



# 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



Graham Trull, SIOR

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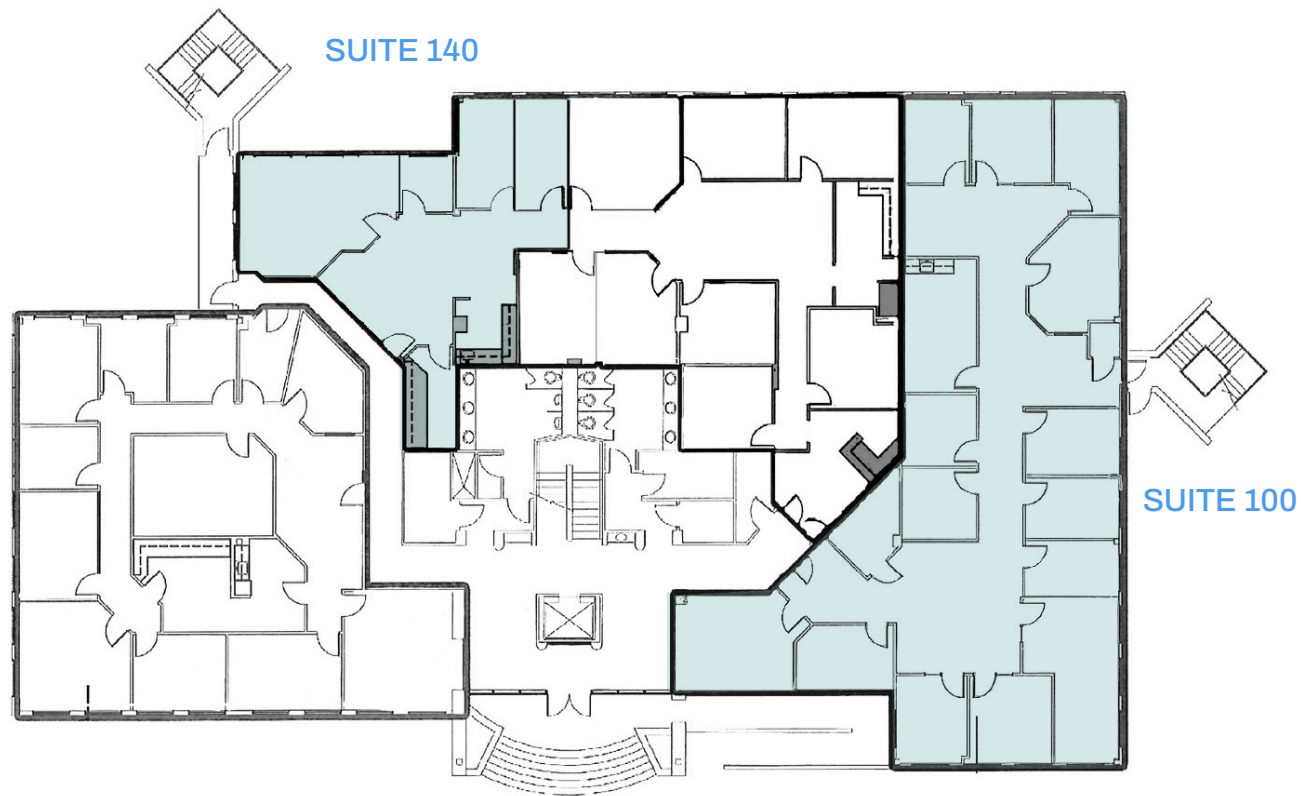
Suite 100: \$17.00 PSF net with estimated opex at \$17.17 PSF. Available 6/1/2026

Suite 140: \$18.00 PSF net with estimated opex at \$17.17 PSF. Available in 30 Days

