Houston Building

at Capital of Texas Highway

OFFICE FOR LEASE

9015 Mountain Ridge Drive
Austin, Texas 78759

Transwestern

About the Building

Houston Building

A 3-story suburban office building nestled in the heart of the Arboretum area, with hill country views and direct access to Loop 360.

BUILDING FEATURES

- Newly renovated building with upscale finishes
- 4.0/1,000 surface parking
- Immediate access to Loop 360, Hwy 138 and MoPac Expressway
- On-site management
- Over 40 restaurants within a 5-mile radius

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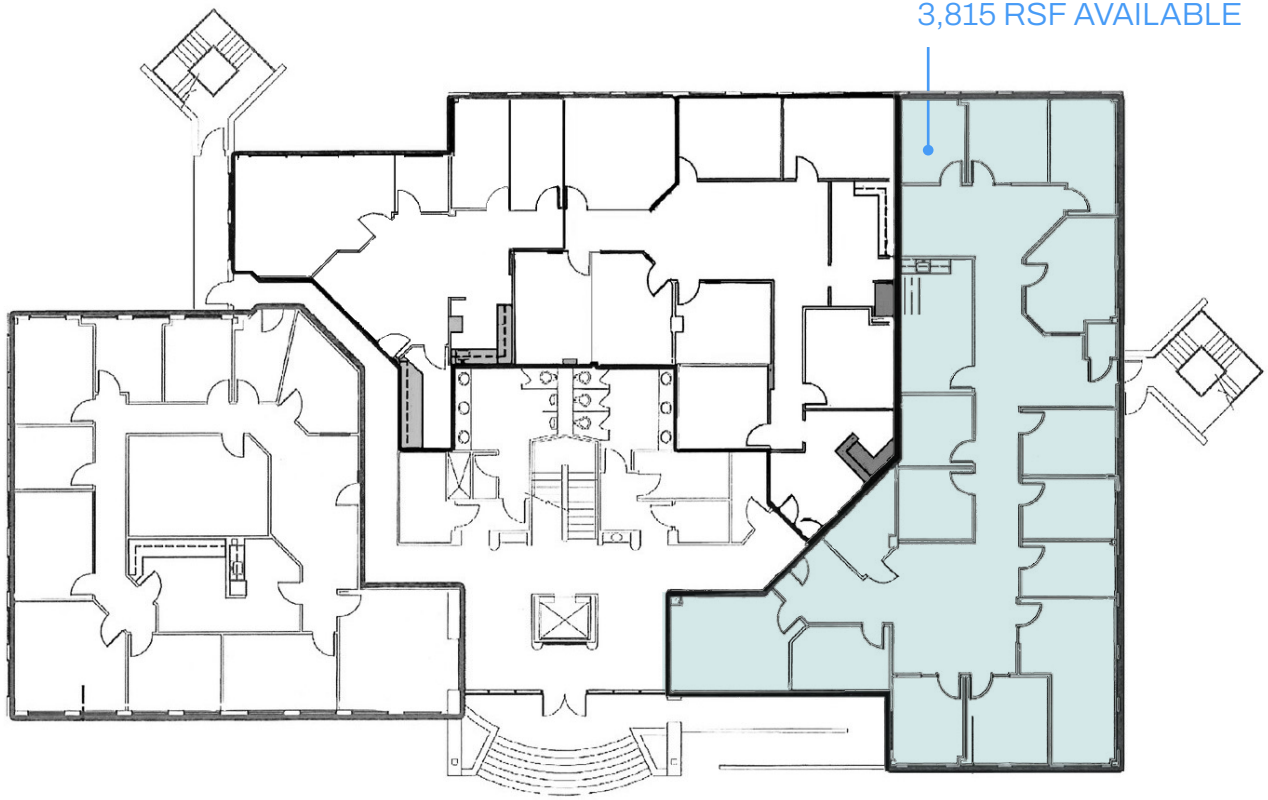
Suite 100: $17.00 PSF net with estimated opex at $17.17 PSF. Available 6/1/2026

