
WORKBENCH

CORNER RESTAURANT SPACE FOR LEASE

2422 E 7TH ST | AUSTIN, TX



Table of Contents

Property Overview	Page 3
Highlights	Page 4
Aerial	Page 5
Award Winning Dining Nearby	Page 6
Demographics	Page 7
Local Economy	Page 8
Floor Plan	Page 9
Parking Overview	Page 10



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DC-2422, LLC, in association with its National Leasing Advisor, The McGarey Group, A Divaris Group Company, have joined forces to create an unforgettable restaurant space in booming East Austin.





PROPERTY Overview

2422 E 7TH ST | AUSTIN, TX | 78702

Located in the heart of East Austin, Workbench features a 6,144 SF restaurant space within a 48,000 SF mass timber office development that 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 collaborative team of architects, engineers, and real estate professionals, Workbench features a built-in community of tenant-investors, including Dick Clark & Associates, Lindgren Development, Swinerton Builders, Legacy Lighting, Art+Artisans, Fort Structures, and Beck-Reit Commercial Real Estate. This unique ownership structure creates a highly engaged environment of industry leaders, with 66% of tenant-investors representing women-led businesses.

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 & Pederneles.
- ✘ **6,144 rentable square feet** across the street level (4,407 RSF) and artistic internal mezzanine (1,737 RSF), plus 1,539 RSF outdoor area, ideal for a statement restaurant or distinctive retail operation.
- ✘ The restaurant space features a fully installed **2,000-gallon grease trap** with easy exterior access, plus **pre-connected grease, vent, and sanitary lines, pre-formed HVAC openings, and ready-to-use roof connections** for rapid setup.
- ✘ Located along the primary corridor between Austin-Bergstrom International Airport and Downtown, **positioned as the key connection between the established East Austin dining corridor** and the growing Nexus District.
- ✘ 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.
- ✘ **Surrounded by 4,400 residential units** and a **daytime population of 182,981**, ensuring strong customer demand.





