



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

Vice President
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Connor Atchley

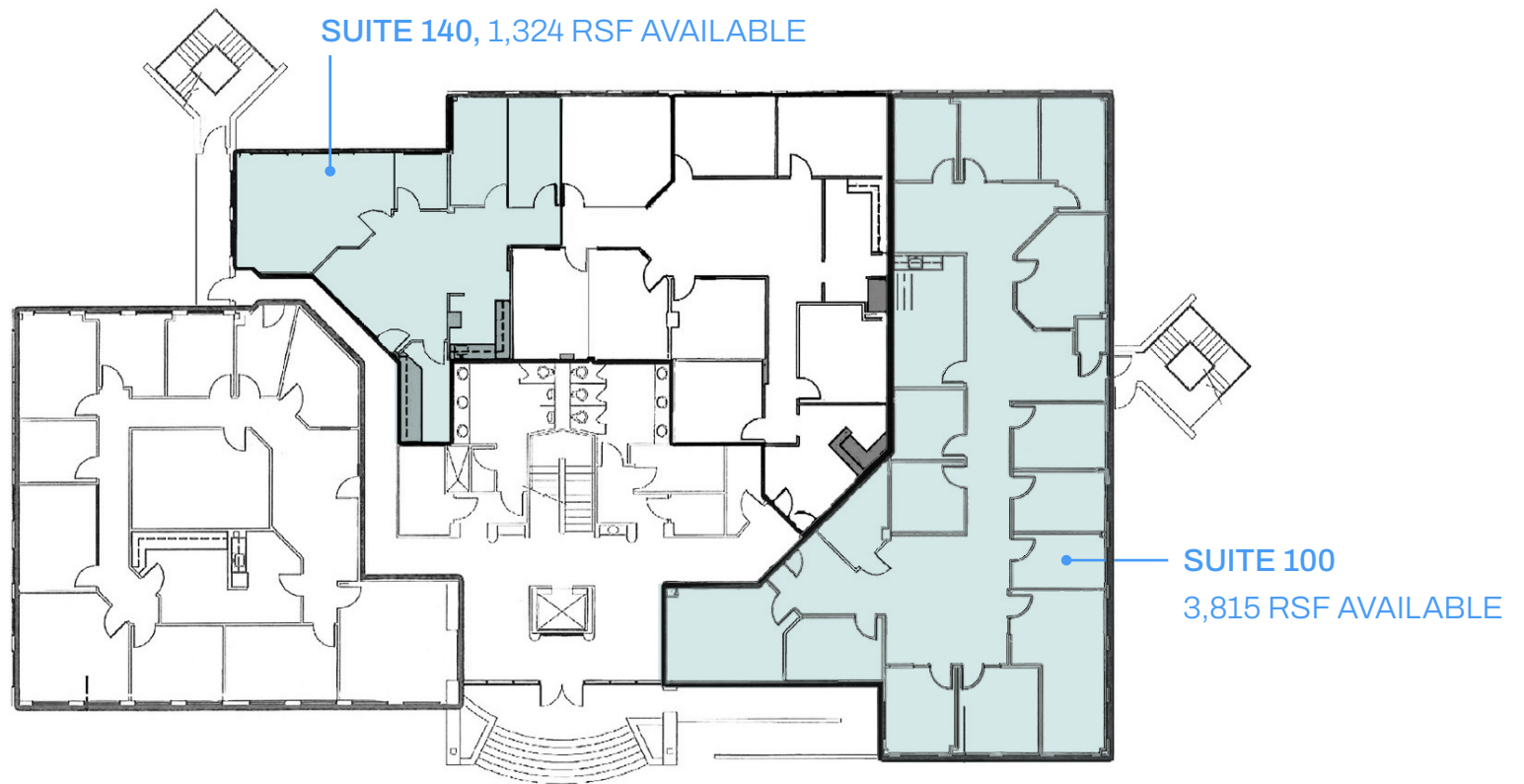
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Level 1