Level 1



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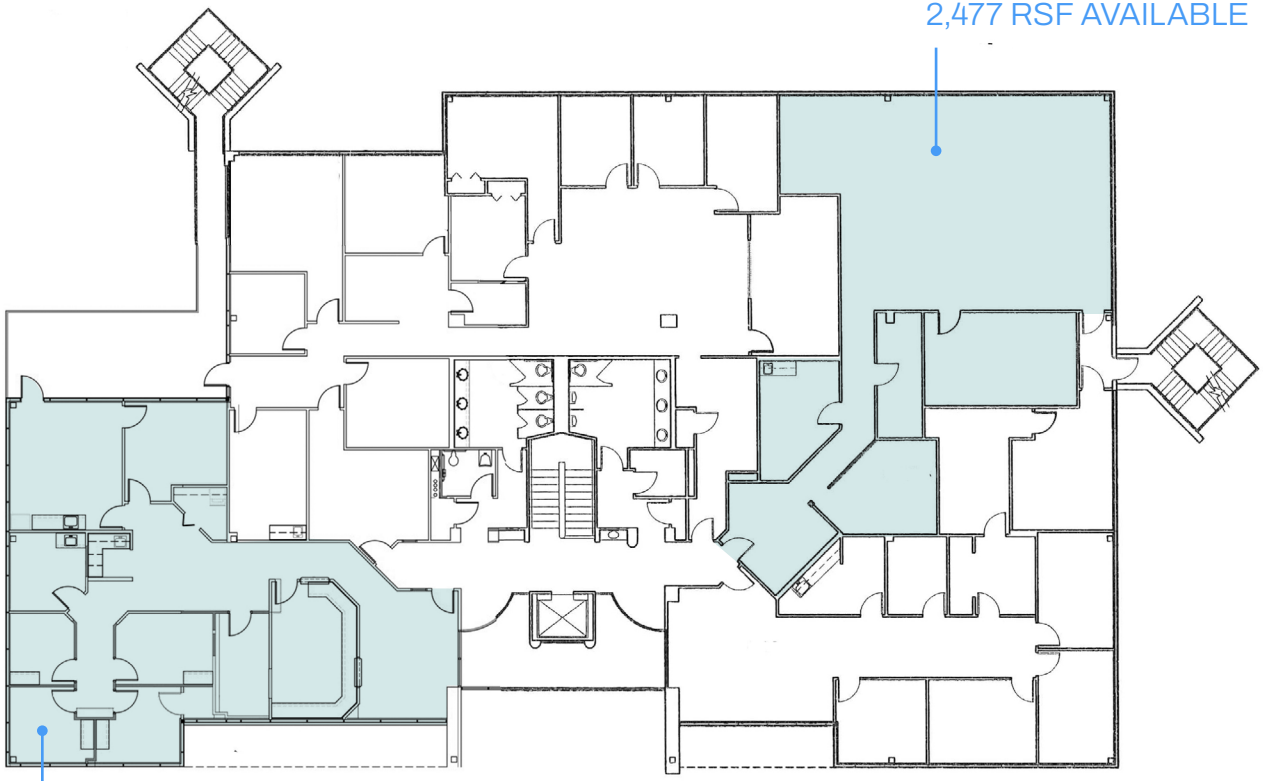
Level 2

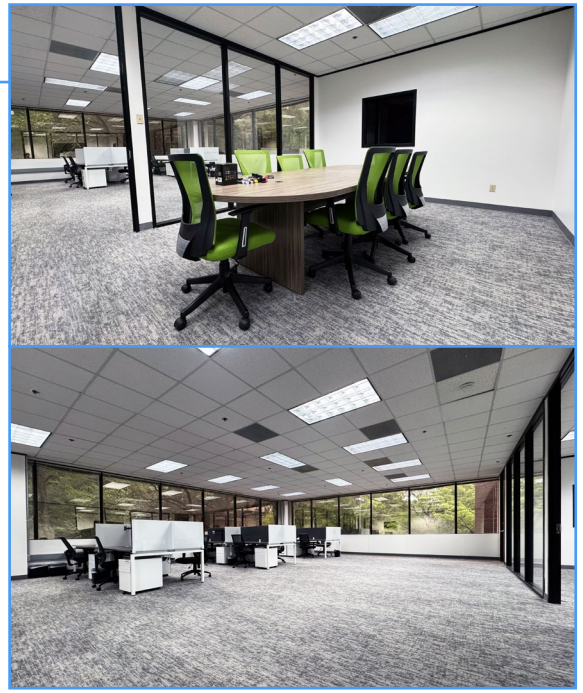
Net Rental Rate: $17.00 PSF NNN with estimated opex at $17.17 PSF

