

CREATIVE OFFICE FOR LEASE



WORKBENCH

2422 E. 7TH STREET, AUSTIN, TEXAS 78702



WORKBENCH

IMMEDIATE AVAILABILITY

WORKBENCH

THE PROJECT



Workbench is a next-generation creative office space in East Austin designed with sustainability and well-being in mind.

Located in vibrant East Austin, this thoughtfully crafted mass timber building offers a unique opportunity to occupy an architecturally stunning workspace surrounded by some of the city's best dining, entertainment, and lifestyle amenities. Purposefully designed to foster creativity, collaboration, and well-being, Workbench delivers a workplace unlike any other in Austin.

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THE EXPERIENCE

Key Features:

- **Move-In-Ready Top Floor Spec Suite**

6,682 square feet of fully built-out office space featuring a private outdoor patio and immediate occupancy.

- **Ample Parking**

2:1000 structured parking plus ample free street parking nearby on Northwestern Avenue and Gonzales Avenue.

- **Mass Timber Construction**

A sustainable, design-forward workplace with a low carbon footprint that promotes occupant wellness and productivity.

- **Prime East Austin Location**

Positioned in one of Austin's most sought-after neighborhoods, surrounded by acclaimed restaurants, retail, entertainment, and residential communities.

- **Walkable and Bikeable**

Enjoy easy access to Austin's Hike-and-Bike Trail, dedicated bike lanes, and walkable retail and dining options.

- **Designed for Occupant Well-Being**

Natural materials, exposed timber, and thoughtful design promote comfort, productivity, and employee wellness.

- **Downtown Views**

Enjoy unobstructed views of the Austin skyline from the fourth-floor patio and through the building's expansive windows.

MASS TIMBER CONSTRUCTION



MOVE-IN READY CREATIVE OFFICE



TOP-FLOOR PATIO VIEWS



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 that 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 the people inside. By blending performance, sustainability, and comfort, Workbench sets a new standard for the modern workplace.

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, and improve overall building efficiency.

Naturally Beautiful

Exposed wood adds warmth and texture to the space, creating a welcoming environment that supports well-being and a connection to nature.

WORKBENCH MASS TIMBER FACTS

363,242 Board Feet

OF RESPONSIBLY SOURCED WOOD

An amount regrown by U.S. and Canadian forests in approximately two minutes.

1,071 Metric Tons

OF AVOIDED GREENHOUSE GAS EMISSIONS

Choosing wood over conventional materials significantly reduces embodied carbon emissions.

1,580 Metric Tons

OF POTENTIAL CARBON BENEFIT

Equivalent to removing 301 cars from the road or powering 134 homes for one year.

500 Metric Tons

OF CARBON STORED IN THE WOOD

Mass timber construction naturally sequesters carbon, locking it away for the life of the building.







A brand new creative office in East Austin.



WORKBENCH

TOP-FLOOR CREATIVE OFFICE

6,682 SF of Move-In Ready Office Space with Private Rooftop Deck

Designed for today's modern workplace, this move-in-ready creative office features direct elevator access into the suite, two conference rooms, a huddle room, and a private phone room. Premium finishes and a thoughtful layout create a workspace that supports both collaboration and focused work.



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As-Built Plan



Desk + Office Build-Out



WORKBENCH

WITHIN ONE MILE

GRAB A BITE

VERACRUZ ALL NATURAL
THE CAVALIER
EL SUNZAL RESTAURANT
GUAC AND GO
MURRAY'S TAVERN
HAY ELOTES
JOE'S BAKERY & COFFEE SHOP
SHORT STOP
JUAN IN A MILLION
BUFALINA PIZZA
JUNIPER
INTERO RESTAURANT
THE VEGAN NOM
JUICELAND
LA BARBECUE
COUNTER CAFE
LUSTRE PEARL EAST
YELLOW JACKET SOCIAL CLUB
TAQUERIA CHAPALA
MARCELINO'S
TAMALE HOUSE
BLENDERS & BOWLS - EASTSIDE
NASHA
CISCO'S RESTAURANT BAKERY & BAR
LAS CAZUELAS MEXICAN RESTAURANT
ROLLIN SMOKE BBQ
REVELRY KITCHEN + BAR
LOU'S EASTSIDE
CENOTE
KEBABALICIOUS
JOSH'S TACOS
P. TERRY'S BURGER STAND
7TH STREET CAFE
CASA COLOMBIA
KALIMERA GREEK STREET FOODS

BREAK A SWEAT

PUPPY YOGA AUSTIN (PUPPIES YOGA)
RIVAL STUDIOS
HIGHER GROUND ROOFTOP YOGA
PRESSURE GYM
BODY LANGUAGE MOVEMENT
BE FIT MODERN PILATES
PURE BARRE
NIKE STRENGTH STUDIO - EAST AUSTIN

