

**BECK-REIT**  
PRESENTS

# EAST

FOR  
LEASE

# WORKBENCH

**2422 E 7TH**

**EASY OFFICE - 3<sup>RD</sup> 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 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
- 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

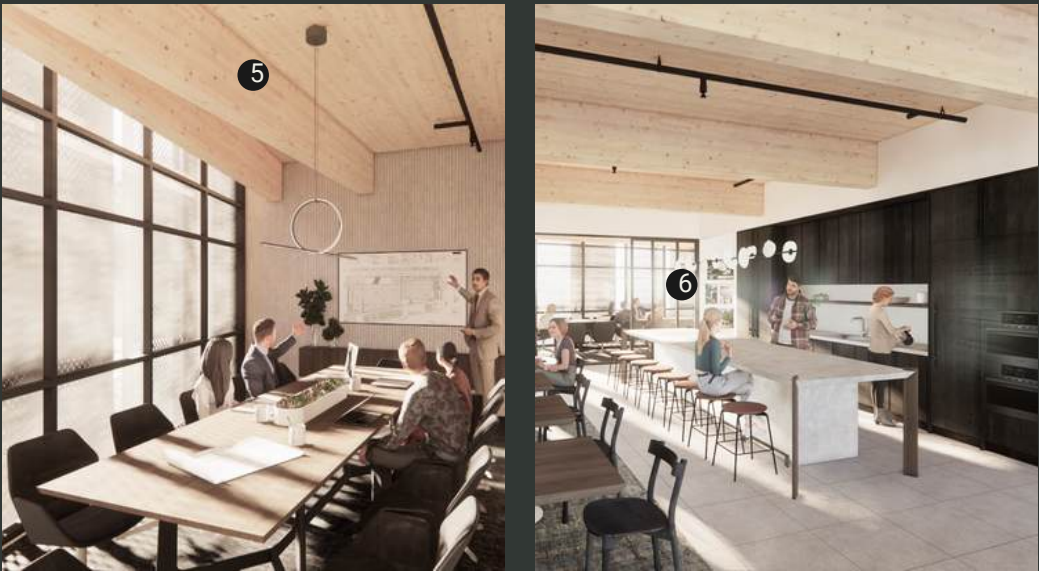
ONE STOP SHOP FOR DEVELOPERS

# 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	\$4000
WEST OFFICE+ POD	\$3500
EAST SMALL OFFICE	\$3500
WEST SMALL OFFICE	\$2250
PODCAST STUDIO/LARGE OFFICE	\$2250

