

BECK-REIT  
PRESENTS

FOR  
LEASE  
WORKBENCH

2422 E 7TH

EASY OFFICE - 3<sup>RD</sup> FLOOR  
FLEX OFFICE  
FLEX TERM  
FLEX RATE

EAST



AUSTIN

4400 APARTMENTS  
WITHIN 1.5 MILE

# 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 7<sup>TH</sup>, 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
- WALKABILITY + 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 APARTMENT UNITS WITHIN 1.5 MILES

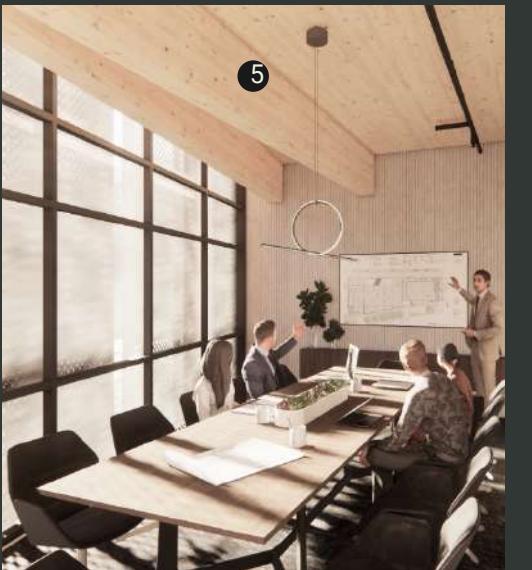
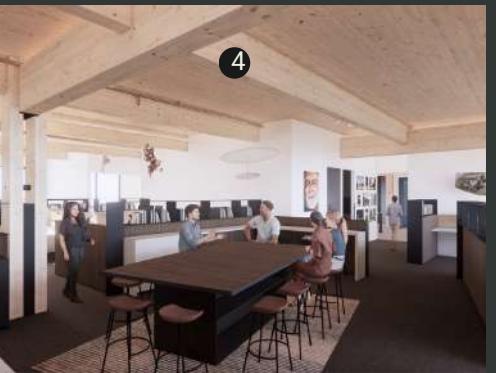
ONE STOP SHOP FOR DEVELOPERS

# 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 ISNT CO-WORKING AND IT ISNT YOUR GRANDPAS OFFICE BUILDING. ITS **EASY OFFICE**