**DOWNTOWN
AUSTIN**


























WORKBENCH

**EAST AUSTIN URBAN
NEIGHBORHOOD**



LIGHTRAIL LINE

EPEDRNALES ST

E7TH STREET

**HIKE &
BIKE TRAIL**

TO AIRPORT

WORKBENCH Aerial

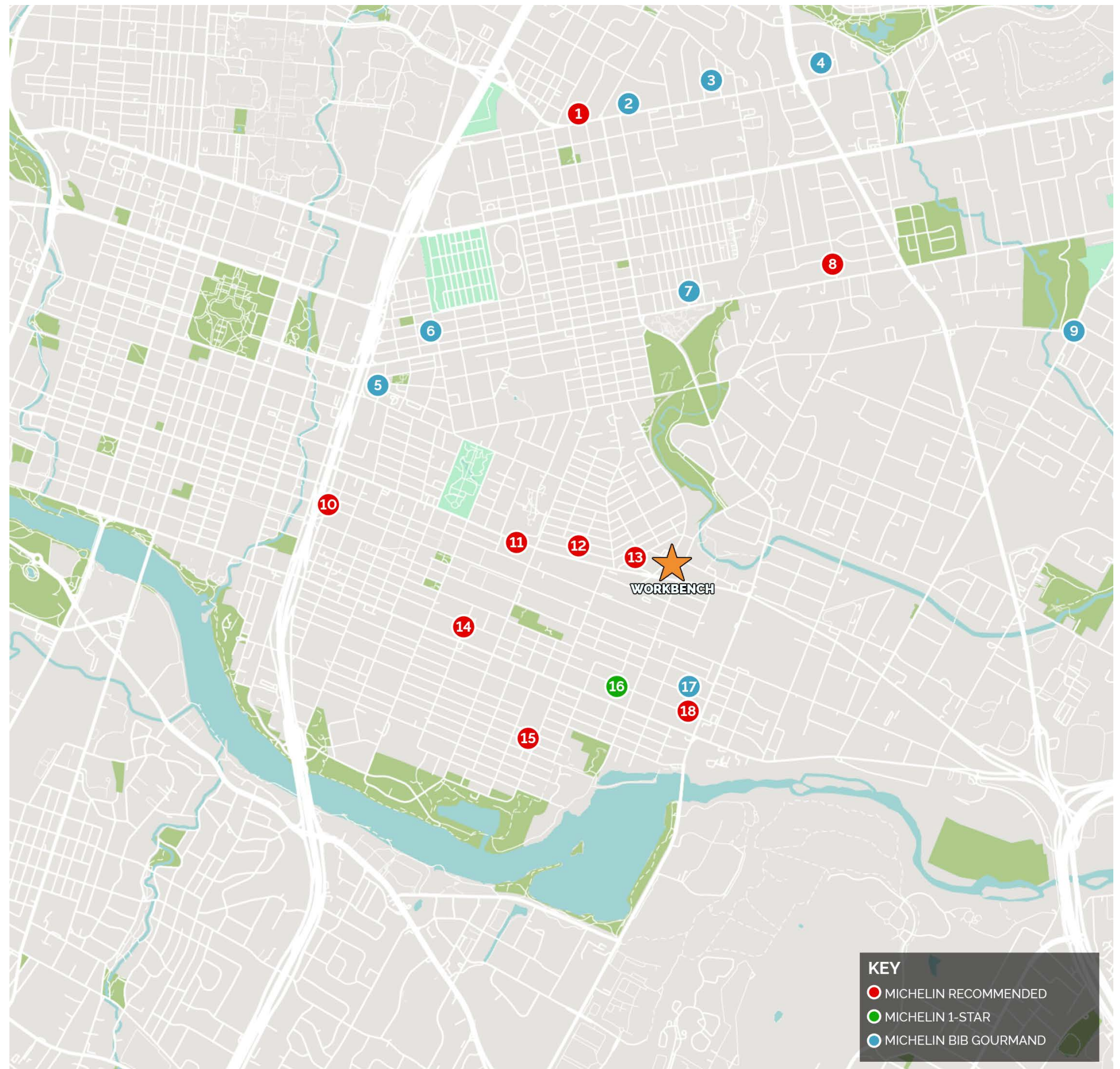


EAST AUSTIN'S CULINARY EXCELLENCE: HOME TO JAMES BEARD AND MICHELIN-HONORED RESTAURANTS

Near Workbench, 5+ **James Beard Award-winning and nominated restaurants** can be found. Notable spots include Dai Due, Nixta Taqueria, and Birdie's, with chefs winning awards for Best Single Subject Book, Emerging Chef, and Best Chef finalist. Other acclaimed restaurants in the area include Suerte and Launderette, showcasing the culinary excellence of East Austin.

Michelin Map Key

- | | |
|----------------------------|-------------------------------|
| 1 ESTE | 10 Toshokan |
| 2 Dai Due | 11 Suerte |
| 3 La Santa Barbacha | 12 APT 115 |
| 4 KG BBQ | 13 Joe's Bakery & Coffee Shop |
| 5 Franklin BBQ | 14 Discada |
| 6 Cauntos Tacos | 15 Launderette |
| 7 Nixta Taqueria | 16 La Barbeque |
| 8 Birdie's | 17 Kemuri Tatsu-Ya |
| 9 Micklethwait Craft Meats | 18 Ezov |



