEAR LEASE TERMS FOR ADAPTABILITY.
- STARTUP FRIENDLY- 1 YEAR LEASE,MINIMAL FIN REVIEW
- LOCATED IN EAST AUSTIN’S THRIVING BUSINESS HUB
- COMMUNAL AREAS
 - 5 SHARED CONFERENCE ROOMS: VARYING SIZES
 - OUTDOOR SPACES: HUDDLE SPACE + EVENTS
 - 2 COVERED PATIOS - 1 UNCOVERED PATIO
 - MULTIPLE KITCHENETTES & COFFEE AREAS

WALKABILITY+BIKABILITY

COMMUNITY+COLLABERATION



SIMPLE LEASES
SERIOUS SPACES

EASY OFFICE.

BECK-REIT HAS EXTRA WORKSPACES INSIDE ITS WING OF WORKBENCH—PRIVATE OFFICE/PODS.

THESE ARE SPACES BUILT FOR PRODUCTIVITY AND COMMUNITY. CRAFTED FOR SMALL TEAMS THAT WANT THE EAST AUSTIN ENERGY WITHOUT THE LONG-TERM LEASE. THE BECK-REIT WING WAS DESIGNED SPECIFICALLY FOR SIMPLE OFFICE LEASING. REAL OFFICES, IN CLASS A BUILDING. FLEXIBLE SCALE + TERMS. THIS ISN'T CO-WORKING AND IT ISN'T YOUR GRANDPAS OFFICE BUILDING. ITS **EASY OFFICE**

BECK-REIT WING OPTIONS

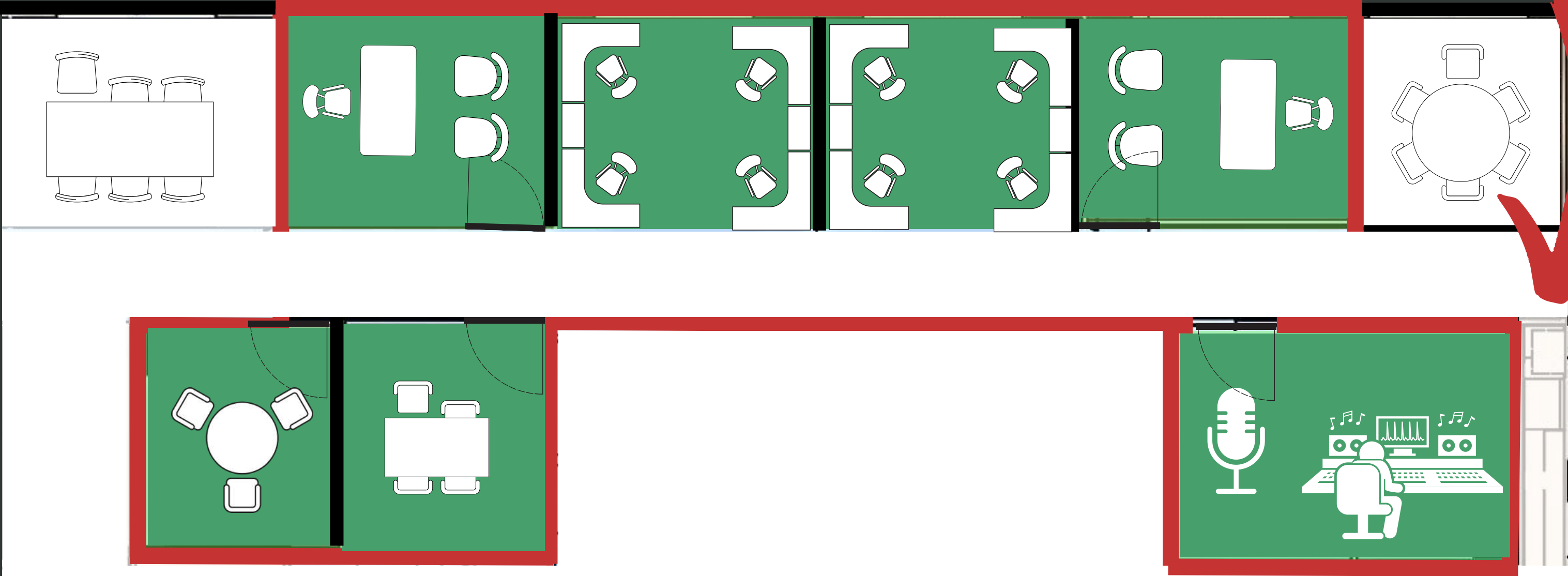
	MONTHLY RATE
EAST OFFICE + POD	\$3000
WEST OFFICE+ POD	\$3000
EAST SMALL OFFICE	\$2000
WEST SMALL OFFICE	\$2000
PODCAST STUDIO/LARGE OFFICE	\$3000