Second generation medical space



SUITE 230
2,477 RSF AVAILABLE

SUITE 200
2,445 RSF AVAILABLE



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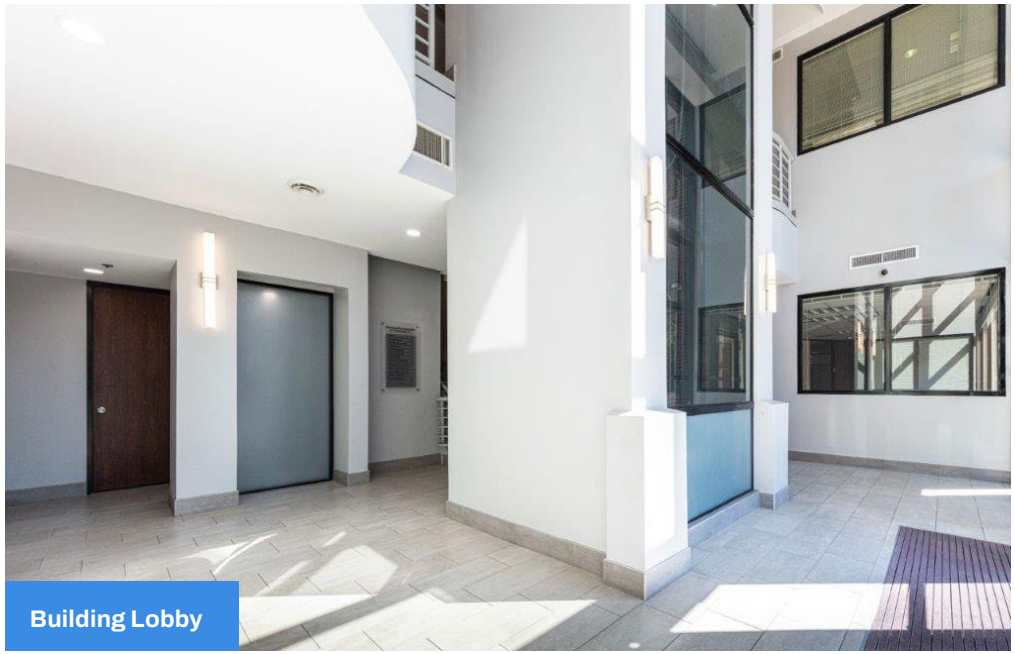
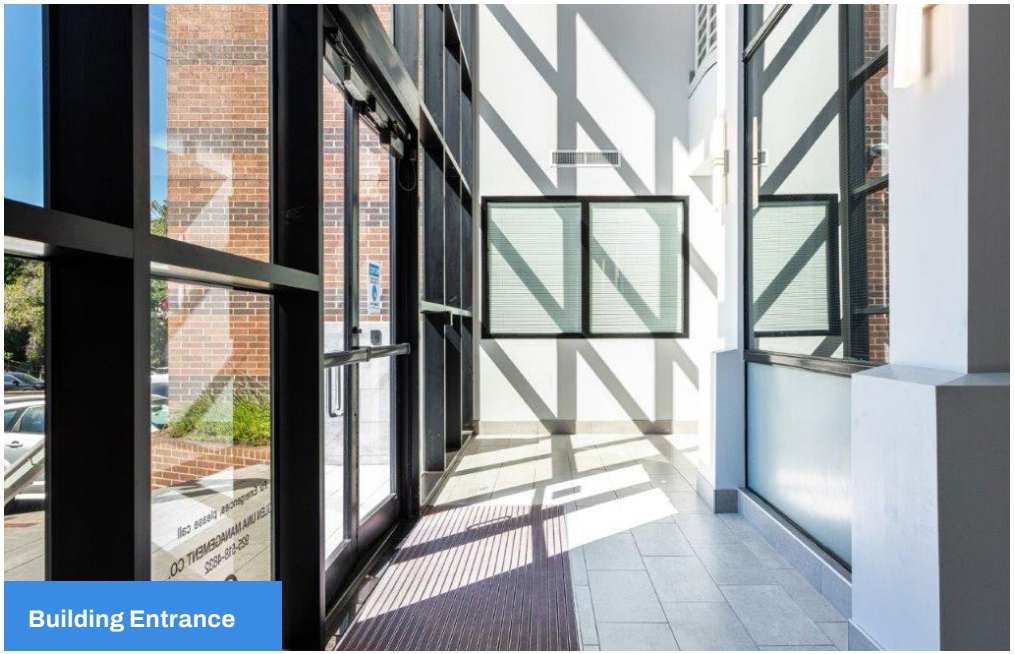


