

**BECK-REIT**  
PRESENTS

# EAST



**FOR  
LEASE**

# WORKBENCH

# AUSTIN

**2422 E 7TH**

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

**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 + COLLABORATION
- EXEMPLARY AREA OF 18 HOUR CITY
- VIBRANT COMMUNITY WITH DAY-TO-NIGHT APPEAL
- DAYTIME POPULATION OF 182,981 WITHIN SHORT DISTANCE
- 4400 APARTMENTS 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+COLLABORATION

# EASY OFFICE.

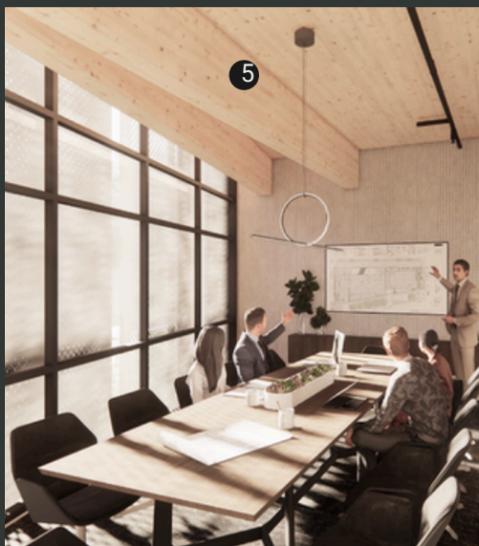
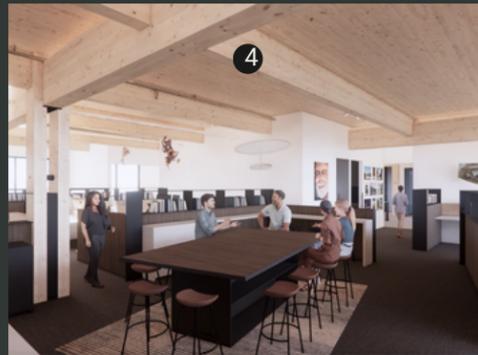
BECK-REIT HAS EXTRA WORKSPACES INSIDE ITS WING OF WORKBENCH—PRIVATE OFFICE/PODS.