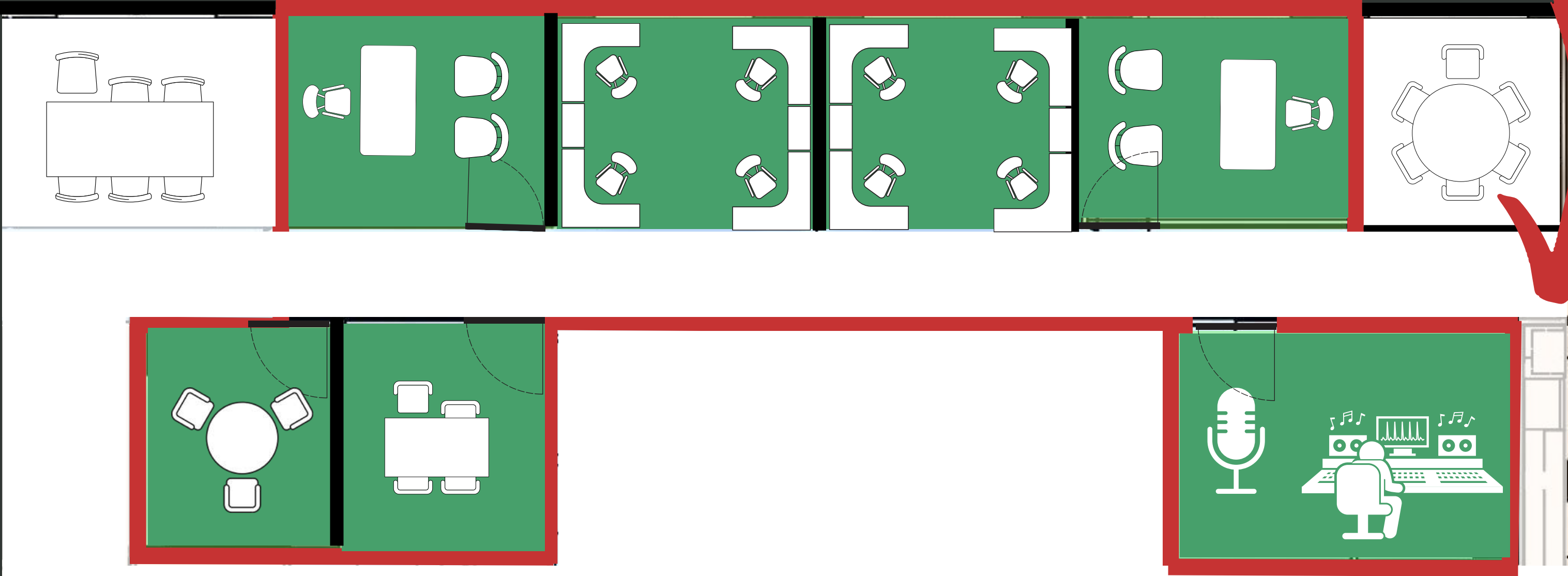
FULL SUITE = \$14000



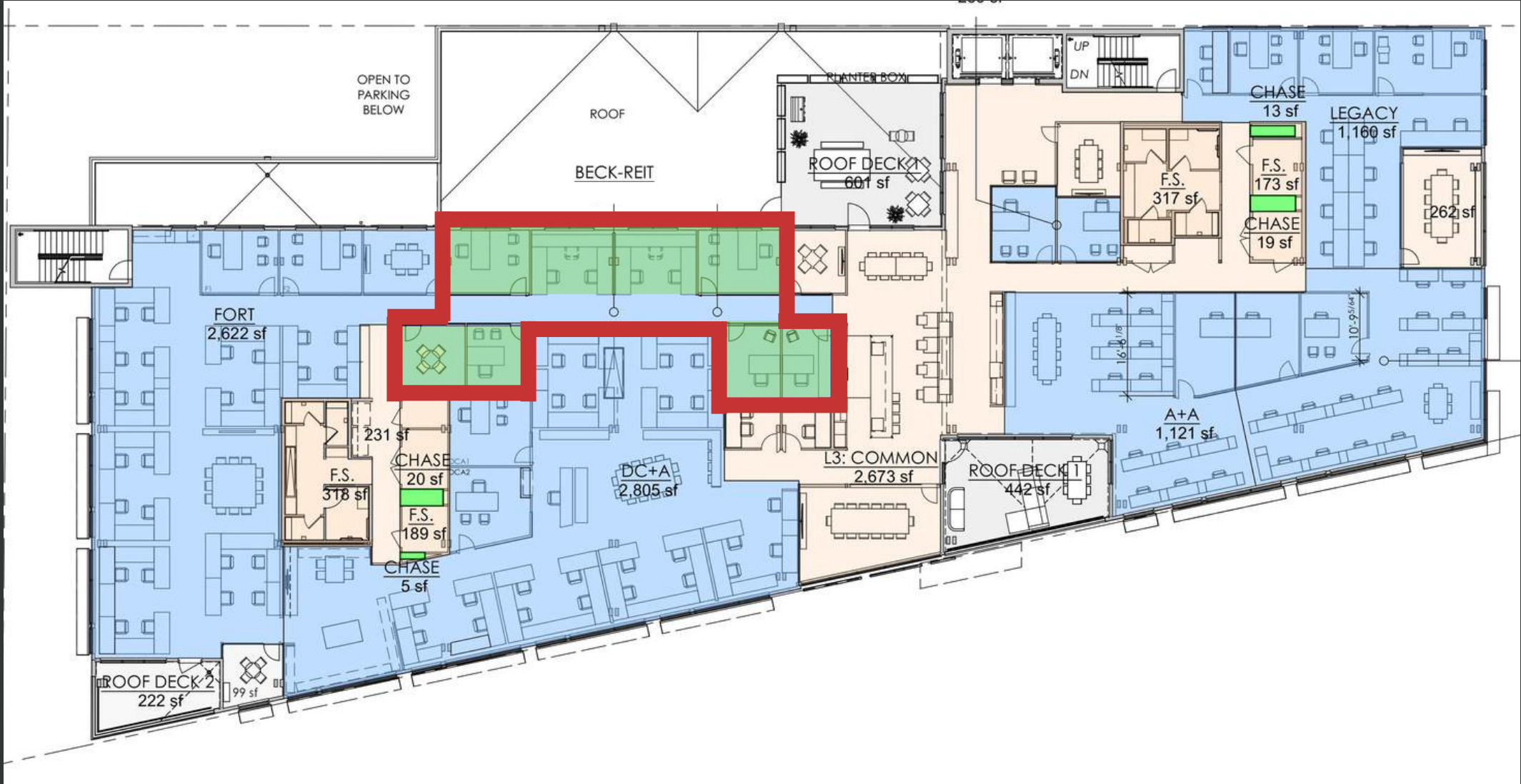


# 1 YEAR LEASE

## 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
A detailed floor plan diagram for office space L3 - A. The plan shows a large, irregularly shaped area filled with various office furniture including desks, chairs, and a large conference table. A central text box within the plan states "TOTAL LEASE AREA: 1,986 SF".	A floor plan diagram for office space L3 - B. It shows a more compact layout with several desks, chairs, and a central area. A text box in the middle of the plan indicates "TOTAL LEASE AREA: 391 SF".	