FULL SUITE = \$12,000

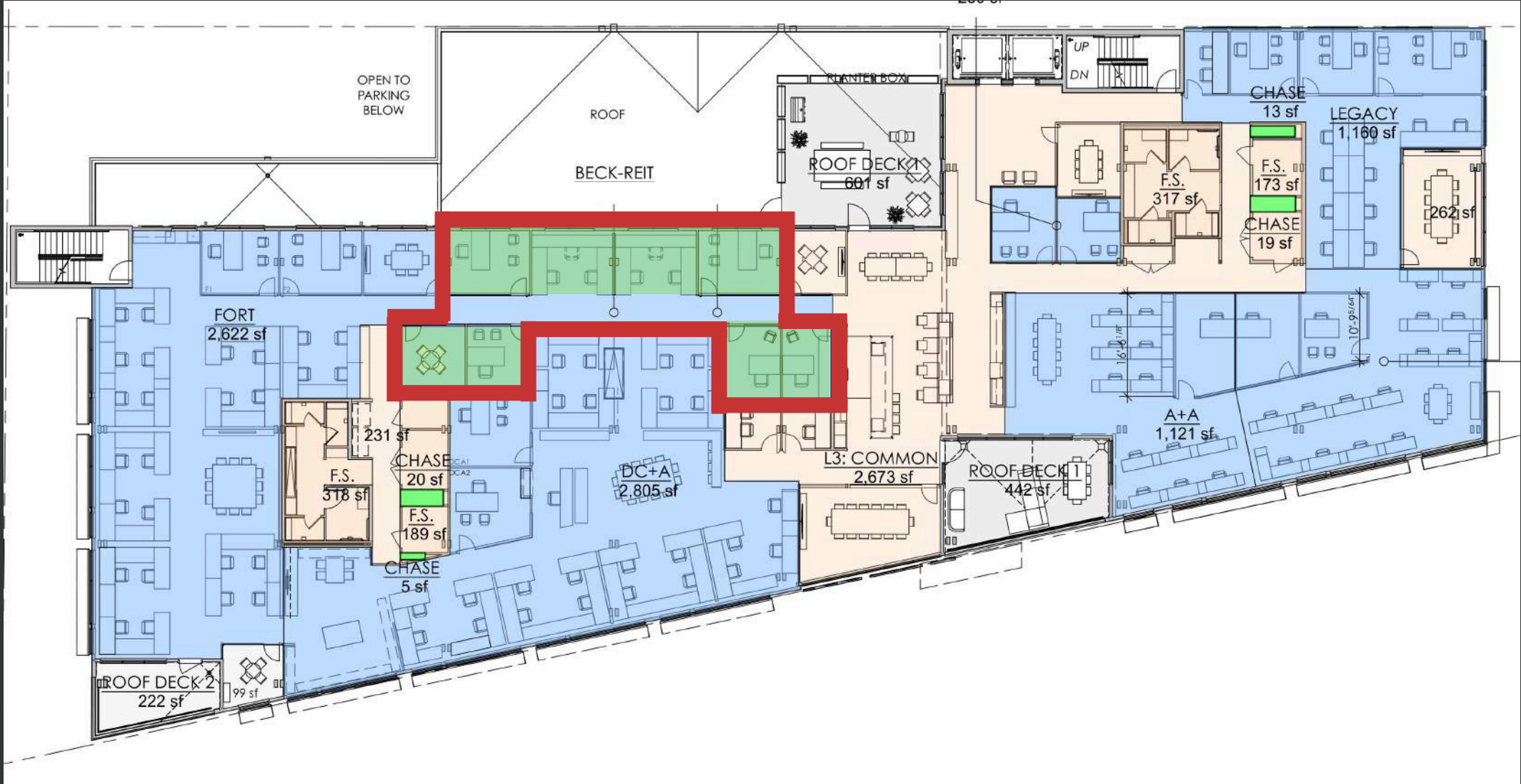


1 YEAR LEASE

BECK-REIT WING



THIRD
FLOOR

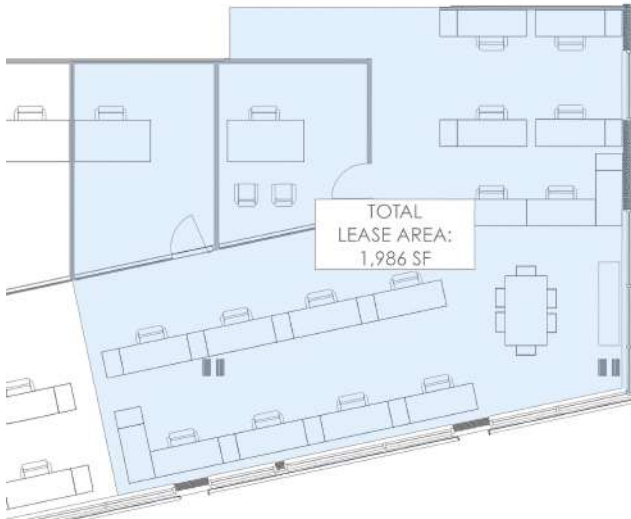




ADDITIONAL SPACES AVAILABLE FOR LEASE

LEASE MULTIPLE FOR LARGER FOOT PRINT
OPEN OFFICE AREAS WITH BUILT IN DESKS
SMALL OFFICES

MORE SPACE



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

THIRD FLOOR

1 YEAR LEASE

GROSS RENT RATE

DIFFERENT

SPECIAL

BETTER

SEMINARS NOT WEBINARS

SEMINARS, WORKSHOPS, MONTHLY EAST AUSTIN COFFEE

- IN-PERSON EDUCATION + EVENTS
 - RE DEVELOPMENT 101, AI WORKSHOPS, ETC.
- LEARN FROM PROS SHAPING AUSTIN.
- HOME TO FIRST FRIDAY EAST COFFEE
 - COFFEE, QUESTIONS, + CONNECTION
- MEET OTHER BUSINESS OWNERS AND PEOPLE IN EAST AUSTIN COMMUNITY
- BUILT IN BONUS FOR EMPLOYEES.

COMMUNITY+ COLLABERATION

COLLABORATION THAT CREATES OPPORTUNITY.

- BORN FOR CONNECTION – WORK BESIDE PARTNERS, NOT COMPETITORS.
- STARTUPS WELCOME – FLEXIBLE LEASES.
- STRATEGIC COLLISION – YOU DON’T SCHEDULE IT—YOU BUMP INTO IT.
- WALK THE HALL, MEET A PARTNER, BUILD A PROJECT.