## BECK-REIT WING OPTIONS

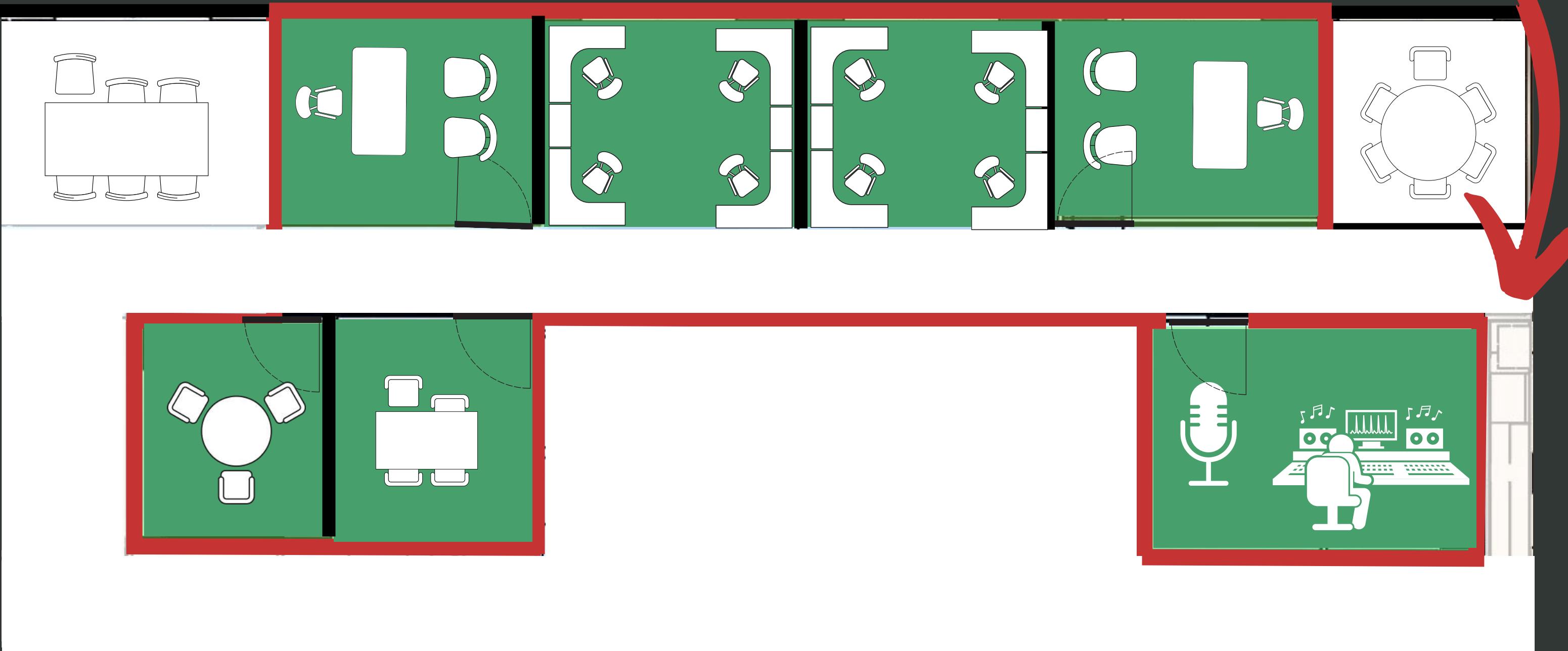
### MONTHLY RATE

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

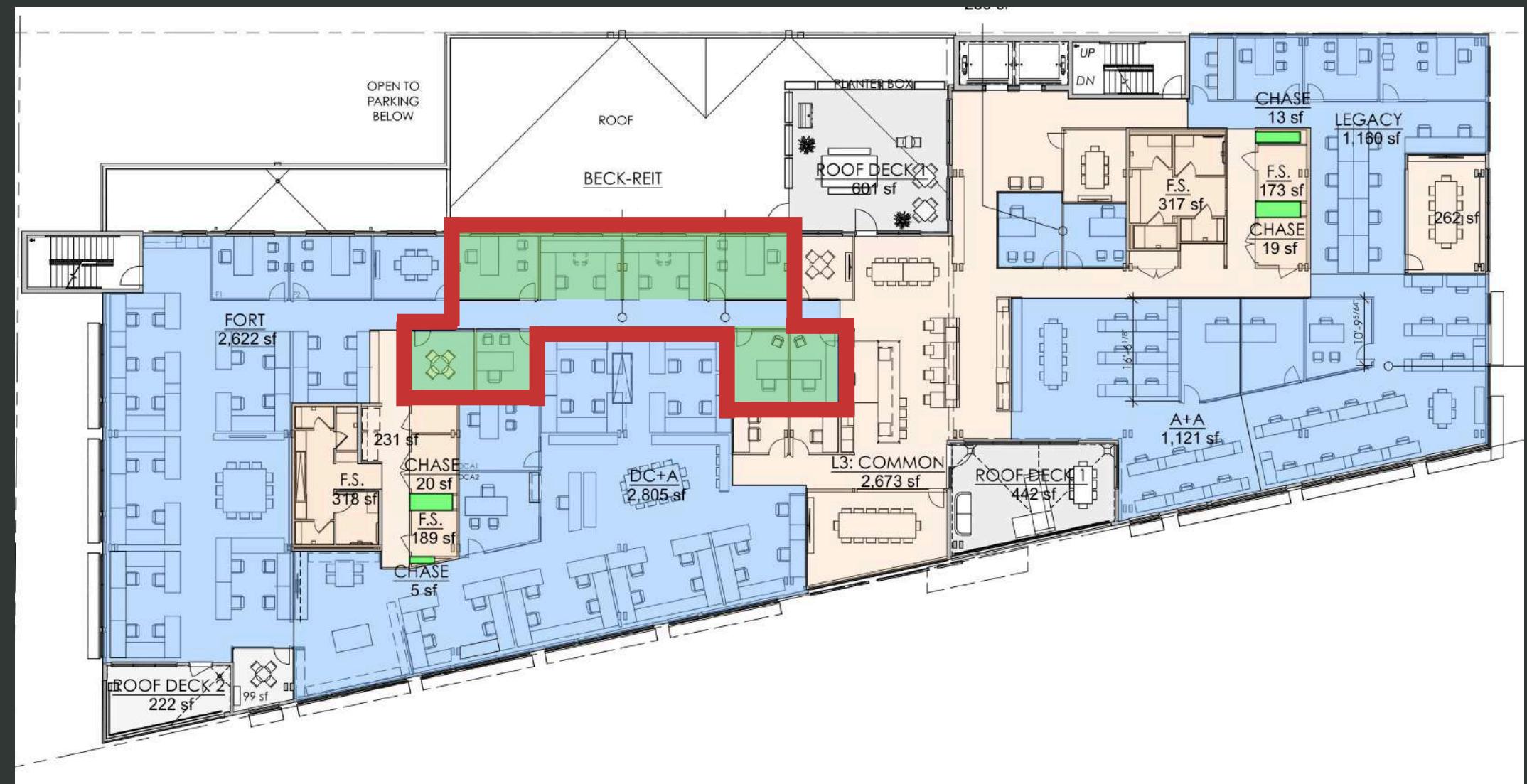
FULL SUITE = \$12,000



