

WORKBENCH

CORNER RETAIL OR RESTAURANT SPACE FOR LEASE

AVAILABLE FROM 1,548 SF – 6,144 SF

2422 E 7TH ST | AUSTIN, TX



THE MCGAREY GROUP
CREATING PLACES ALIVE WITH POSSIBILITY

 **DIVARIS**
GROUP OF COMPANIES

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Denver McGarey
President & CEO



Bridget McGarey
Managing Director, National Leasing
bridget@themcgareygroup.com
910.992.0167



Denver McGarey Jr.
Associate Director
denverjr@themcgareygroup.com
619.643.1067

DC-2422, LLC, in association with its National Leasing Advisor, The McGarey Group, A Divaris Group Company, have joined forces to create a unique flagship space in booming East Austin. Ownership is open to a variety of uses and is seeking the best long-term fit for the project.





PROPERTY Overview

2422 E 7TH ST | AUSTIN, TX | 78702

Located in the heart of East Austin, Workbench offers flexible retail and restaurant opportunities ranging from approximately 1,548 SF to 6,144 SF within a 48,000 SF mass timber office development that blends sustainability with urban energy. Featuring structured parking in a highly walkable (92) and bike-friendly (95) environment, the project combines office, retail, and collaborative spaces designed to foster innovation and connection, while its low-carbon footprint construction reinforces a commitment to environmental responsibility.

This prime ground-floor 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. The ownership is open to a variety of uses including restaurant, retail, showroom, wellness, and service-oriented concepts.

WORKBENCH Highlights

- ✦ **High-Visibility** flagship corner position with multiple outdoor patio settings for a true “flying lady” position on the hard corner of E 7th St & Pedernales.
- ✦ **Available for a single tenant up to 6,144 RSF or divisible to suites starting at approximately 1,548 RSF.** Featuring a prominent street-level presence, internal mezzanine, and a 1,539 RSF outdoor patio, the space offers a unique opportunity for a statement restaurant, showroom, wellness concept, or specialty retail use.
- ✦ The 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 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.





HIKE & BIKE TRAIL

COLORADO RIVER

INTERSTATE 35

DOWNTOWN AUSTIN

INTERSTATE 35

JOE'S BAKERY
Established 1963
Casa Colombia RESTAURANT
PERSHING
Le HOLLY

HOME 2
SUITES BY HILTON

natuur
WHISLER'S
SUERTE
LAZARUS

Tisha's
RAMEN
TATSU-YA
HOTEL VEGAS
1502 E. 6TH ST.
The WHITE HORSE
lasomna cookies

JuiceLand
verizon
Snooze
AN A.M. EATERY
Shangri-La
AT&T
EAST AUSTIN HOTEL
Target
WHOLE FOODS MARKET