OPPORTUNITY + EXPOSURE

WHEN PROXIMITY AMPLIFIES POTENTIAL

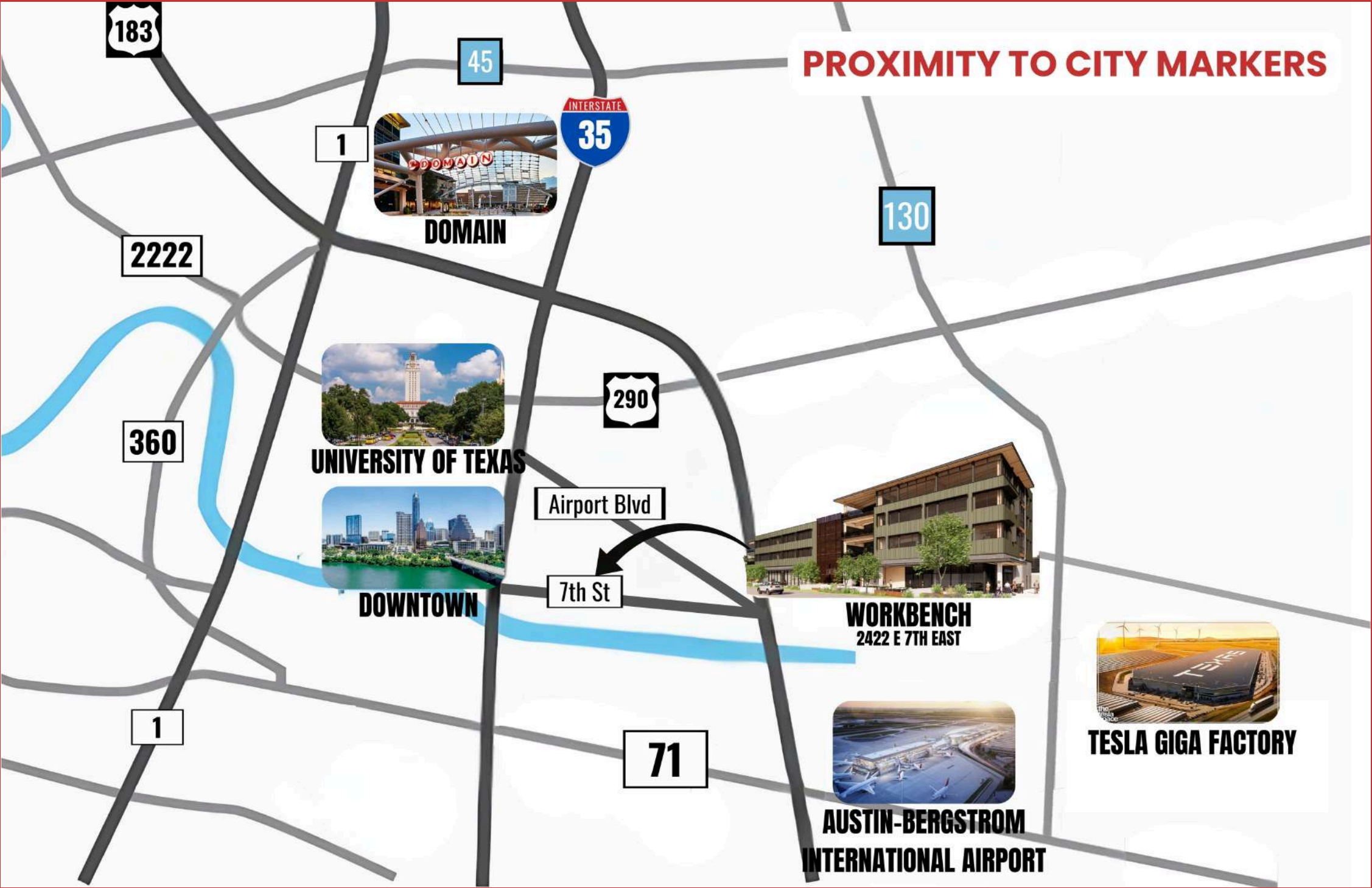
- BUILT-IN EXPOSURE – PRESS, PODCASTS, PARTNERSHIPS—AMPLIFIED.
- CREDIBILITY BY ASSOCIATION – YOUR ADDRESS SPEAKS VOLUMES.
- IMPACT IN ACTION – RELATIONSHIPS SHOULD SHOW UP ON YOUR BALANCE SHEET
- MOMENTUM IN MOTION – DEALS HAPPEN IN THE HALLS, KITCHENS, AND COFFEE MACHINE.

PODCAST STUDIO BOOMATX

WHERE MEDIA MEETS MASS TIMBER

- NETWORK IN REAL TIME - EVERY EPISODE IS A NEW CONNECTION
- MEET LOCAL BUSINESS CELEBRITIES + LEADERS - BOOMATX GUESTS
- COMMUNITY INVOLVMENT FOR WORKBENCH TENANTS
- STEP INTO THE SPOTLIGHT - WHERE TENANTS BECOME TALENT