KEY

- MICHELIN RECOMMENDED
- MICHELIN 1-STAR
- MICHELIN BIB GOURMAND

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

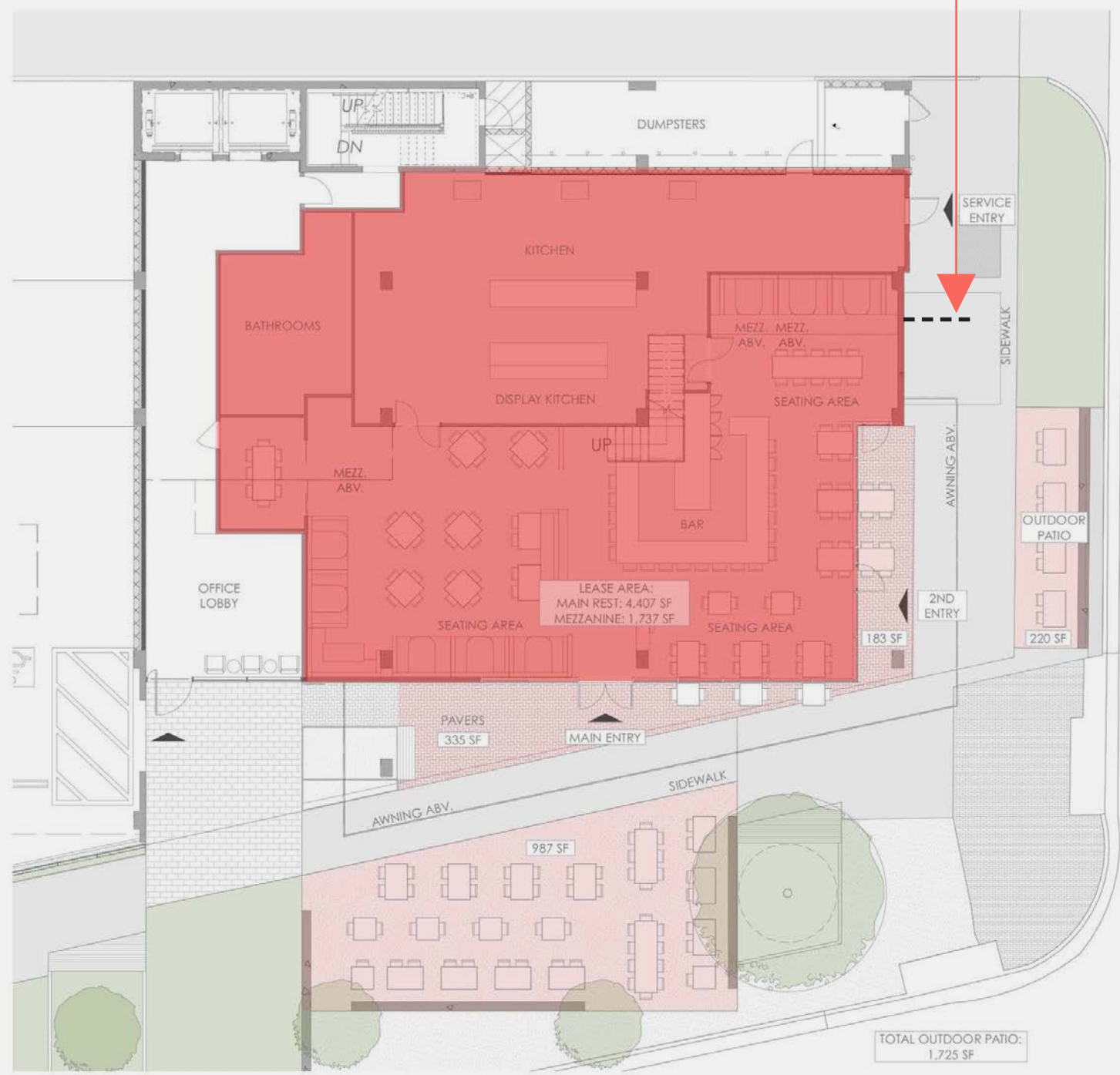
Austin's economic landscape is thriving, thanks in part to its prime location in the Texas Hill Country. The city's international airport and highways make it an attractive hub for trade and commerce. Beyond its logistical advantages, Austin boasts a diverse economy, encompassing tech, healthcare, clean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

Major players like **Google, Amazon, Apple, Tesla, 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.