A floor plan diagram for office space L3 - D. The plan shows a small, rectangular office space with a few desks, chairs, and a small meeting area. A text box in the center of the plan states "TOTAL LEASE AREA: 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

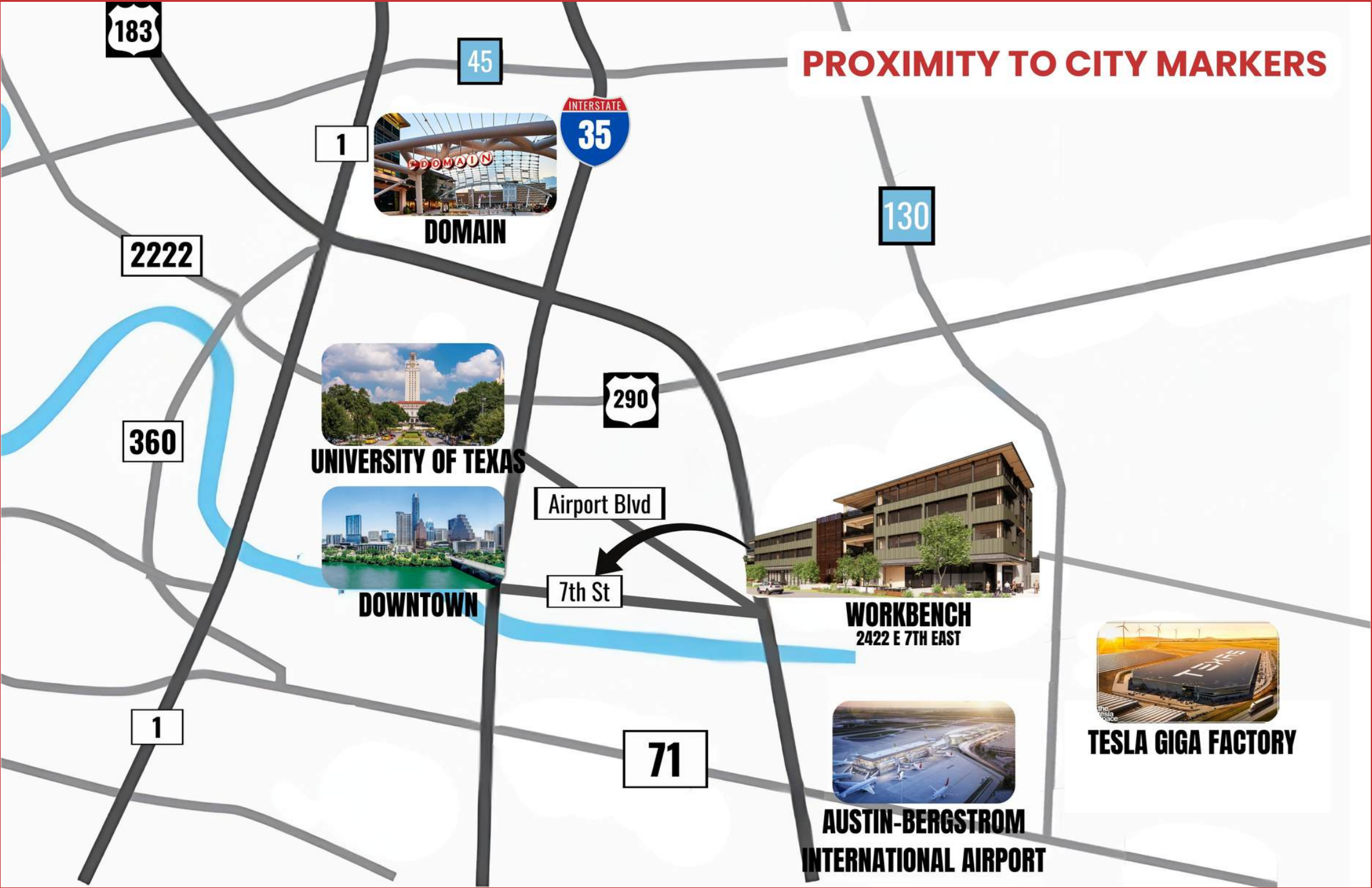
- BUILT-IN EXPOSURE – PRESS, PODCASTS, PARTNERSHIPS—AMPLIFIED.
- CREDIBILITY BY ASSOCIATION – YOUR ADDRESS SPEAKS VOLUMES.
- IMPACT IN ACTION – RELATIONSHIPS SHOULD SHOW UP ON YOUR BALANCE SHEET
- MOMENTUM IN MOTION – DEALS HAPPEN IN THE HALLS, KITCHENS, AND COFFEE MACHINE.