# Level 1

SUITE 100 • 3,815 RSF AVAILABLE

SUITE 140 • 1,324 RSF AVAILABLE



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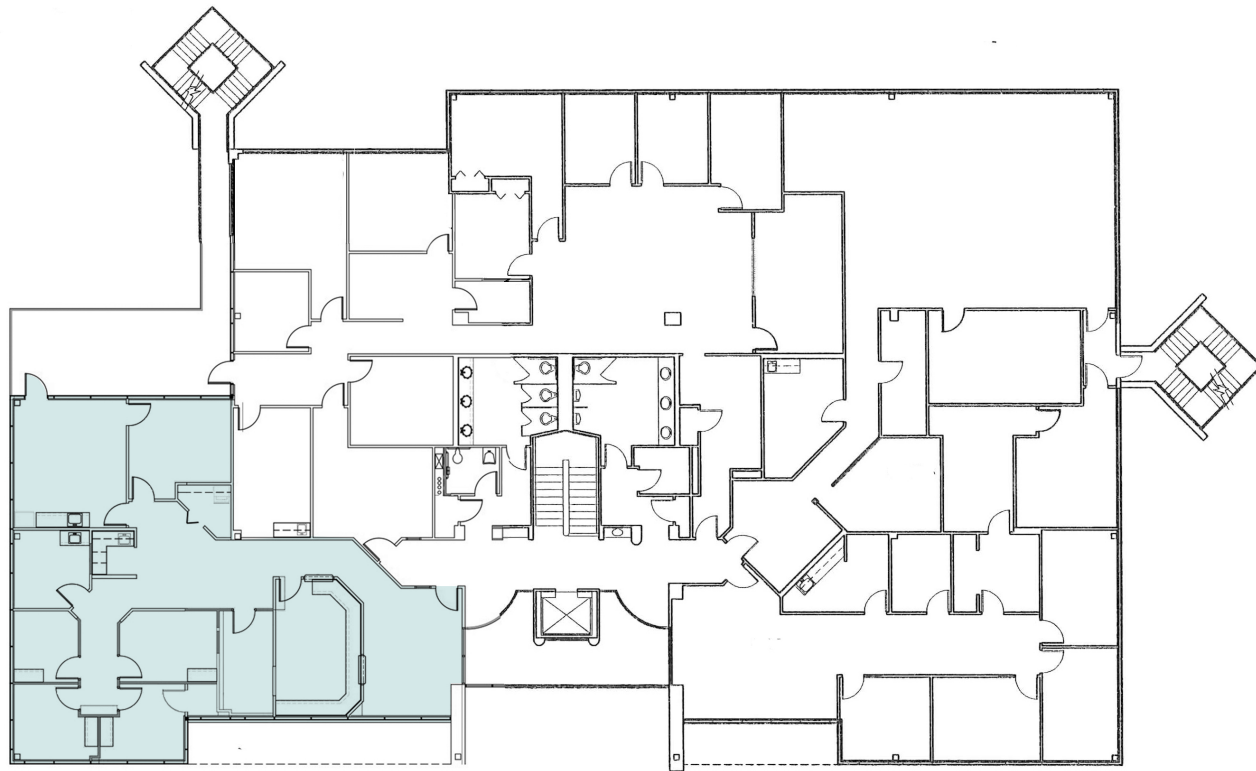
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Net Rental Rate: \$18.00 PSF NNN with estimated opex at \$17.17 PSF