# 1 YEAR LEASE BECK-REIT WING



# THIRD FLOOR



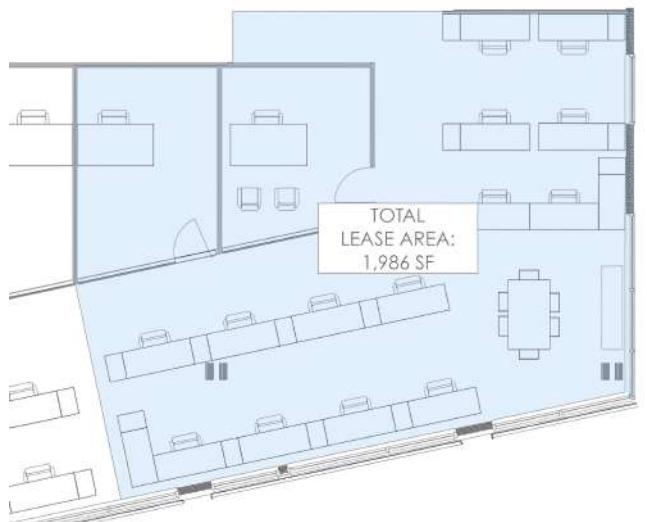
ADDITIONAL SPACES AVAILABLE FOR LEASE

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

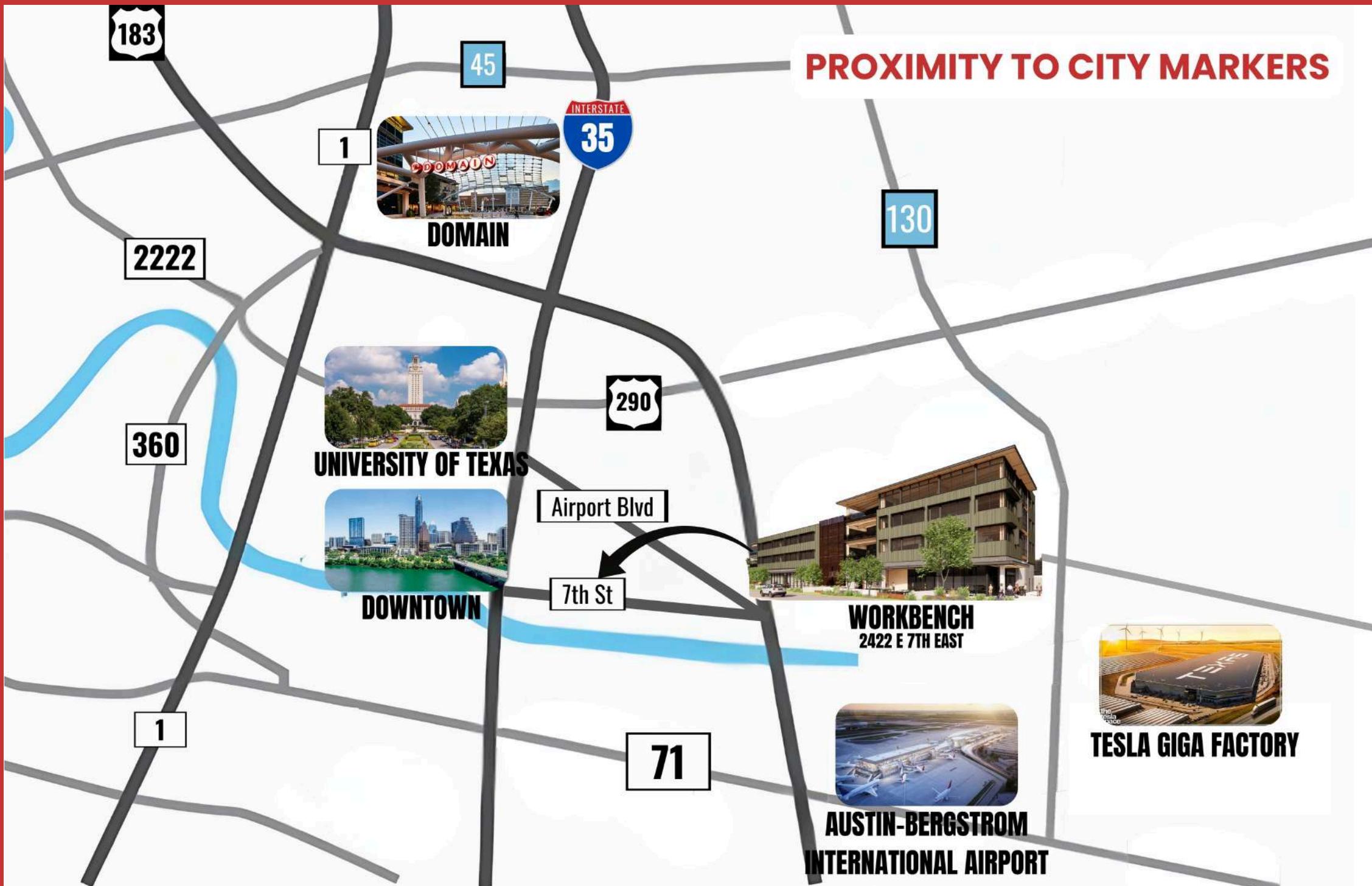
- BUILT-IN EXPOSURE – PRESS, PODCASTS, PARTNERSHIPS – AMPLIFIED.
- CREDIBILITY BY ASSOCIATION – YOUR ADDRESS SPEAKS VOLUMES.
- IMPACT IN ACTION – RELATIONSHIPS SHOULD SHOW UP ON YOUR BALANCE SHEET
- MOMENTUM IN MOTION – DEALS HAPPEN IN THE HALLS, KITCHENS, AND COFFEE MACHINE.

