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# WORKBENCH

AUSTIN, TEXAS

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RETELL ADVISORS



# PROPERTY Overview

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

Located in the heart of East Austin, Workbench at 2422 East 7th Street is a 48,000 RSF mass timber office development that seamlessly integrates sustainability with urban energy. Offering structured parking within a highly walkable (92%) and bike-friendly (95%) environment, the property features office, retail, and restaurant spaces designed for innovation and collaboration. Its low-carbon footprint construction reinforces a commitment to environmental responsibility.

This prime ground-floor restaurant space includes beautiful outdoor seating. With nearly 4,400 nearby residential units, Workbench is perfectly positioned in a thriving community with easy access to Austin's dining, shopping, and nightlife.

Developed by a team of architects, engineers, and real estate professionals, 66% of the tenant investors are women-led businesses. The mass timber construction enhances well-being and reduces carbon emissions, making Workbench a premier, sustainable commercial destination in East Austin.

# WORKBENCH Highlights

- ✘ High-Visibility statement restaurant position with multiple outdoor patio settings for a true “flying lady” position on the hard corner of E 7th St & Pedernales.
- ✘ 6,144 rentable square feet across the street level and artistic internal mezzanine for a statement restaurant or iconic retail operation.
- ✘ Surrounded by 4,400 residential units and a daytime population of 182,981, ensuring strong customer demand.
- ✘ Located along the primary corridor between Austin-Bergstrom International Airport and Downtown
- ✘ The building features a mass timber construction showcasing a contemporary and environmentally friendly design.
- ✘ The restaurant space features a striking 13-foot corner-wrapping window, complemented by multiple doors providing access to the patio areas.





COLORADO RIVER






**DOWNTOWN  
AUSTIN**



**HIKE &  
BIKE TRAIL**














EPEDRNALES ST

**WORKBENCH**

**EAST AUSTIN URBAN  
NEIGHBORHOOD**



**LIGHTRAIL LINE**

**TO AIRPORT**

WORKBENCH  
**Aerial**

# Demographics

## 5 MIN DRIVE

## 10 MIN DRIVE

## 15 MIN DRIVE

20,803  
Population

33.2  
Median Age

1.9  
Average Household Size

\$105,485  
Median Household Income

### EDUCATION



62%  
College Degree



24%  
2024 Pop Age 25+:  
Grad/Professional Degree (%)

### BUSINESS



1,702  
Total Businesses



12,209  
Total Employees

113,848  
Population

32.6  
Median Age

2.0  
Average Household Size

\$88,268  
Median Household Income

### EDUCATION



62%  
College Degree



23%  
2024 Pop Age 25+:  
Grad/Professional Degree (%)

### BUSINESS



10,133  
Total Businesses



147,011  
Total Employees

367,880  
Population

31.7  
Median Age

2.1  
Average Household Size

\$78,730  
Median Household Income

### EDUCATION



58%  
College Degree



20%  
2024 Pop Age 25+:  
Grad/Professional Degree (%)

