

Workbench

CREATIVE OFFICE FOR LEASE

2422 E. 7th Street
Austin, Texas 78702



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aquilacommercial.com/workbench



4th Floor Office Available

- 6,682 SF with private patio

Parking

- 2:1000 structured parking
- Ample free street parking on Northwestern Avenue and Gonzales Street

Sustainable by Design

- Mass timber construction
- Low carbon footprint
- Designed to enhance occupant well-being

Prime East Austin Location

- Walkable to dining, shopping & nightlife
- Surrounded by apartments
- Views of Downtown Austin
- Extremely walkable and bikeable with dedicated bike lanes and easy access to Austin's Hike and Bike Trail



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As-Built Plan

4TH FLOOR | 6,682 SF

View from the 4th floor roof deck



Desk + Office Build-out

4TH FLOOR | 6,682 SF

View from the 4th floor roof deck



ADDITIONAL OPEN STREET PARKING OPTIONS



SITE

OPEN STREET PARKING
(GONZALES STREET)

GONZALES ST

OPEN STREET PARKING
(NORTHWESTERN AVENUE)



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What is mass timber?

Mass timber is a strong, sustainable building material made by layering pieces of wood to create large panels, beams, and columns. These components are tough enough to replace steel and concrete in many buildings.

At Workbench, we use mass timber to create a space that's better for the environment – and for the people inside.

- **Better for the planet:** Mass timber stores carbon and takes less energy to produce than traditional building materials, helping lower the building's carbon footprint.
- **Built efficiently:** Because it's lighter than steel and concrete, mass timber can speed up construction and reduce the need for heavy foundations.
- **Naturally beautiful:** Exposed wood adds warmth and texture to the space, creating a welcoming environment that supports well-being and a connection to nature.

By choosing mass timber, Workbench blends performance, sustainability, and comfort – setting a new standard for the modern workplace.

WORKBENCH MASS TIMBER FACTS

22,703 ft³ (363,242 board feet)

Volume of lumber and sheathing used

2 minutes

Time it takes for U.S. and Canadian forests to grow this amount of wood

500 metric tons

Carbon stored in the wood

1,070 metric tons of CO₂

Avoided greenhouse gas emissions

1,580 metrics tons of CO₂

Total potential carbon benefit

Equivalent to:

- 301 cars off the road for a year
- Energy to operate 134 homes for a year



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Within just two miles of the site, there are over 60 restaurants, breweries and entertainment options, including some of Austin's Top 50 Restaurants.



EAST CESAR CHAVEZ STREET

EAT	Juniper	DRINK
Casa Bianca	Justine's	Blue Owl Brewing
Fritch Coffee	Kemuri Tatsu-Ya	Central Machine Works
Grizzelda's	La Barbecue	Drinks Lounge
Intero Restaurant	Mongers	Lustre Pearl
Jacoby's	Sawyer & Co.	STAY
Juan in a Million	Southside Flying Pizza	Heywood Hotel
Juiceland	Veracruz All Natural	

EAST 6TH STREET

EAT	Joe's Bakery	Wendy's	Shangri La
Buenos Aires Cafe	Licha's Cantina	Brew & Brew	The Flower Shop
Casa Columbia	Nasha		The White Horse
Cisco's	OKO	DRINK	Violet Crown
Counter Cafe	Ramen Tatsu-Ya	Grackle	Whisler's
Domo Alley-Gato	Short Stop	Hotel Vegas	Volstead Lounge
East Side King	Spartan Pizza	Lazarus Brewing Co.	Yellow Jacket Social
Fish Shop	Subway	Kinda Tropical	Zilker Brewing
Fukumoto Sushi	Suerte	Kitty Cohen's	
Gabriela's Downtown	Takoba	Liberty	STAY
H-E-B	Tamale House East	Lolo's	ARRIVE Hotel
Il Brutto	Via 313	Revelry	East Austin Hotel

EAST 11TH STREET

EAT	DRINK
East Side Pies	Nickel City
Franklin Barbecue	
Hillside Farmacy	STAY
Micklethwait Meats	The Frances Modern Inn
Old Thousand	
Paper Boy	
Quickie Pickie	
Rosewood	

Explore the Area on Google Maps



Protected bike lane south to Hike and Bike Trail and north passed the Mueller development



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