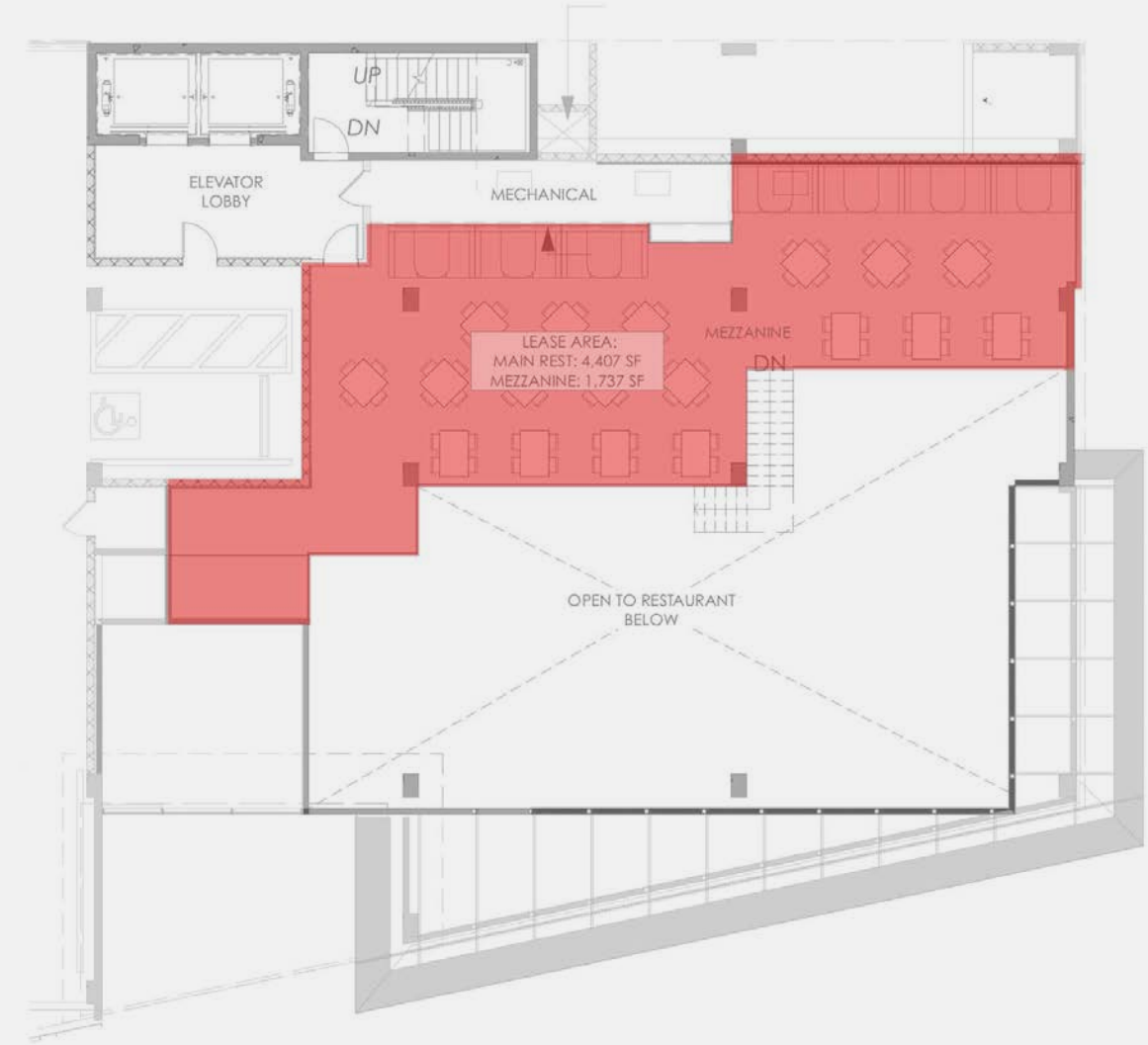
East Austin, in particular, embodies the city's vibrant spirit. This youthful district is home to a thriving arts scene, trendy bars, and restaurants. Culinary enthusiasts will delight in the fact that East Austin is home to one of the city's five Michelin-starred restaurants. La Barbecue, known for 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
 The outdoor area totals 1,539 RSF and is included in the first floor and mezzanine rent.