### BUSINESS



23,546  
Total Businesses



316,383  
Total Employees

# THE LOCAL **Economy**

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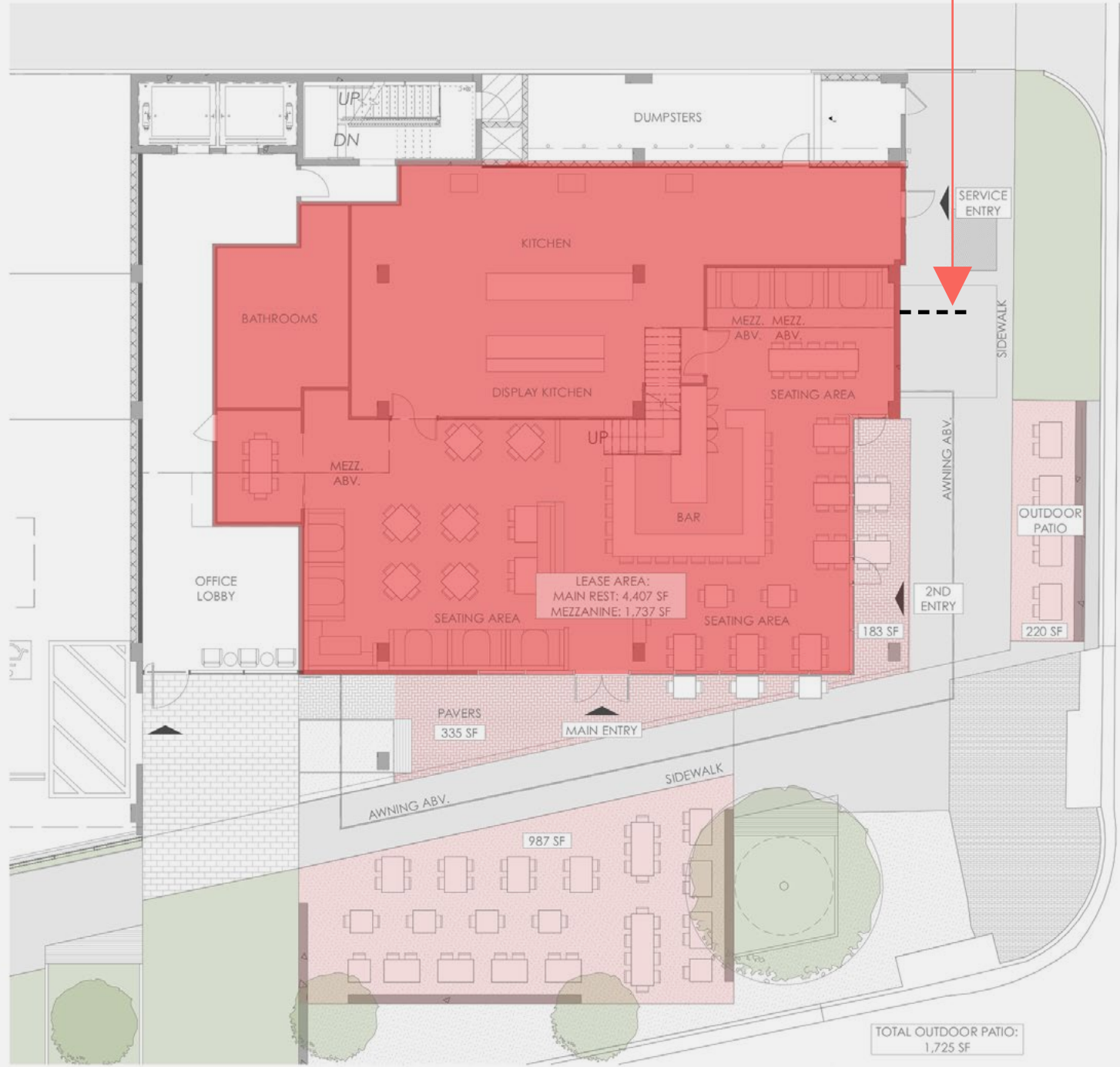
Austin's economic landscape is thriving, thanks in part to its prime location in the Texas Hill Country. The city's international airport and highways make it an attractive hub for trade and commerce. Beyond its logistical advantages, Austin boasts a diverse economy, encompassing tech, healthcare, clean energy, and the arts.

Major players like Google, Amazon, and Dell drive innovation and job growth in Austin. The city has evolved from its historical roots in government and education to a more diversified economy. This diversification not only makes the economy less susceptible to shocks in any single sector but also creates a vibrant ecosystem that fosters cross-industry collaboration and talent exchange.

East Austin, in particular, embodies the city's vibrant spirit. This youthful district is home to a thriving arts scene, trendy bars, and restaurants. Culinary enthusiasts will delight in the fact that East Austin is home to one of the city's five Michelin-starred restaurants. La Barbecue, known for its exceptional cuisine, is just one standout example of the neighborhood's vibrant food scene.