EPEDRNALES ST

WORKBENCH

EAST AUSTIN URBAN NEIGHBORHOOD

LIGHTRAIL LINE

VAMOS
Coffee

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
- 2

Dai Due
- 3

La Santa Barbacha
- 4

KG BBQ
- 5

Franklin BBQ
- 6

Cauntos Tacos
- 7

Nixta Taqueria
- 8

Birdie’s
- 9

Micklethwait Craft Meats
- 10

Toshokan
- 11

Suerte
- 12

APT 115
- 13

Joe’s Bakery & Coffee Shop
- 14

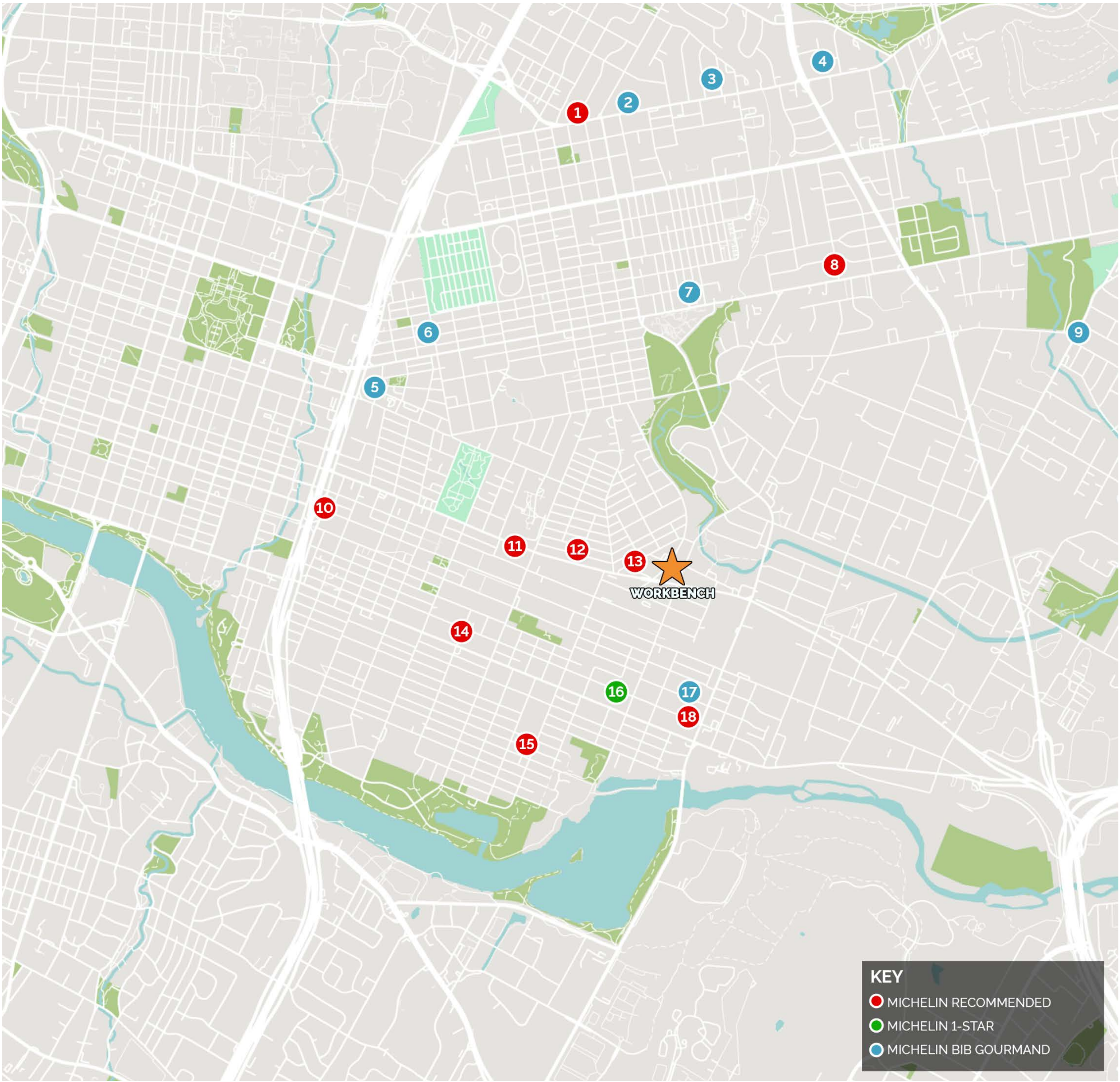
Discada
- 15

Launderette
- 16

La Barbeque
- 17

Kemuri Tatsu-Ya
- 18

Ezov



Demographics

5 MIN DRIVE

10 MIN DRIVE

15 MIN DRIVE

20,803

Population



1.9

Average
Household
Size

33.2

Median Age