# Floor Plan

Second generation medical space, available 4/1/2026

SUITE 200 • 2,445 RSF AVAILABLE

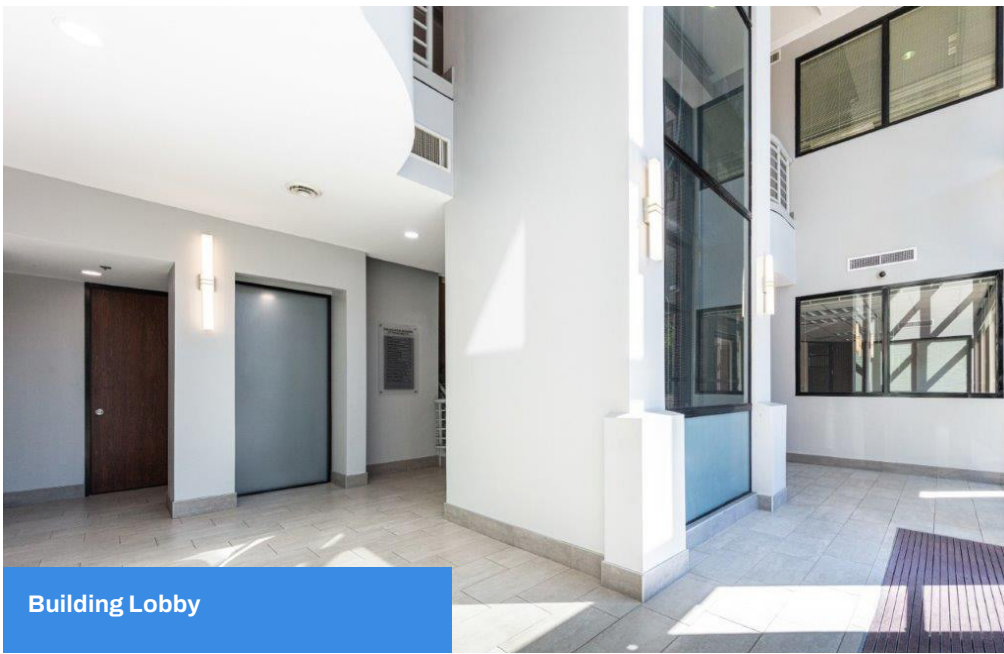


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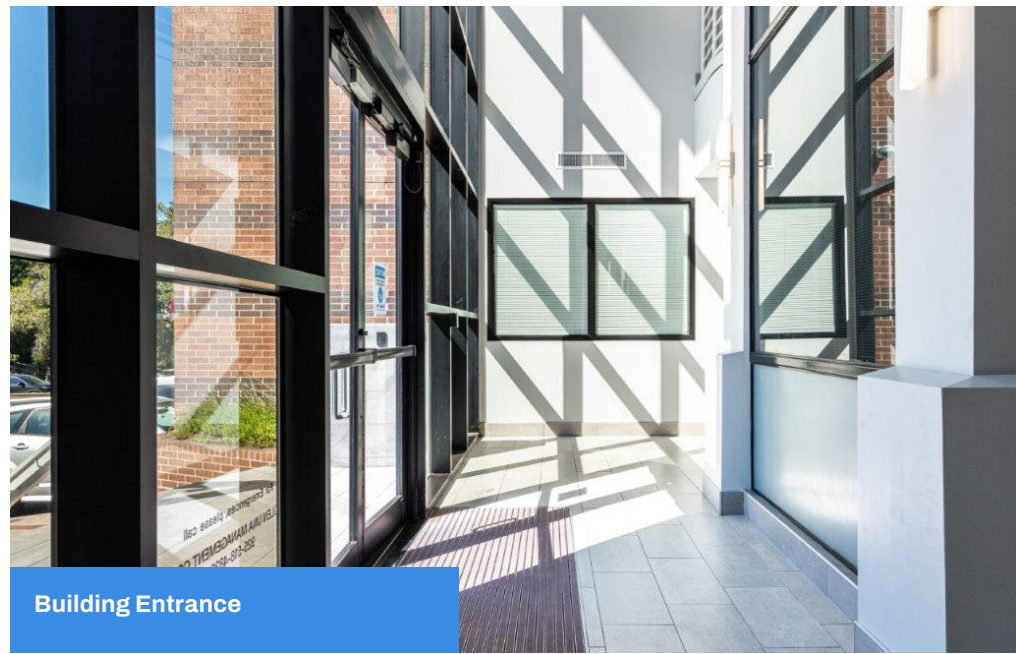
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Building Lobby