Building Lobby



Building Entrance

Conference Room

Building Aerial

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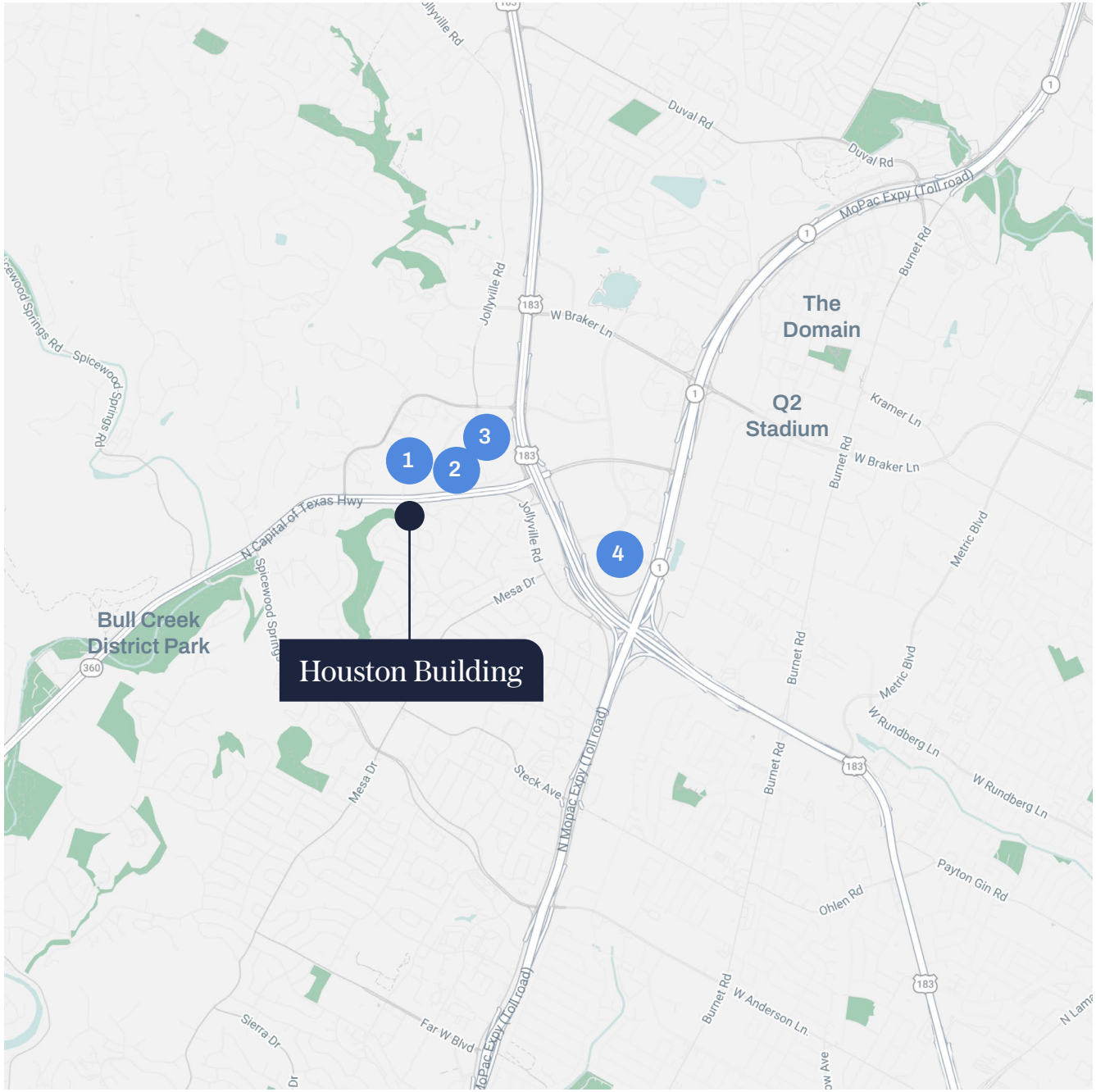
Nearby Amenities

1 Arboretum Market
Milk + Honey Spa
Modern Market
Newk's Eatery
PF Chang's
Pier 1 Imports
Romano's Macaroni Grill
Sephora
Starbucks
Talbots
Trader Joe's
Williams-Sonoma

2 Great Hills Market
FireBowl Café
Modern Market
Petco
Pok-E-Joe's Smokehouse
Regal Cinema 8
Supercuts
Texadelphia
TJ Maxx
La Madeleine

3 The Arboretum
Amy's Ice Cream
Barnes & Noble
BB&T Bank
Blue Baker
BRIO Tuscan Grille
Chase Bank
Chico's
Corner Bakery Café
Estancia Churrascaria
Everything But Water
Five Guys Hamburgers
Francesca's
Gap | Gap Kids
Jos. A Bank
Knotty Deck & Bar
Pottery Barn
Renaissance Hotel Austin
Sunglass Hut
The Cheesecake Factory
Z Gallerie
Zoe's Kitchen

4 Gateway Center
Baby Acapulco
Bank of America
BBVA Compass Bank
Bed, Bath & Beyond
Buca di Beppo
Crate & Barrel
Dave & Busters
DoubleTree by Hilton
Embassy Suites
Hanabi Sushi
Hello! Macaron
Hyatt Place
IMAX Regal Cinema
Lowe's Home Improvement
Luby's
Mimi's Café
National Tire
REI
Taco Cabana
Taco Shack
The Container Store
Water 2 Wine
Whole Foods Market



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