\$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



2.0

Average
Household
Size

32.6

Median Age

\$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



2.1

Average
Household
Size

31.7

Median Age

\$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

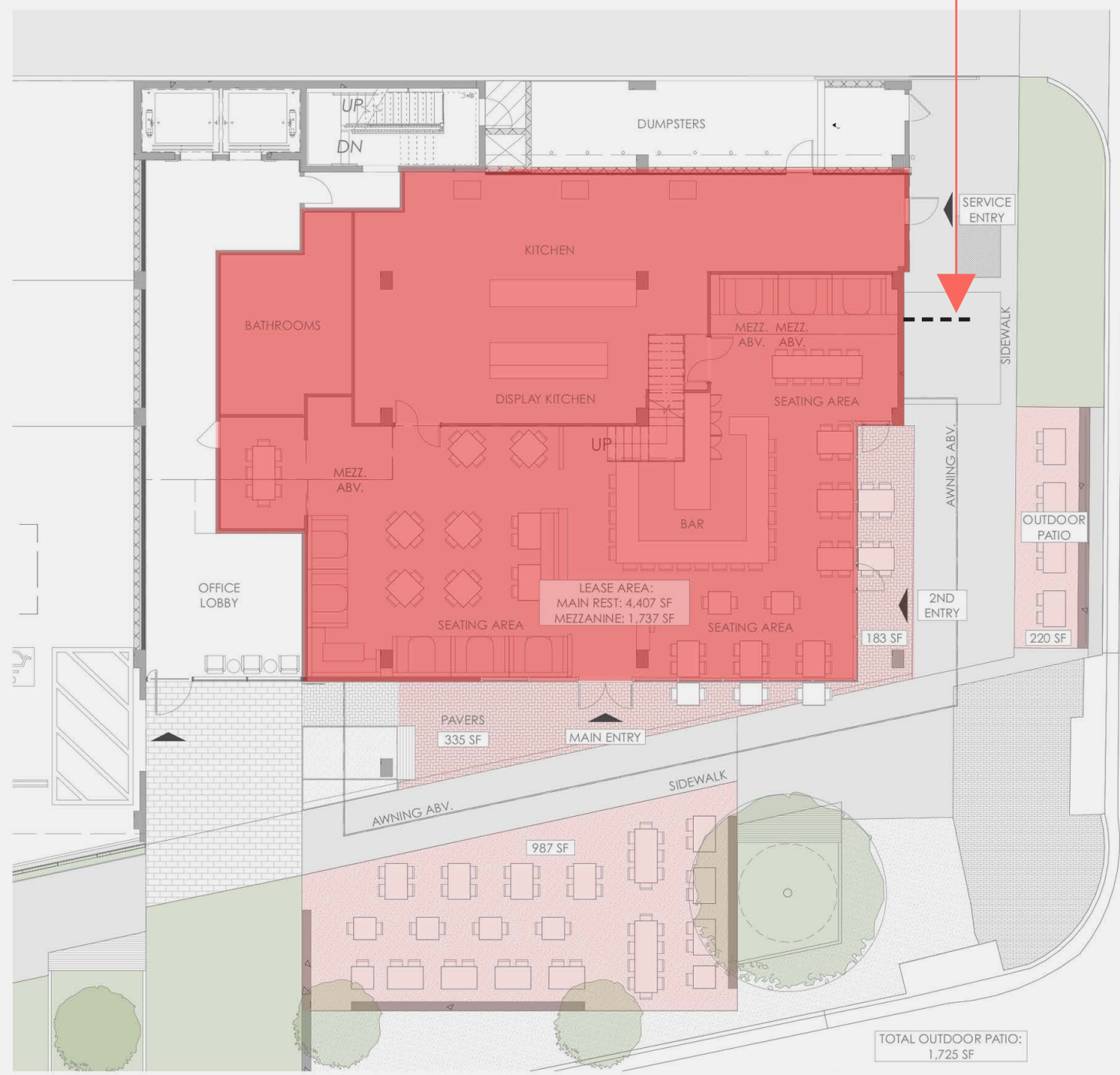
Austin's economic landscape is thriving, thanks in part to its prime location in the Texas Hill Country. The city's international airport and highways make it an attractive hub for trade and commerce. Beyond its logistical advantages, Austin boasts a diverse economy, encompassing tech, healthcare, clean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