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	\$1800
WEST SMALL OFFICE	\$1800
PODCAST STUDIO/LARGE OFFICE	\$3000

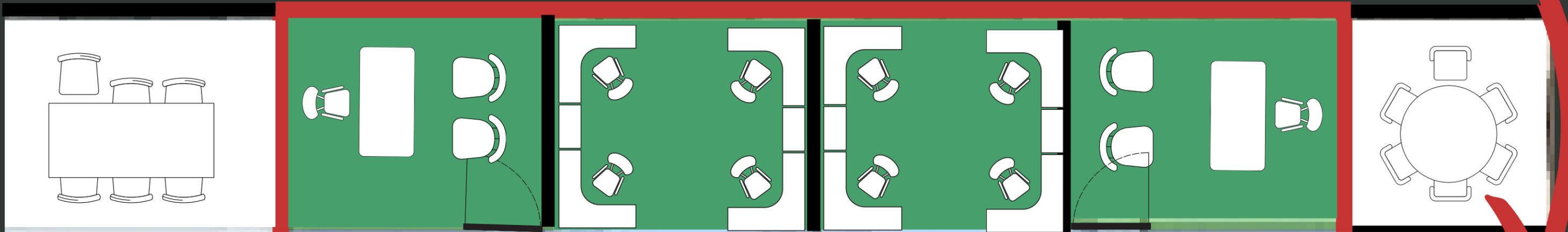
**FULL SUITE = \$12,000**



**SIMPLE LEASES  
SERIOUS SPACES**

# 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+ COLLABORATION

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

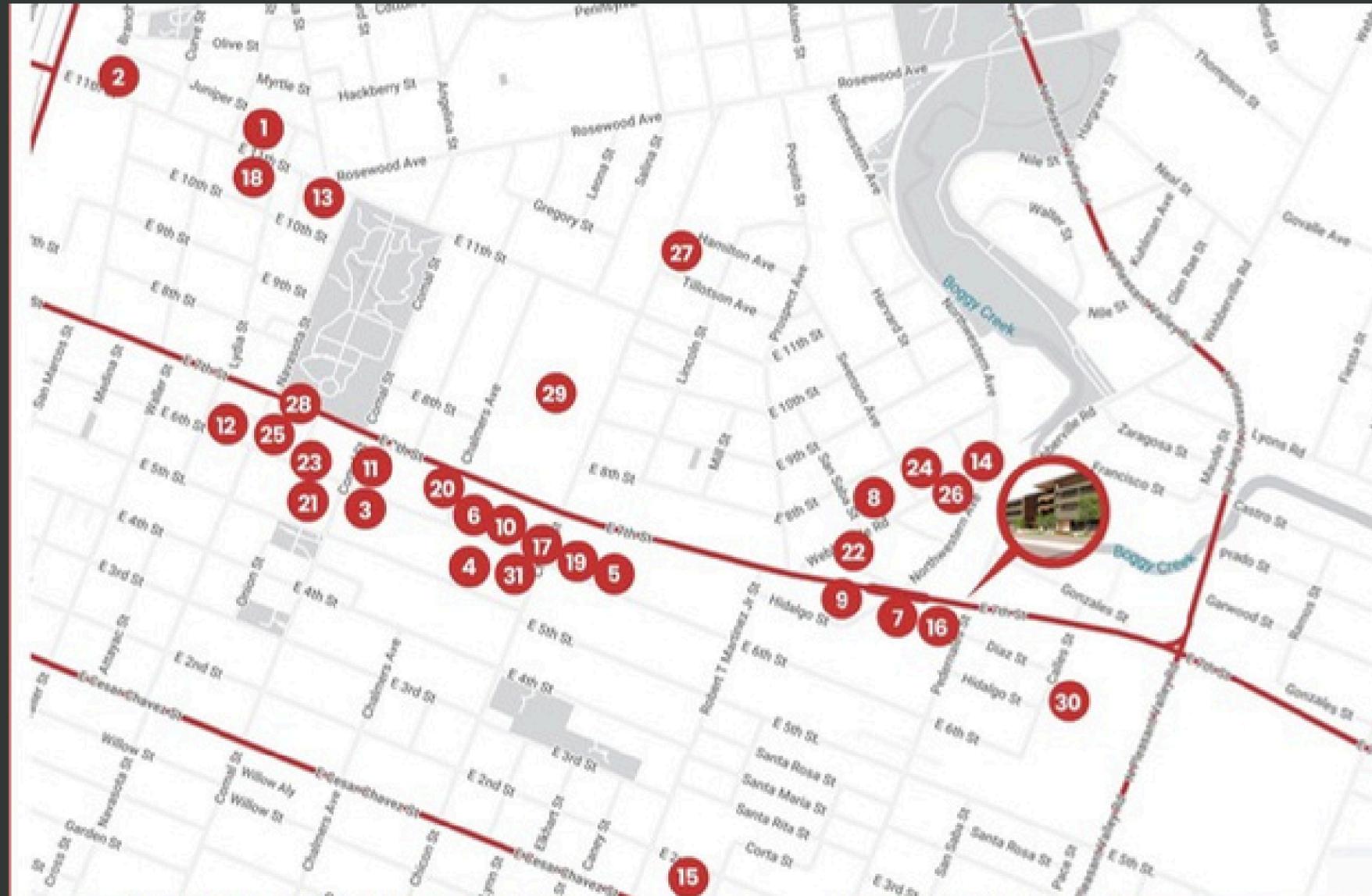
# STRATEGIC LOCATION



## 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

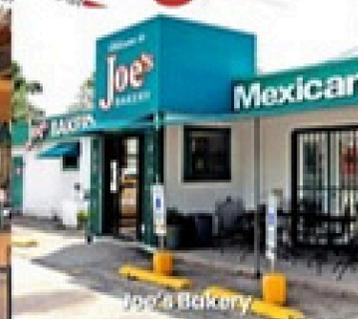
- 29. Huston-Tillotson University
- 30. HEB Grocery
- 31. Arrive Hotel