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

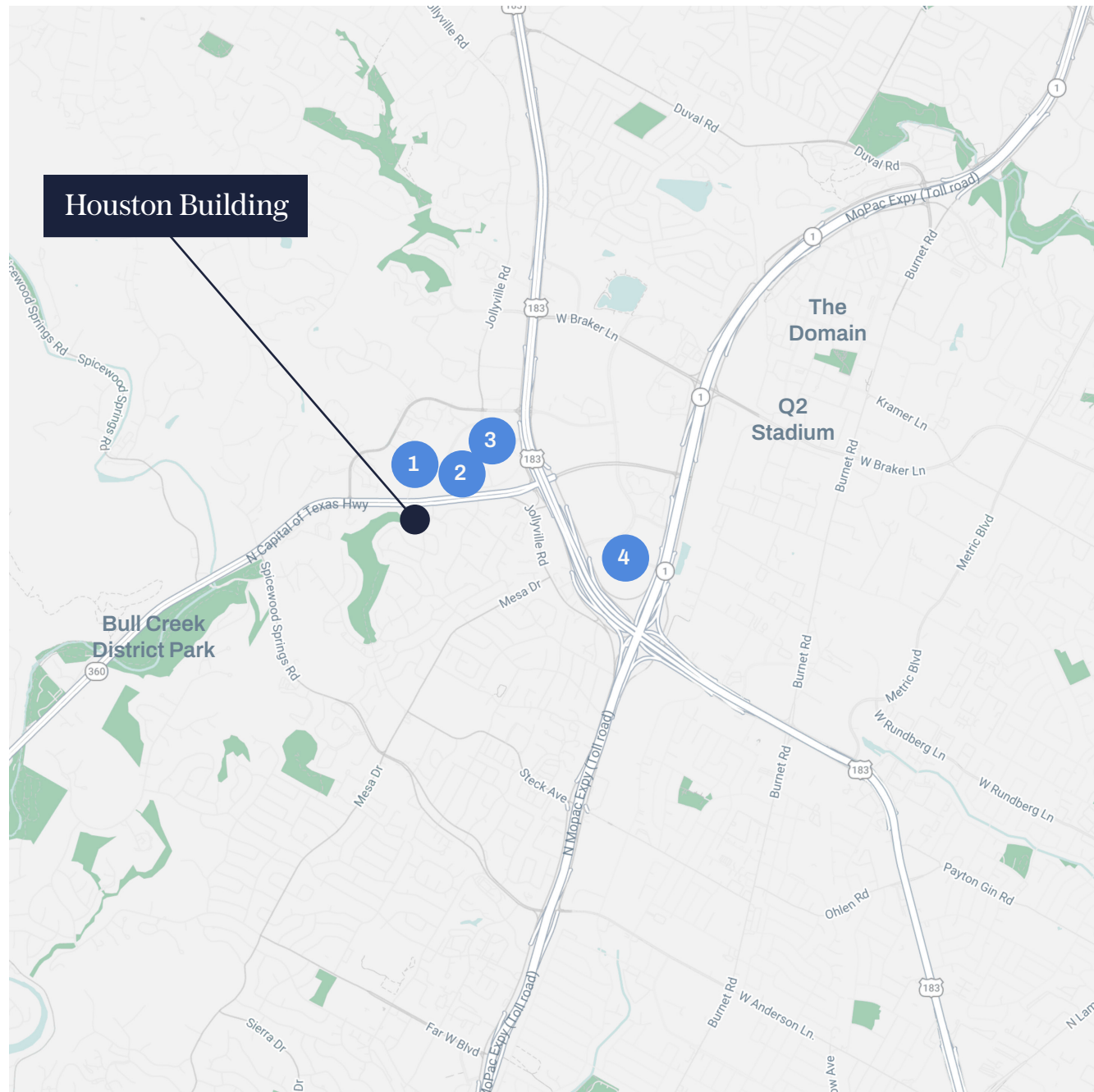
## 3 The Arboretum

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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# Get in Touch

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