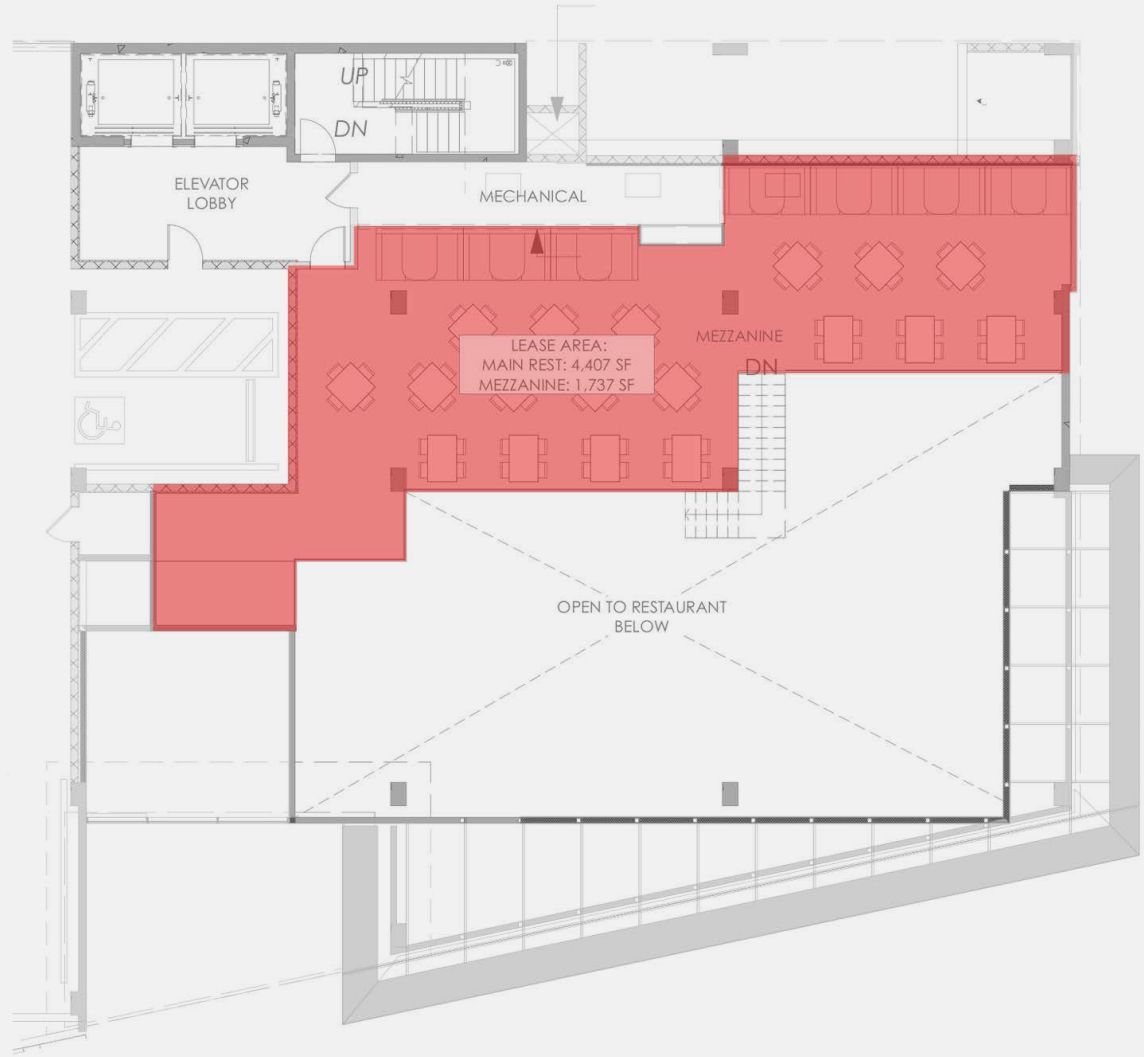
East Austin, in particular, embodies the city's vibrant spirit. This youthful district is home to a thriving arts scene, trendy bars, and restaurants. Culinary enthusiasts will delight in the fact that East Austin is home to one of the city's five Michelin-starred restaurants. La Barbecue, known for 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.



