

BECK-REIT

PRESENTS

EAST

**FOR
LEASE**

WORKBENCH

2422 E 7TH

**EASY OFFICE - 3RD FLOOR
FLEX OFFICE
FLEX TERM
FLEX RATE**

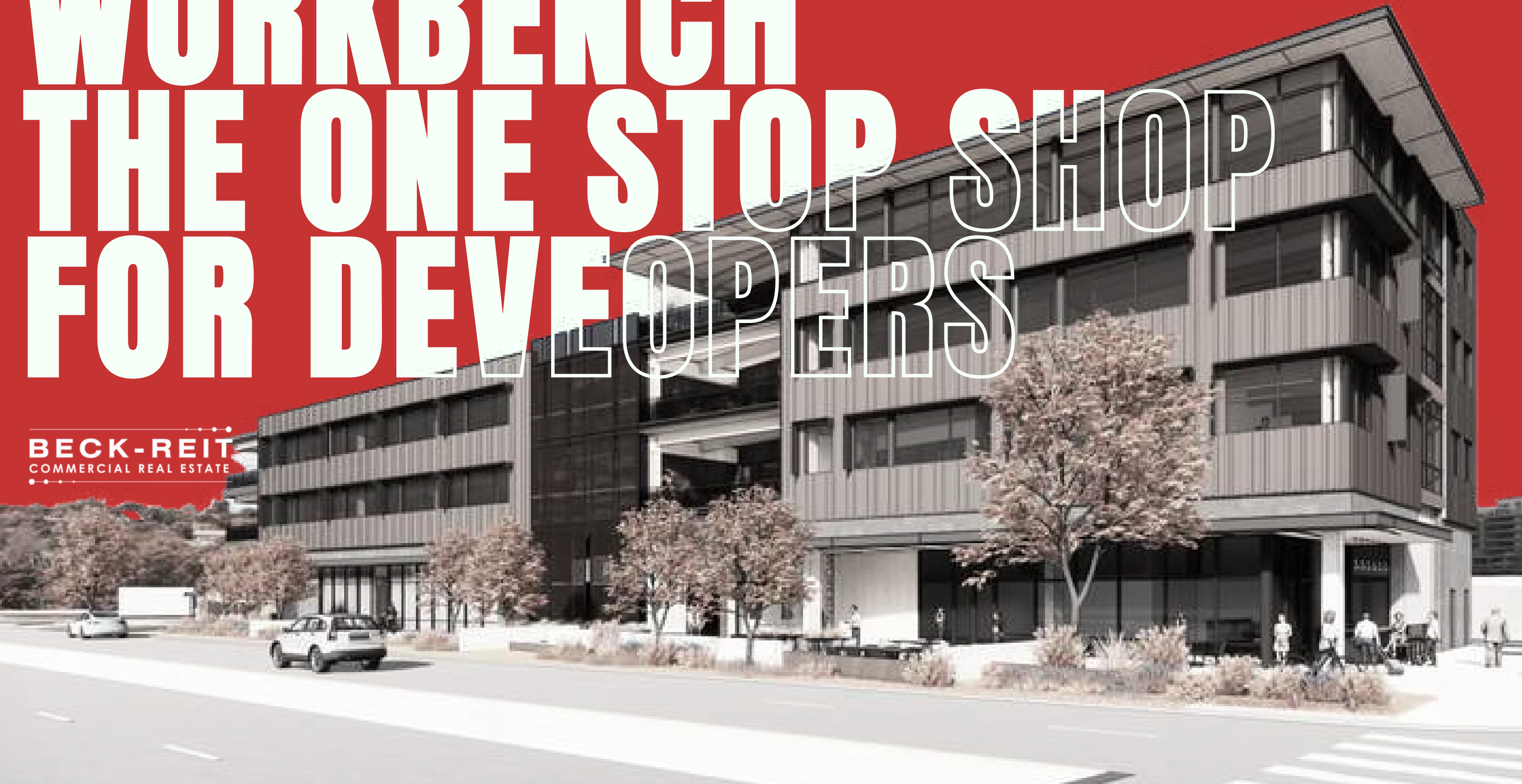
**4400 APARTMENTS
WITHIN 1.5 MILE**

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 7TH , 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 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+COLLABORATION

EASY OFFICE.

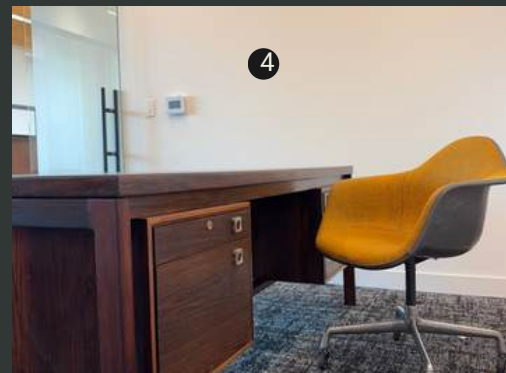
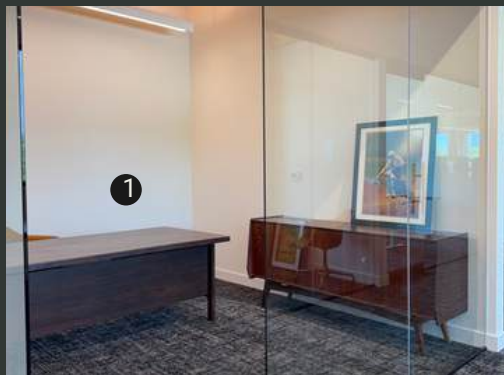
BECK-REIT HAS EXTRA WORKSPACES INSIDE ITS WING OF WORKBENCH—PRIVATE OFFICE/PODS.