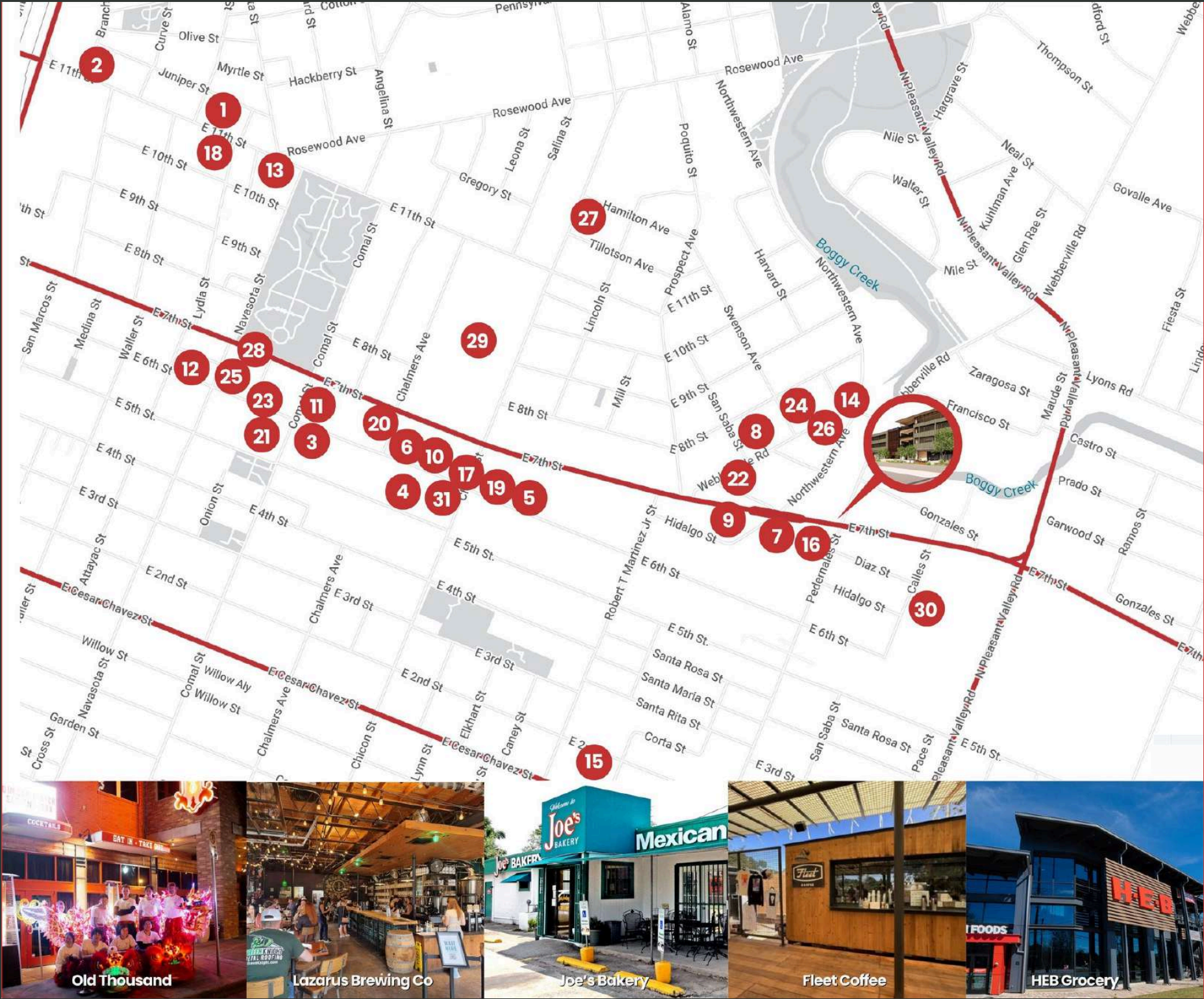
STRATEGIC LOCATION



PROXIMITY TO:

- DOWNTOWN AUSTIN
- UNIVERSITY OF TEXAS
- AUSTIN AIRPORT
- TESLA GIGAFACTORY
- DOMAIN

RESTAURANT. COFFEE. BARS.



LOCATION

- Restaurants**
 1. Old Thousand
 2. Franklin Barbecue
 3. Il Brutto
 4. Tamale House
 5. Canje
 6. Suerte
 7. Casa Colombia
 8. Murray's 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. Huston-Tillotson University
 30. HEB Grocery
 31. Arrive Hotel



MICHELIN STAR

EAST AUSTIN

OUR AWARD-WINNING CULINARY
COMMUNITY

WE'VE CLAIMED **49%** OF
MICHELIN RECOGNIZED
AUSTIN RESTAURANTS

One Star : High quality cooking

Bib Gourmand : good quality, good value cooking

AWARD WINNING



la Barbecue

One Star:

A LITTLE-KNOWN EAST AUSTIN ORIGIN STORY:
LA BARBECUE WAS ORIGINALLY FOUNDED IN 2011 AS
J. MUELLER BBQ BY **BECK-REIT**, BEFORE BEING SOLD
TO LEANN MUELLER + ALI CLEM. TODAY, IT STANDS AS
AUSTIN'S ONLY MICHELIN-STARRED BBQ INSTITUTION.