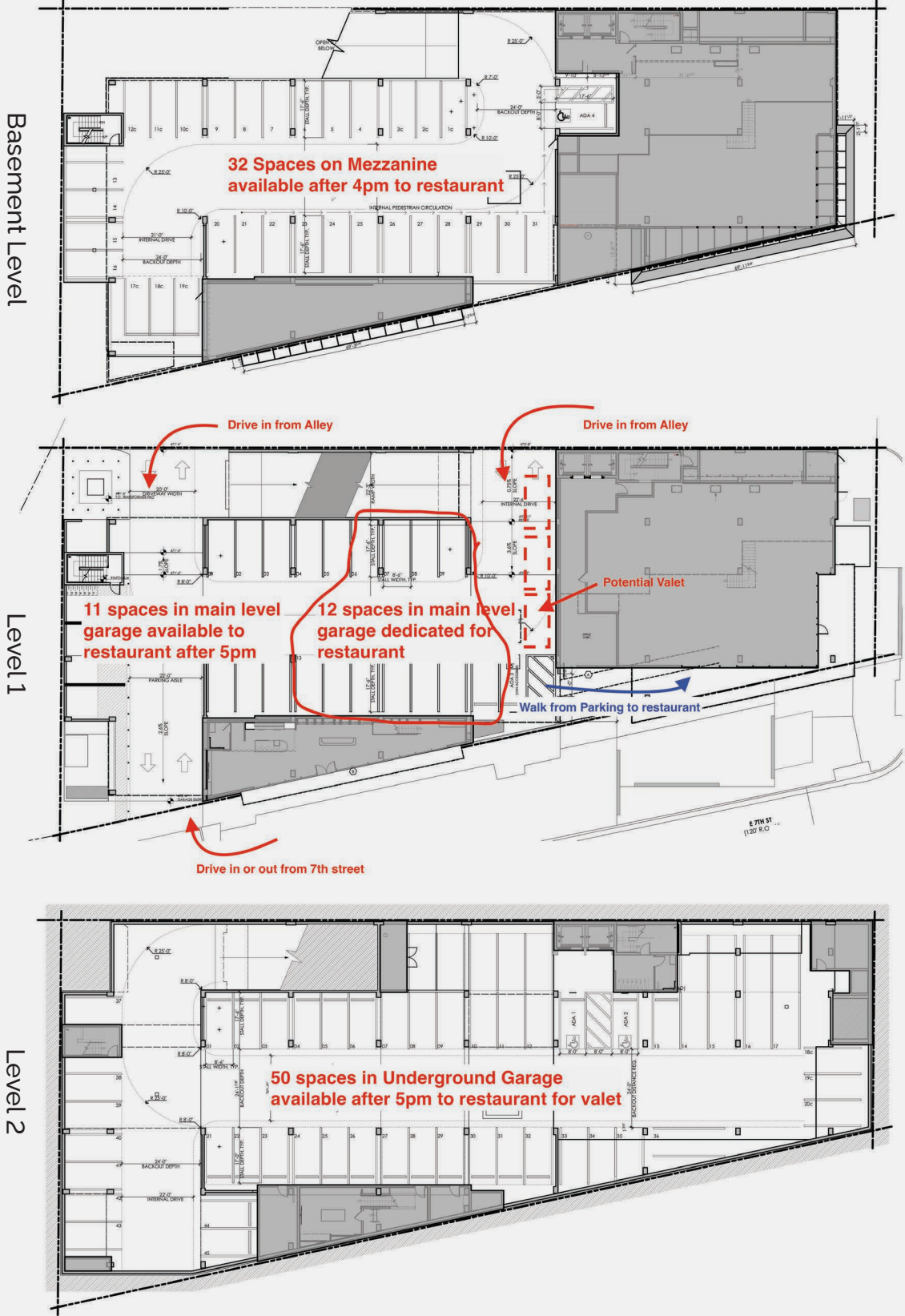
Mezzanine - 1,737 RSF

CORNER SPACE

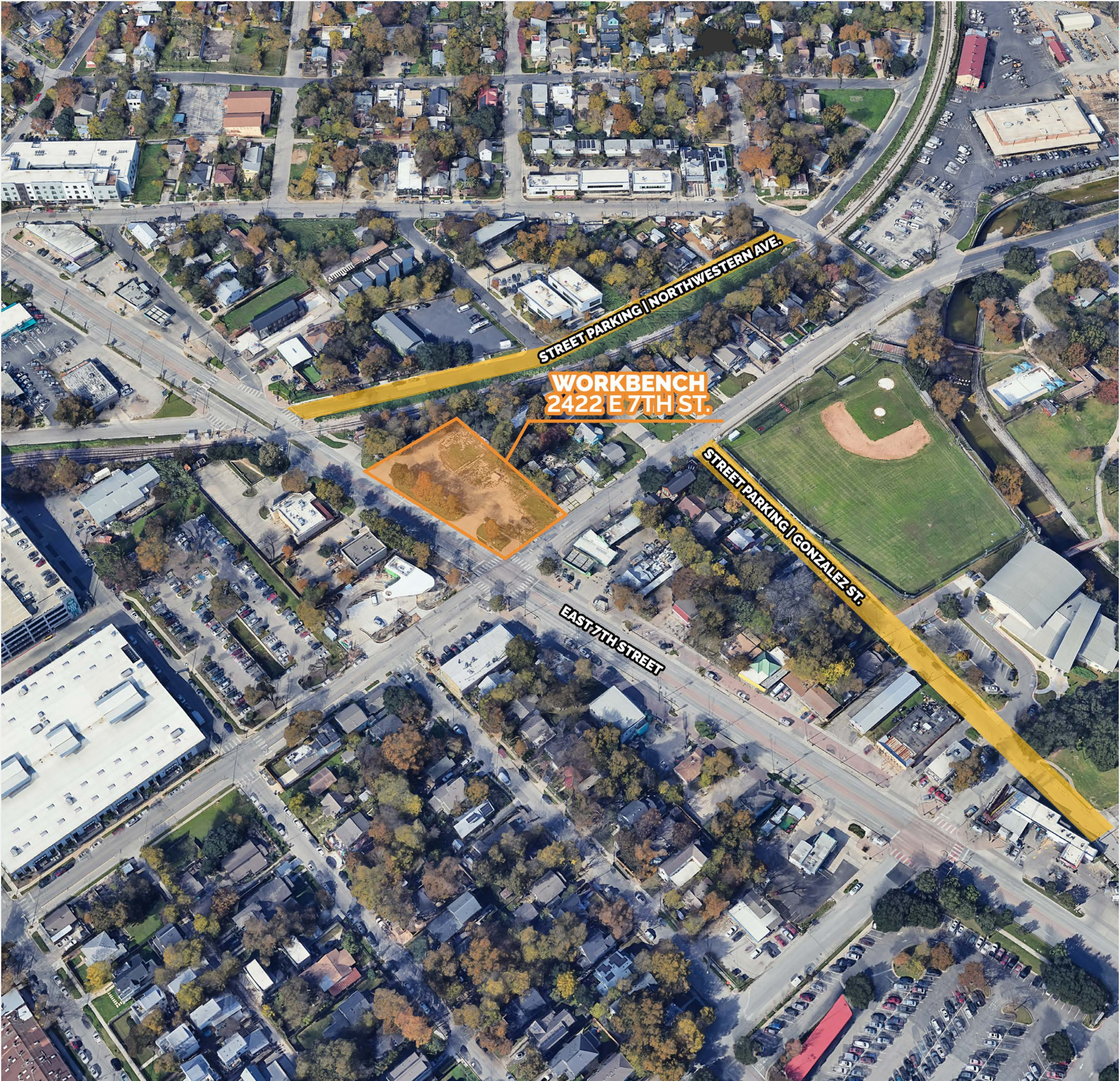
FLEXIBLE OPPORTUNITIES FROM ±1,548 SF TO 6,144 SF

GARAGE
PARKING

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



ON-STREET PARKING





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Managing Director, National Leasing
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Pinehurst, NC | 910.758.0098 | TheMcGareyGroup.com