## 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 INVOLVEMENT FOR WORKBENCH TENANTS
- STEP INTO THE SPOTLIGHT - WHERE TENANTS BECOME TALENT

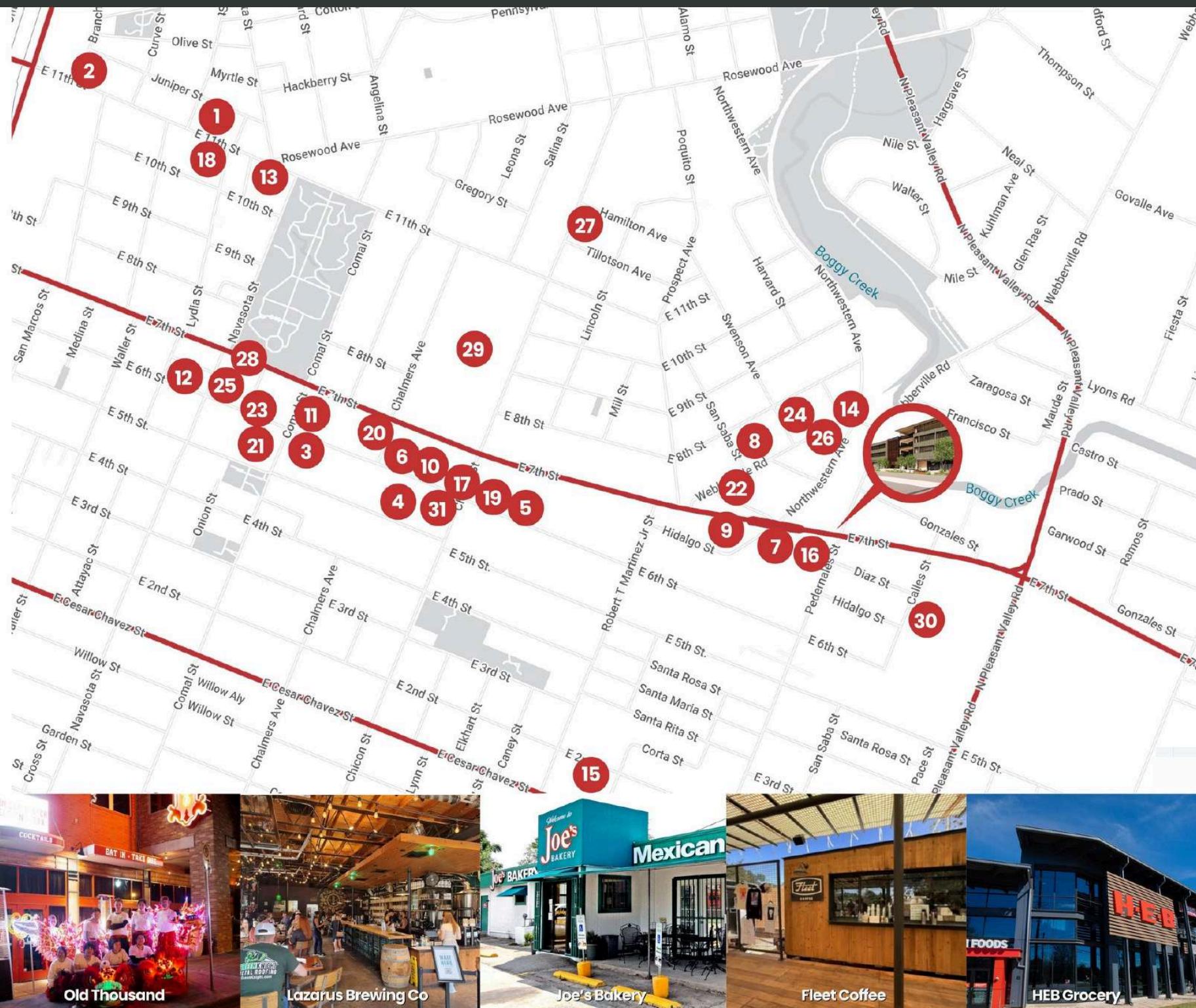
# STRATEGIC LOCATION



## 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

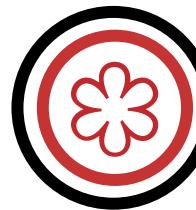
OUR AWARD-WINNING CULINARY  
COMMUNITY

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



**CUANTOS TACOS**  
BIB GOURMAND



**FABRIK**  
MICHELIN RECOMENDED



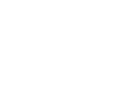
**KG BBQ**  
BIB GOURMAND