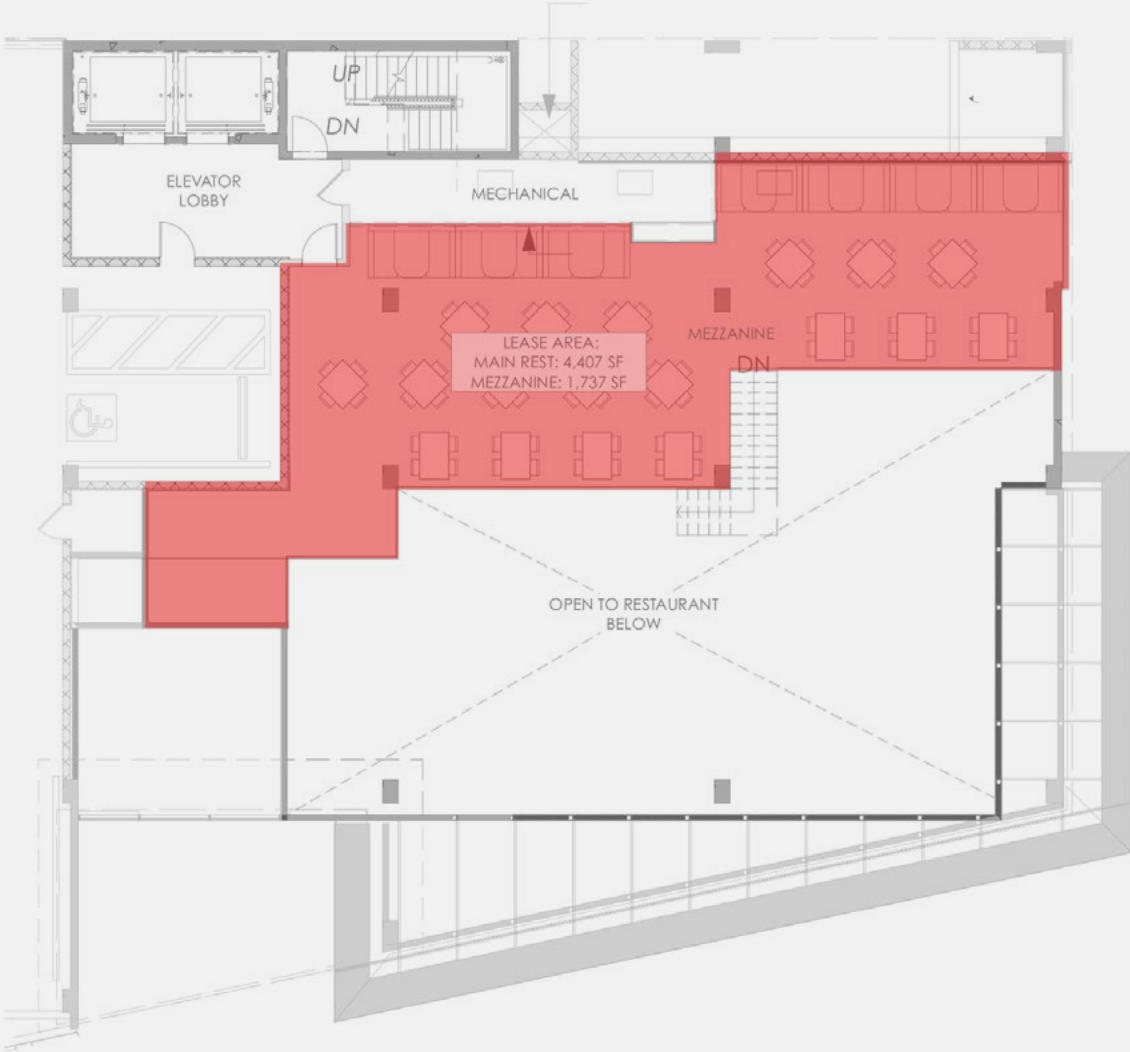


Grease trap  
installed  
by owner



**First Floor - 4,407 RSF**

- Outdoor area totals 1,725 RSF
- Outdoor patio space is included in first floor and mezzanine rent



**Mezzanine - 1,737 RSF**

CORNER  
**RESTAURANT**

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