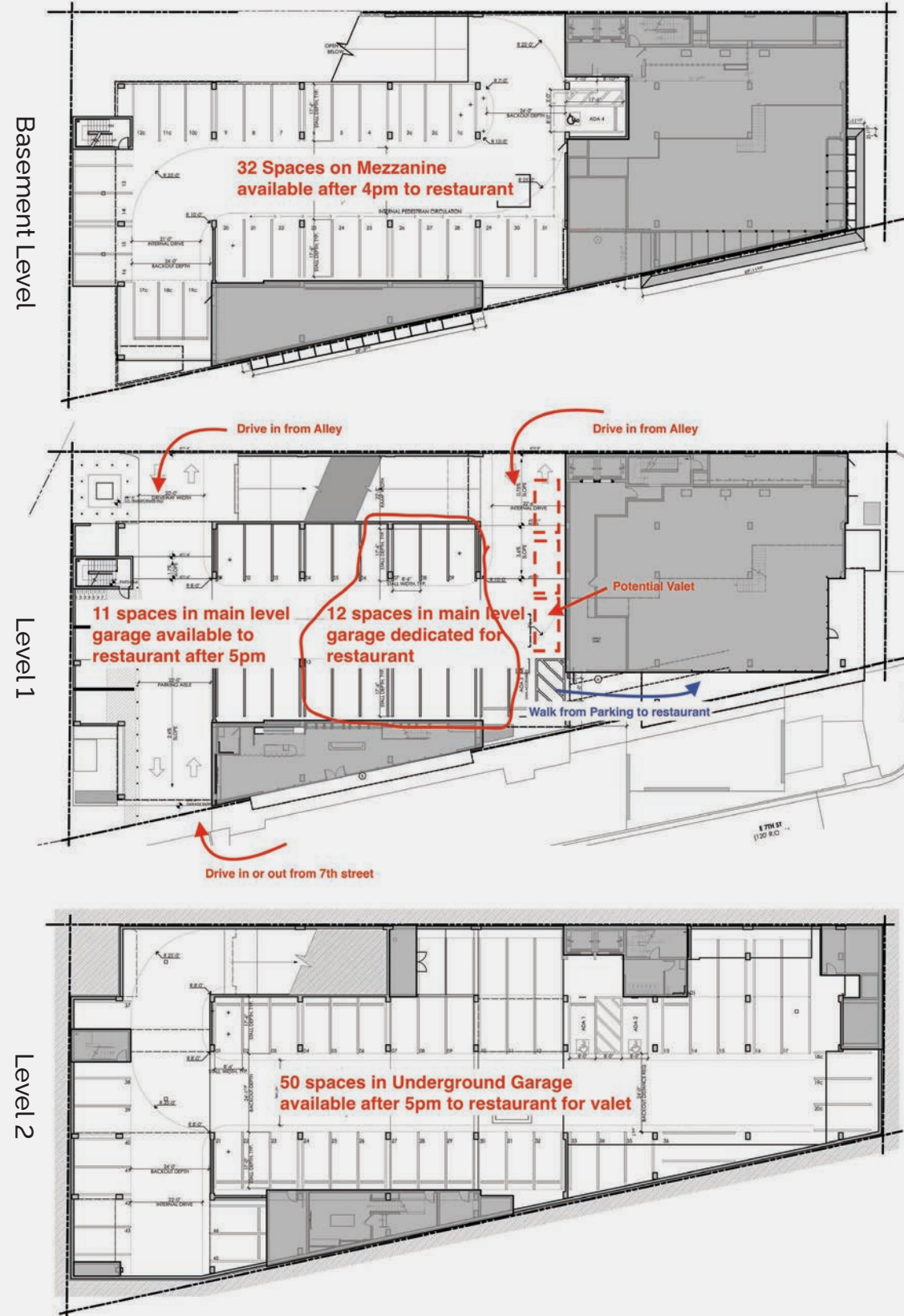


Mezzanine - 1,737 RSF

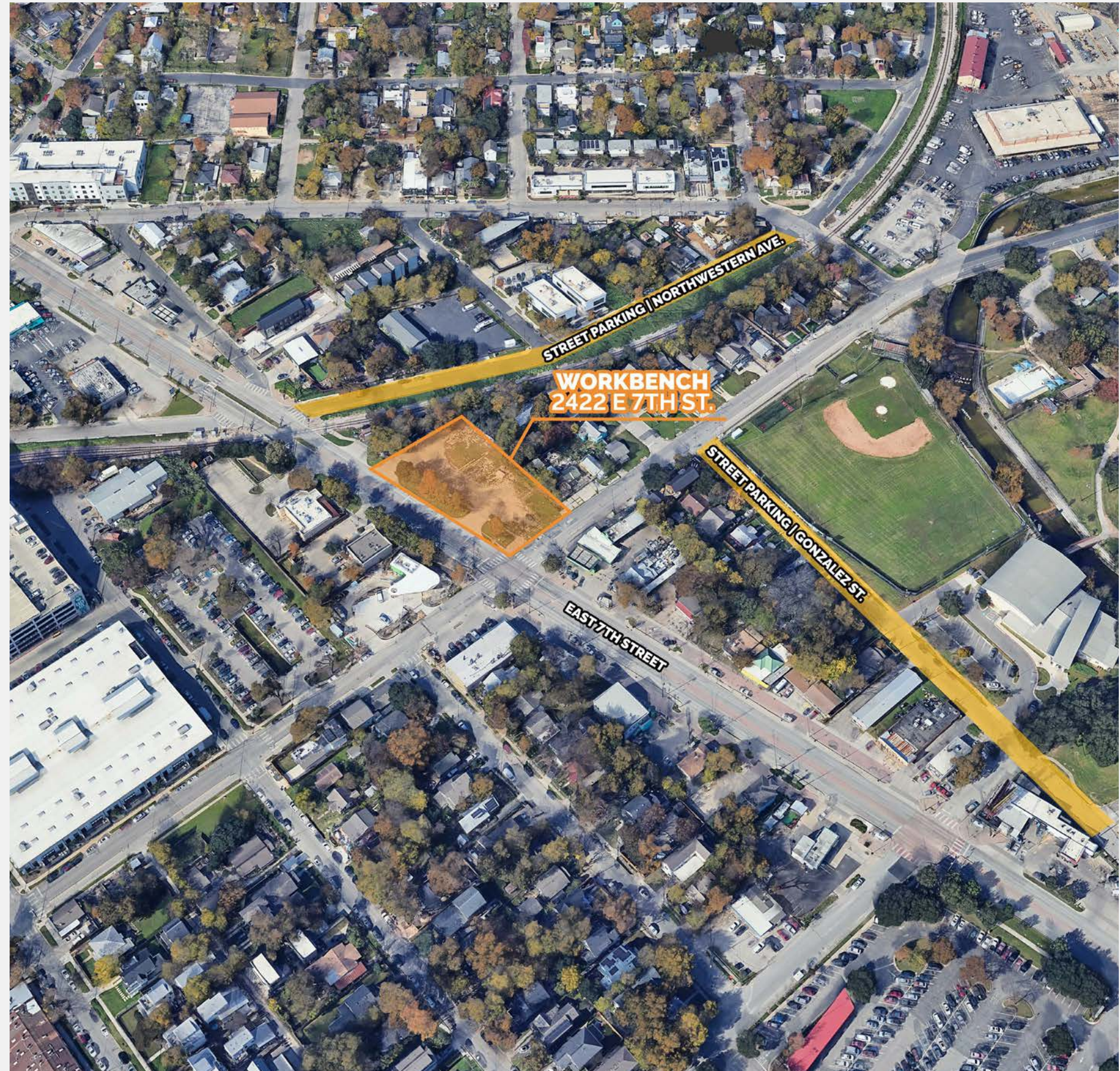
CORNER
RESTAURANT

GARAGE PARKING

Parking availability is shared on weekdays, but all spaces are fully available for restaurant use on weekends.



ON-STREET PARKING





Workbench Progress Photo

Restaurant Core & Shell
Delivery by Q1 2026

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