**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

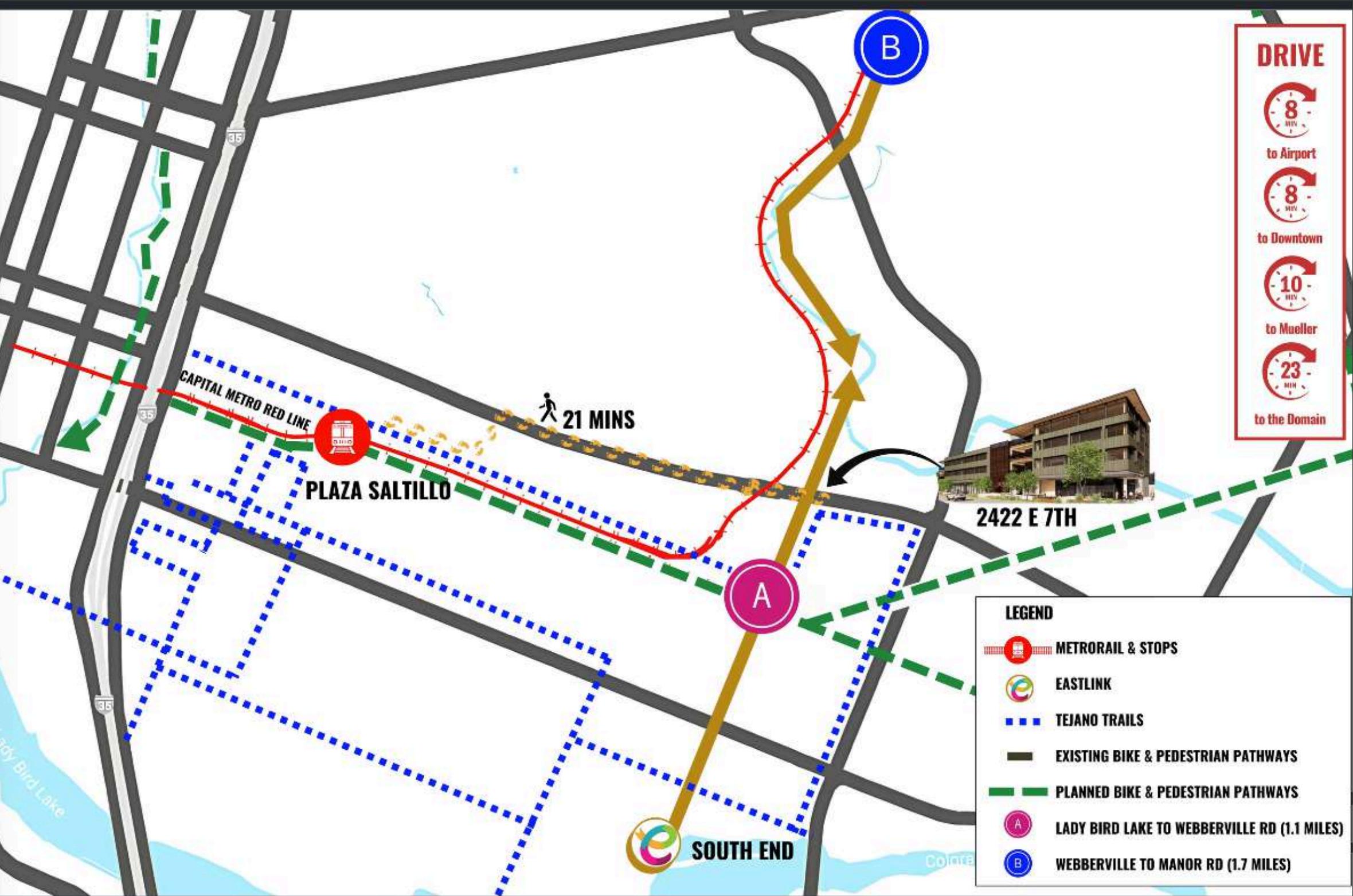
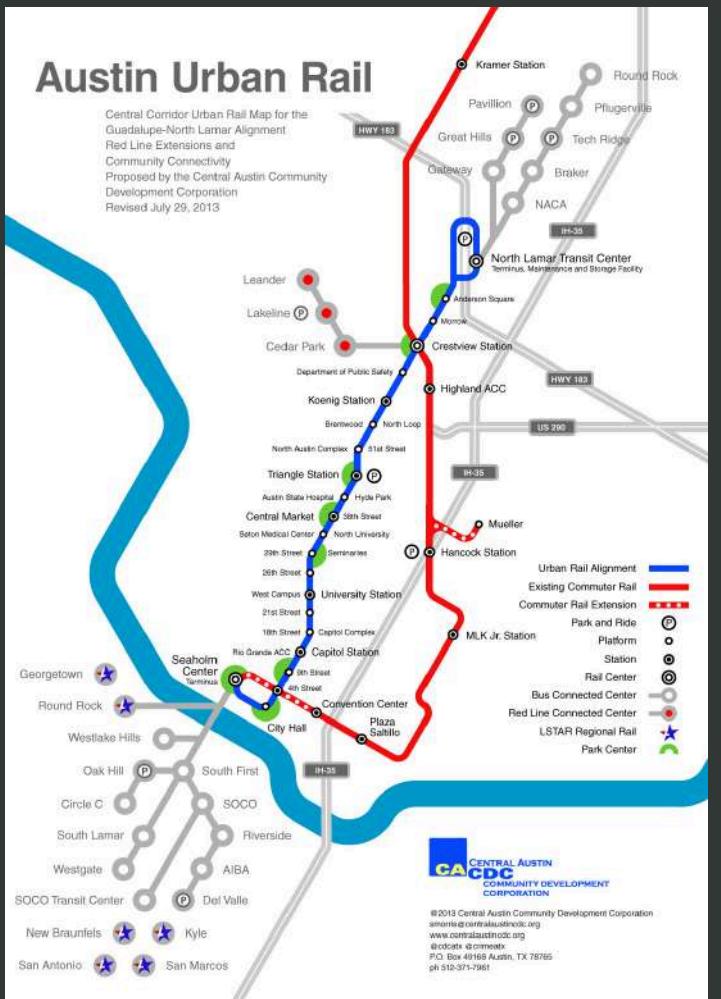
**DAI DUE**

MICHELIN RECOMENDED



**APT 115**  
MICHELIN RECOMENDED

# WALK. BIKE. RAIL



50% EQUITY PARTNERS - WOMEN

ALL 6 EQUITY PARTNERS - ONSITE

66% OF OWNERS WOMAN LED

BECK-REIT  
COMMERCIAL REAL ESTATE

Art + Artisans

LEGACY  
LIGHTING



WOMAN  
LED  
BUILT  
DIFFERENT

**DELEA BECKER**  
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**BECK - REIT**  
COMMERCIAL REAL ESTATE

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