TAKE CARE OF IT

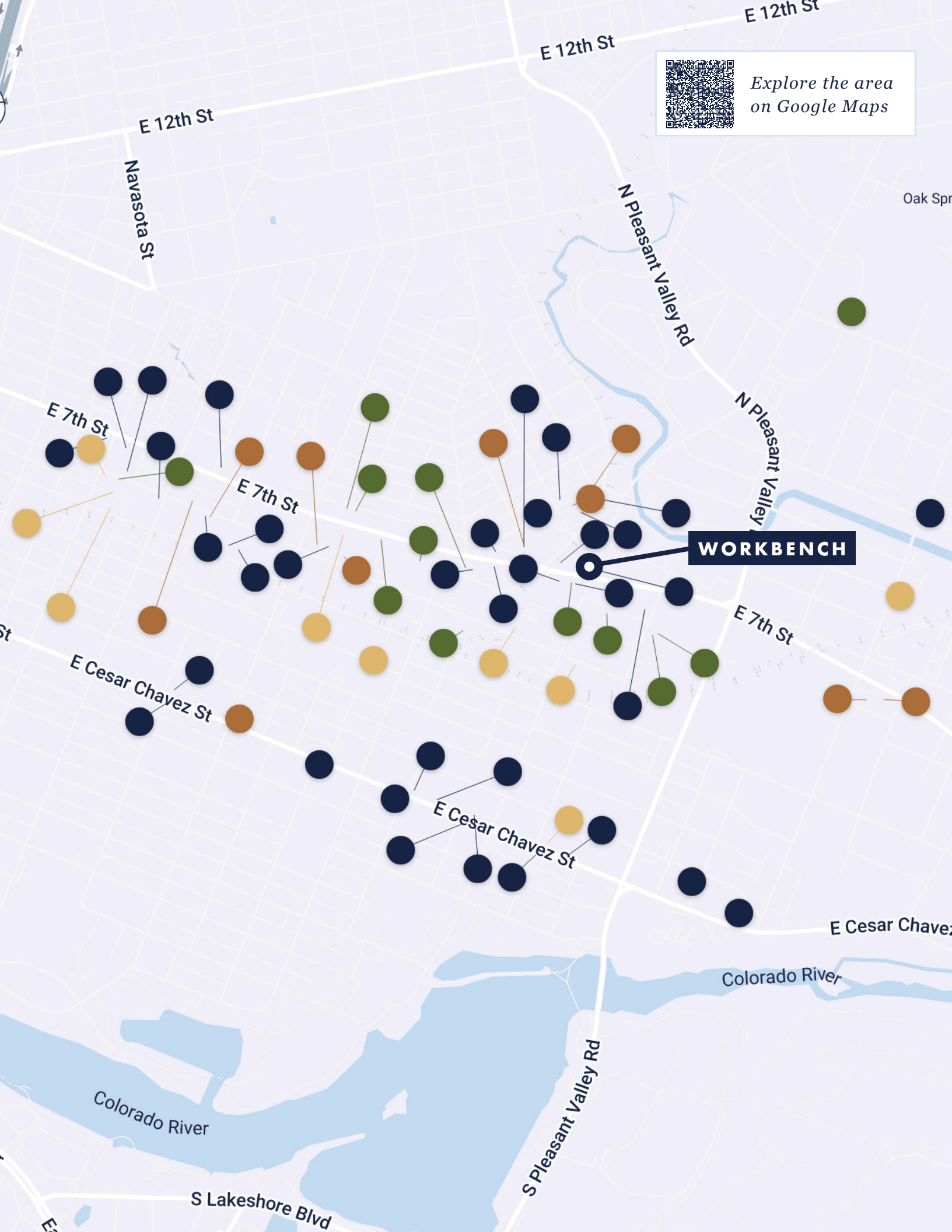
FROST BANK
EVA'S NAILS & HAIR SALON
H-E-B / H-E-B PHARMACY
AUSTIN DAY SPA
CHASE BANK
BEAUTY BAR ATX
ROOTS NATURAL HAIR STUDIO
BARBON'S BARBERSHOP
UFCU
BIRDS BARBERSHOP

FUEL UP

FLEET COFFEE
DESNUDO COFFEE: EAST AUSTIN
A HOLE COFFEE
CIVIL GOAT
LAZARUS BREWING CO. EAST 6TH
FLITCH COFFEE
TEXAS COFFEE TRADERS CAFE
ROYAL BLUE GROCERY
LOVE BUBBLE TEA



Explore the area
on Google Maps

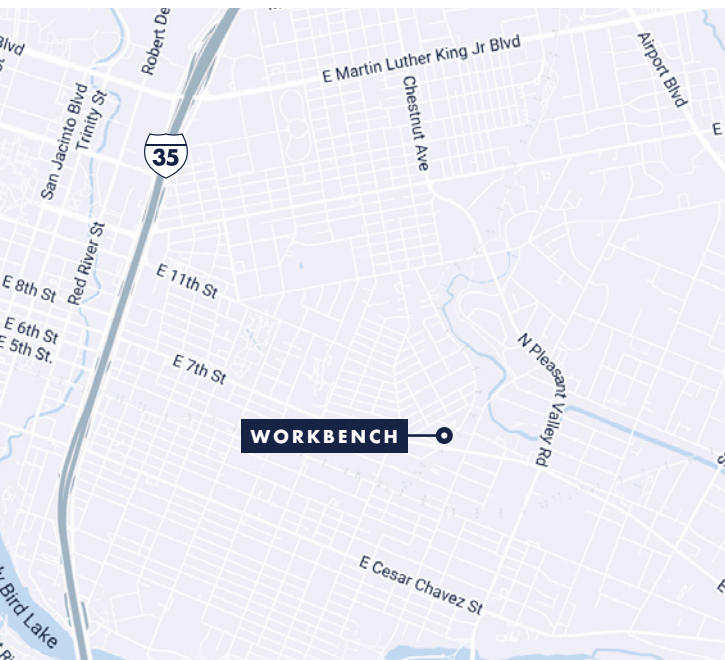


WORKBENCH

CONTACT



*Learn more and view
current availability*



For Leasing

JON MOSCOE, SIOR

moscoe@aquilacommercial.com

512.684.3828

WILLIAM WYATT

wyatt@aquilacommercial.com

512.684.3829

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