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

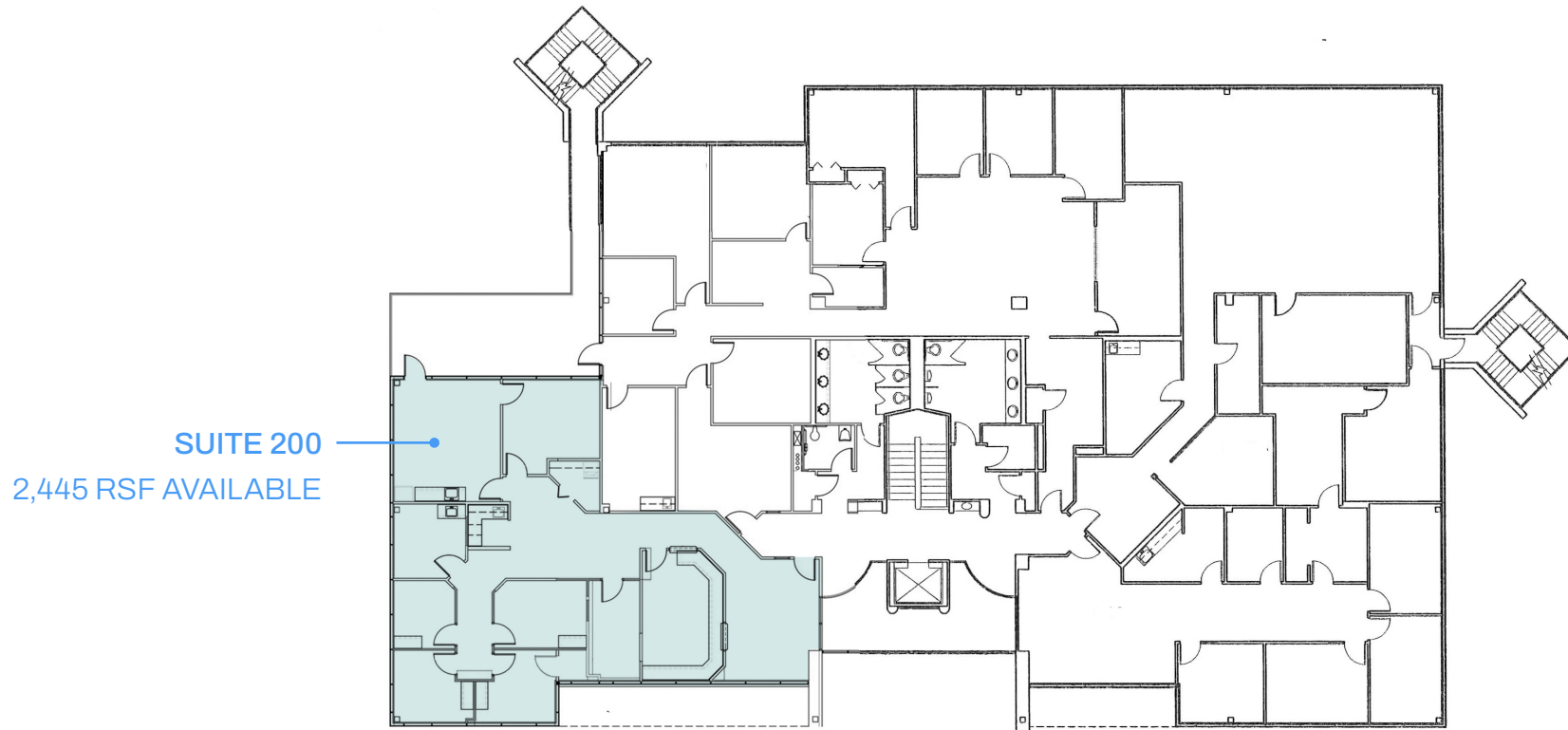


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Net Rental Rate: \$18.00 PSF NNN with estimated opex at \$17.17 PSF