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 LARGE OFFICE	\$2000
WEST LARGE OFFICE	2200 LEASED
EAST SMALL OFFICE	1100 LEASED
WEST SMALL OFFICE	1100 LEASED
INDIVIDUAL PODS (2 AVAILABLE)	1100 LEASED

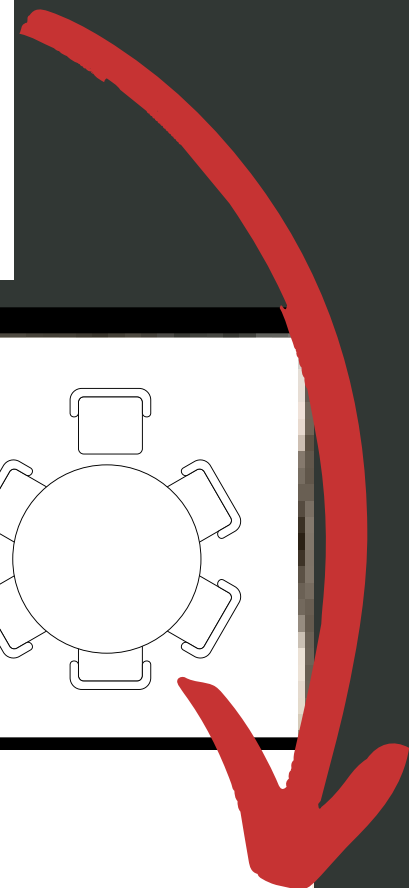


SIMPLE LEASES
SERIOUS SPACES

1 YEAR LEASE BECK-REIT WING



AVAILABLE



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





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

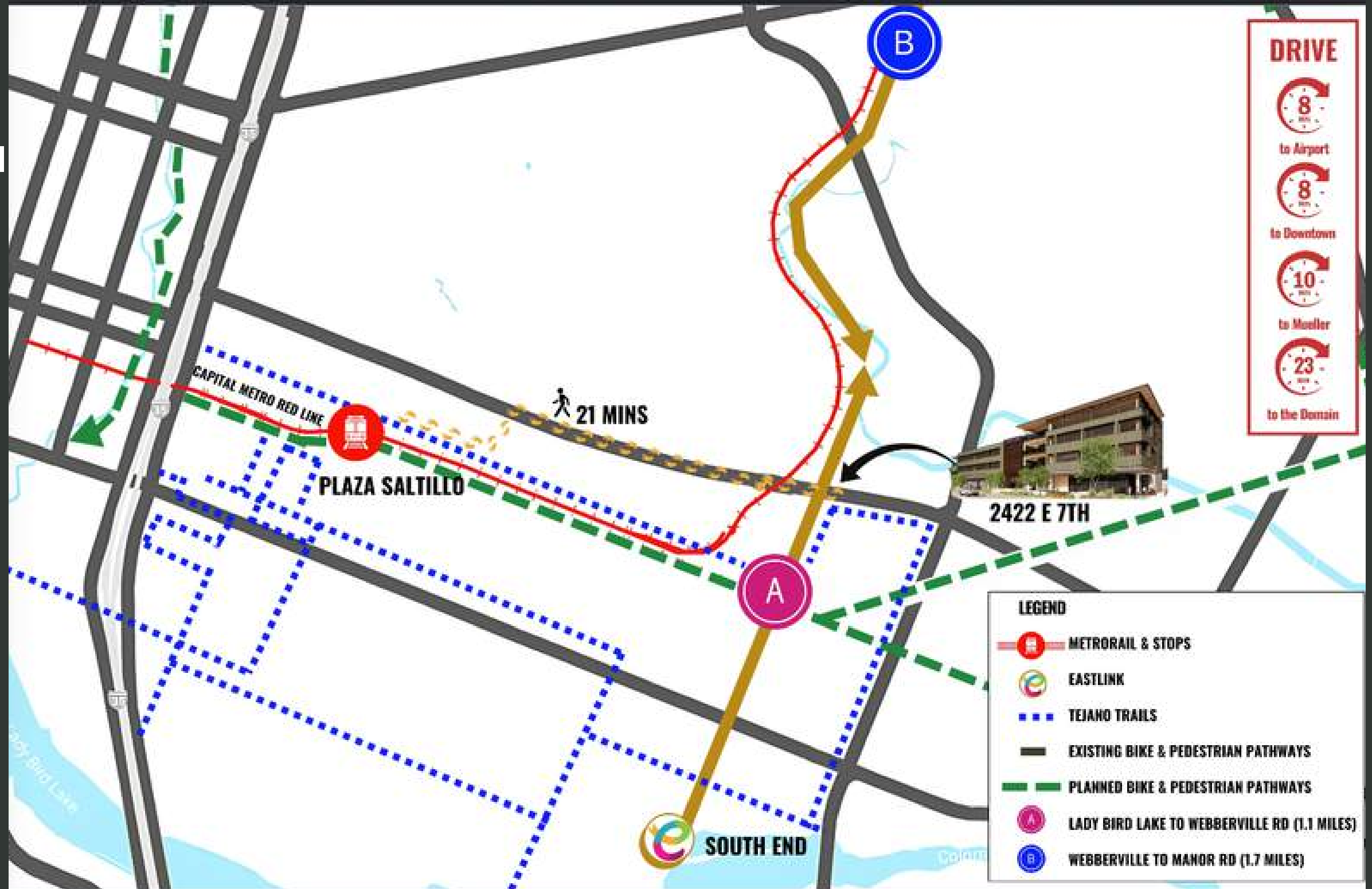
ESTE
MICHELIN RECOMENDED

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**

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MICHELLE ANDERSON
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