NIXTA TAQUERIA

BIB GOURMAND

LAUNDERETTE

MICHELIN RECOMENDED

BIRDIE'S

MICHELIN RECOMENDED



CUANTOS TACOS

BIB GOURMAND

FABRIK

MICHELIN RECOMENDED



KG BBQ

BIB GOURMAND

TOSHOKAN

MICHELIN RECOMENDED



KEMURI TATSU-YA

BIB GOURMAND

PASTA| BAR AUSTIN

MICHELIN RECOMENDED

EZOV

MICHELIN RECOMENDED



MERCADO SIN NOMBRE

BIB GOURMAND



FRANKLIN BARBECUE

BIB GOURMAND

SITI

MICHELIN RECOMENDED

LA SANTA BARBACHA

MICHELIN RECOMENDED



JOES BAKERY & COFFEE SHOP

BIB GOURMAND

SUERTE

MICHELIN RECOMENDED



PARISH BARBECUE

BIB GOURMAND

ESTE

MICHELIN RECOMENDED

DISCADA

MICHELIN RECOMENDED

DAI DUE

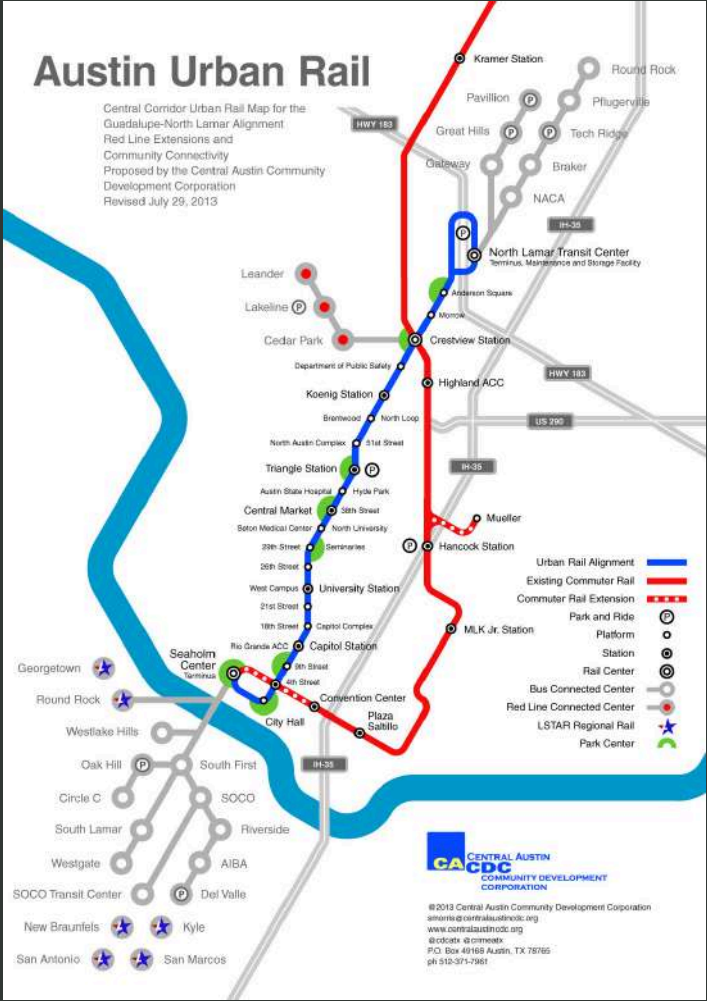
MICHELIN RECOMENDED

APT 115

MICHELIN RECOMENDED

WALK. BIKE.

RAIL.



50% EQUITY PARTNERS - WOMEN

ALL 6 EQUITY PARTNERS - ONSITE

66% OF OWNERS WOMAN LED



Art + Artisans

LEGACY,
LIGHTING



WOMAN
LED

BUILT
DIFFERENT

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MICHELLE ANDERSON
MICHELLE@BECKREITCRE.COM