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



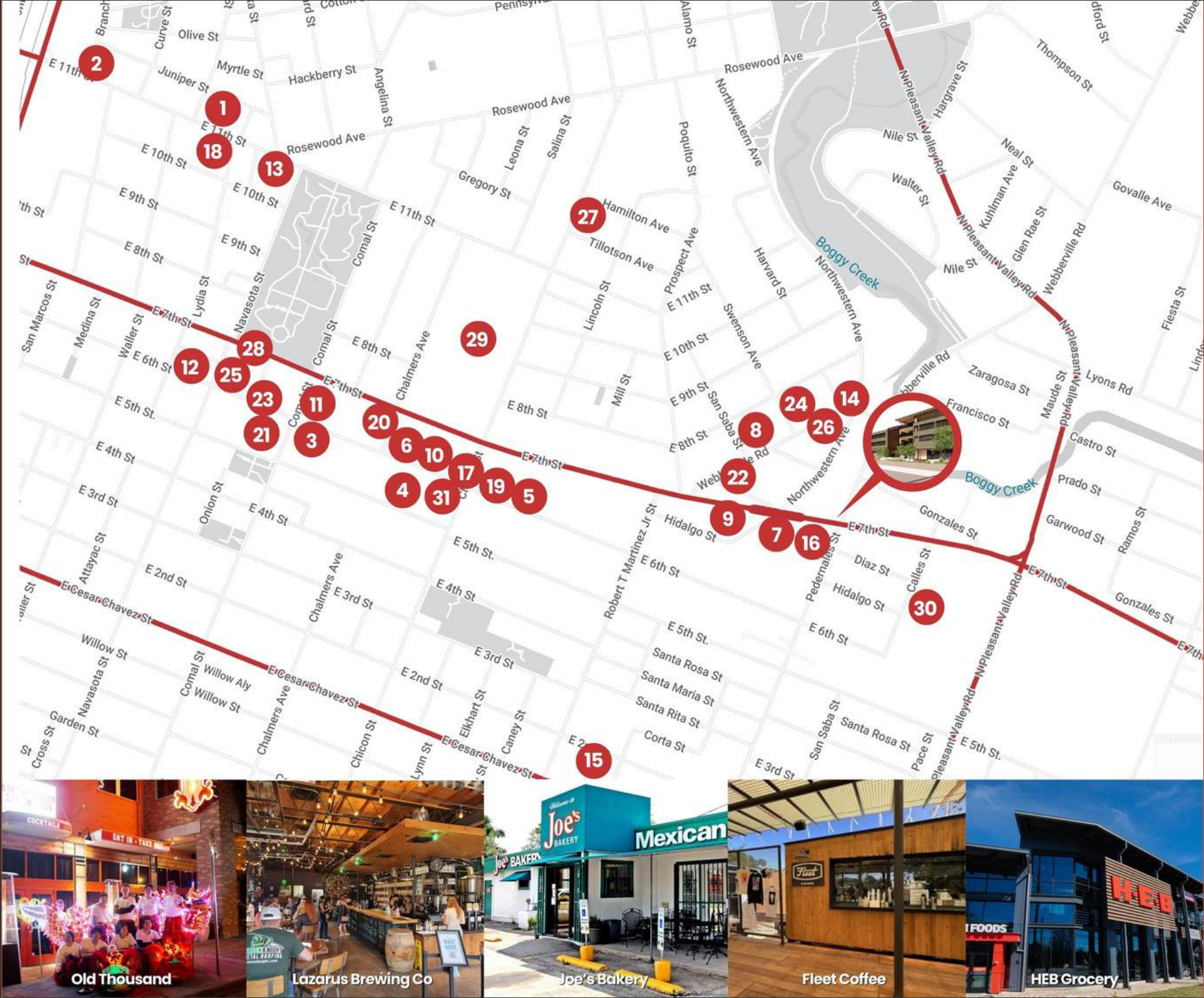
## PROXIMITY TO:

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



RESTAURANT. COFFEE.

BARS.

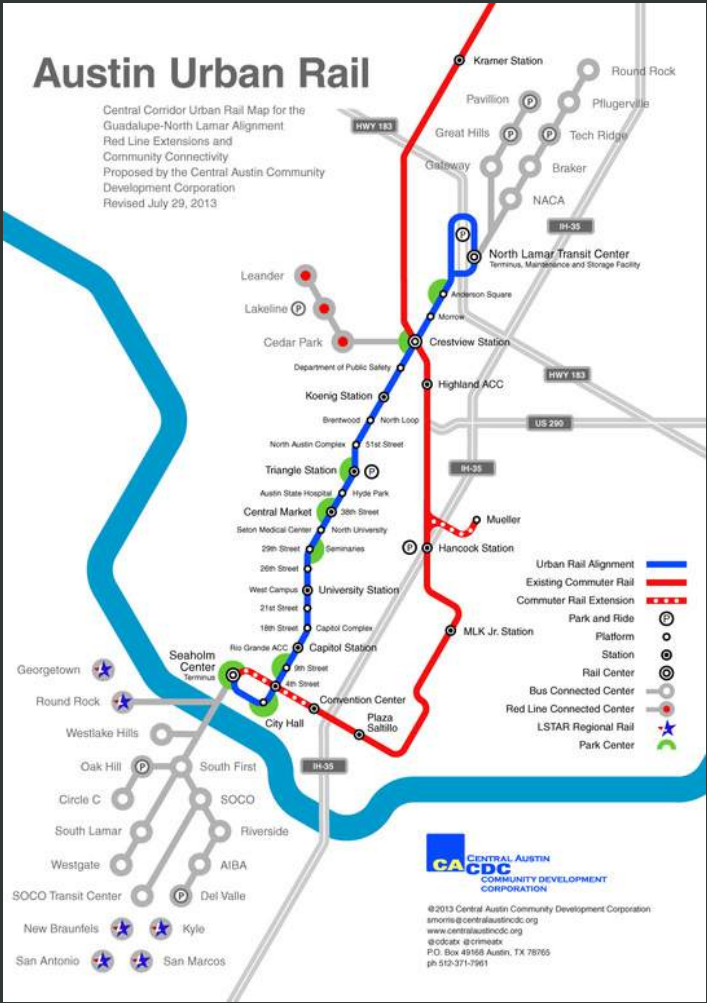


LOCATION

- 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



# WALK. BIKE. RAIL.





50% EQUITY PARTNERS - WOMEN

ALL 6 EQUITY PARTNERS - ONSITE

66% OF OWNERS WOMAN LED



Art + Artisans

LEGACY,  
LIGHTING



WOMAN  
LED

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BUILT  
DIFFERENT



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