Old Thousand



Lazarus Brewing Co



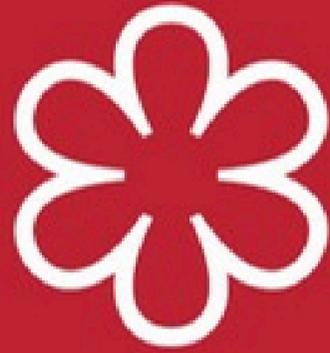
Joe's Bakery



Fleet Coffee



HEB Grocery



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

**PASTAJ 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

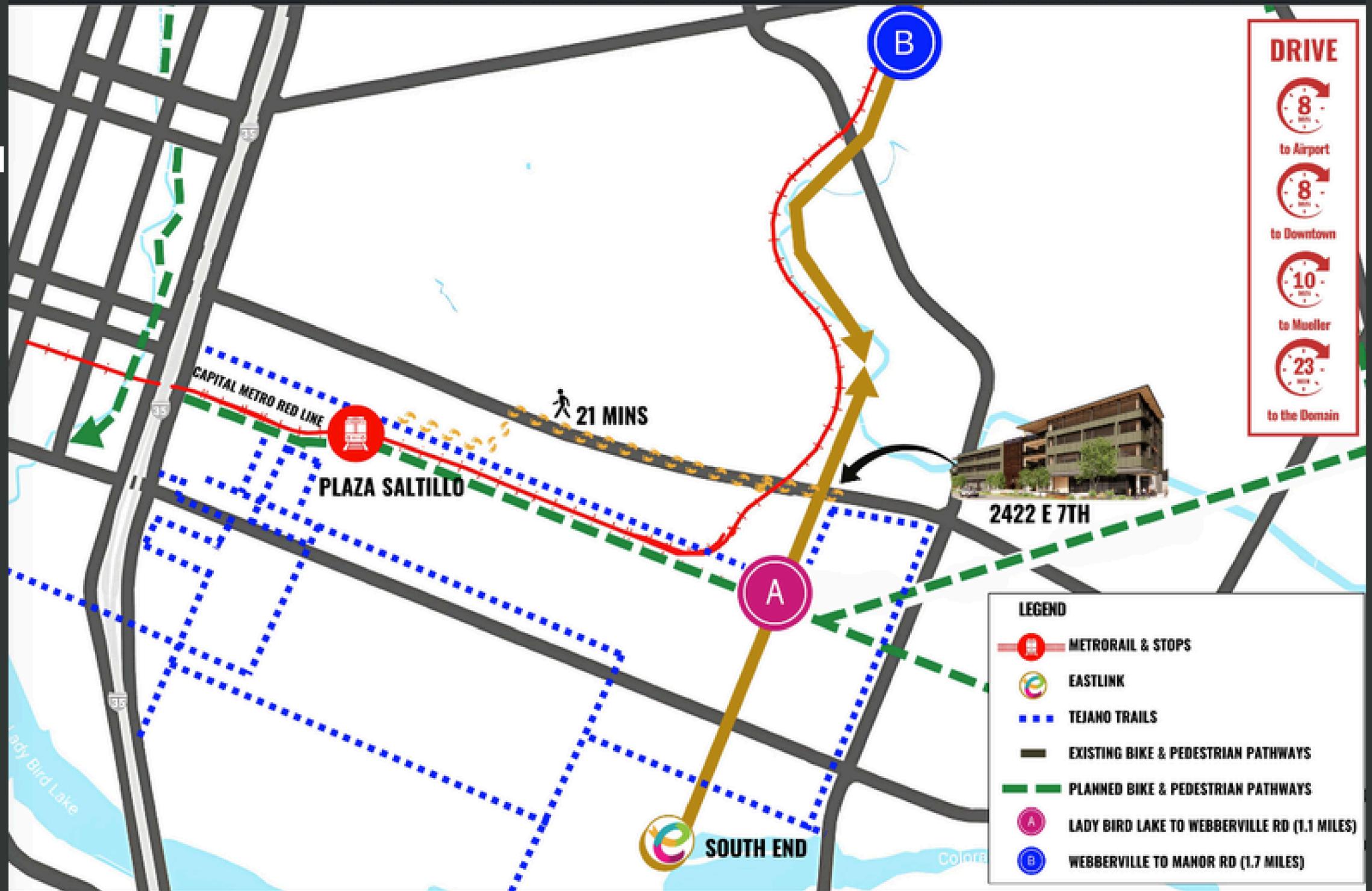
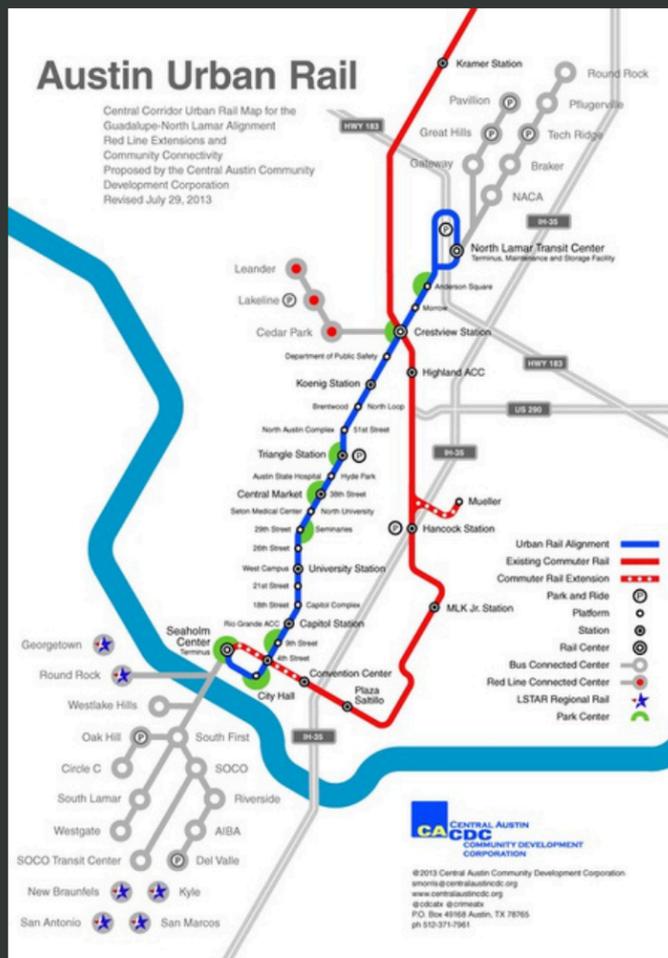
**DAI DUE**

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**

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