Level 2

Second generation medical space, available 4/1/2026

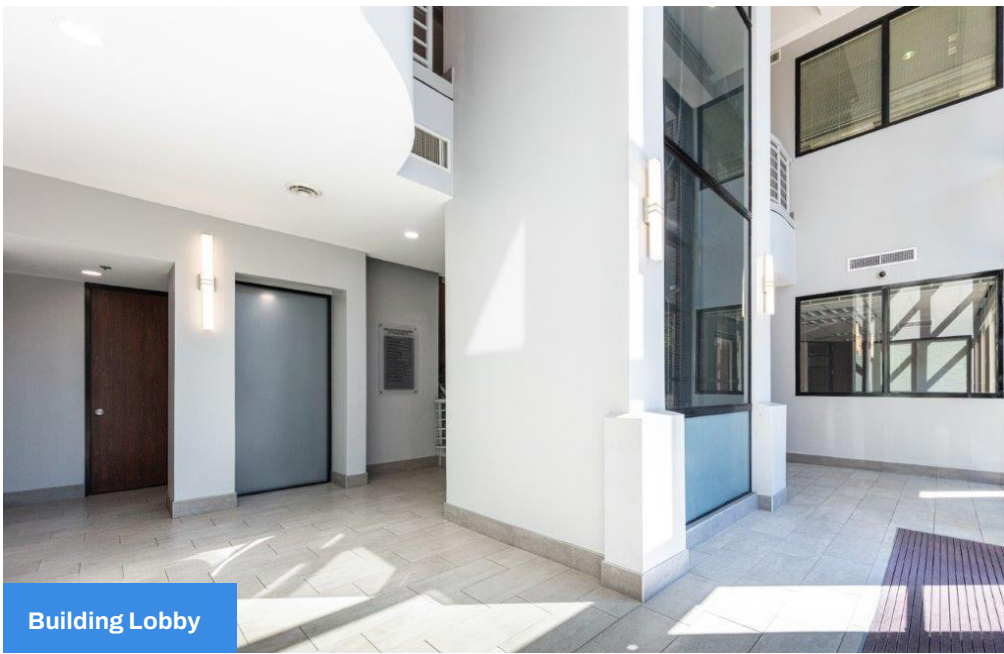


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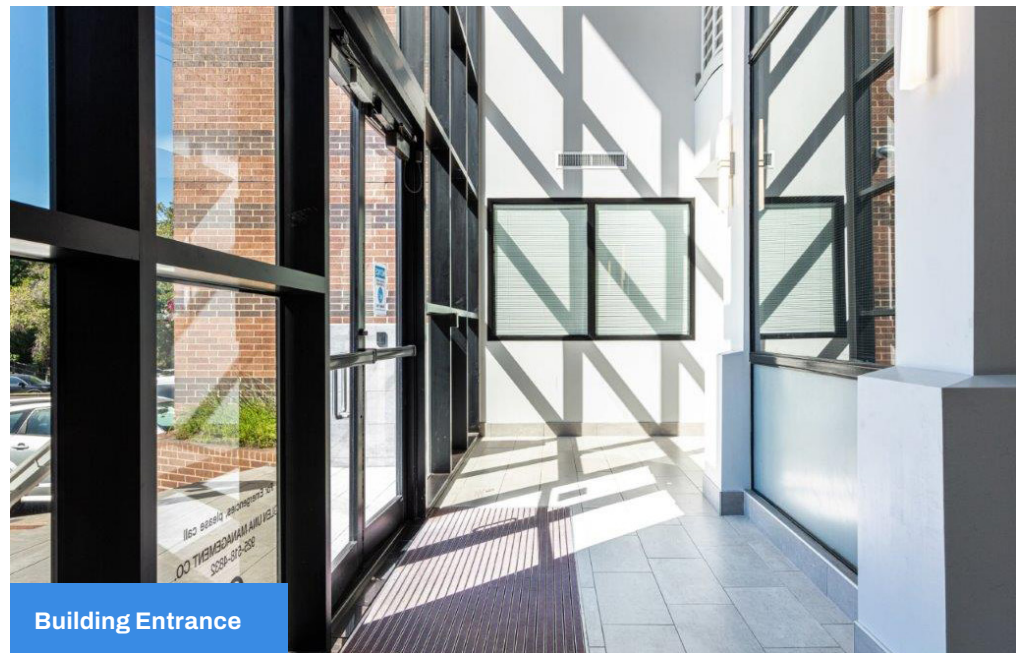
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Building Lobby



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

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

2 Great Hills Market

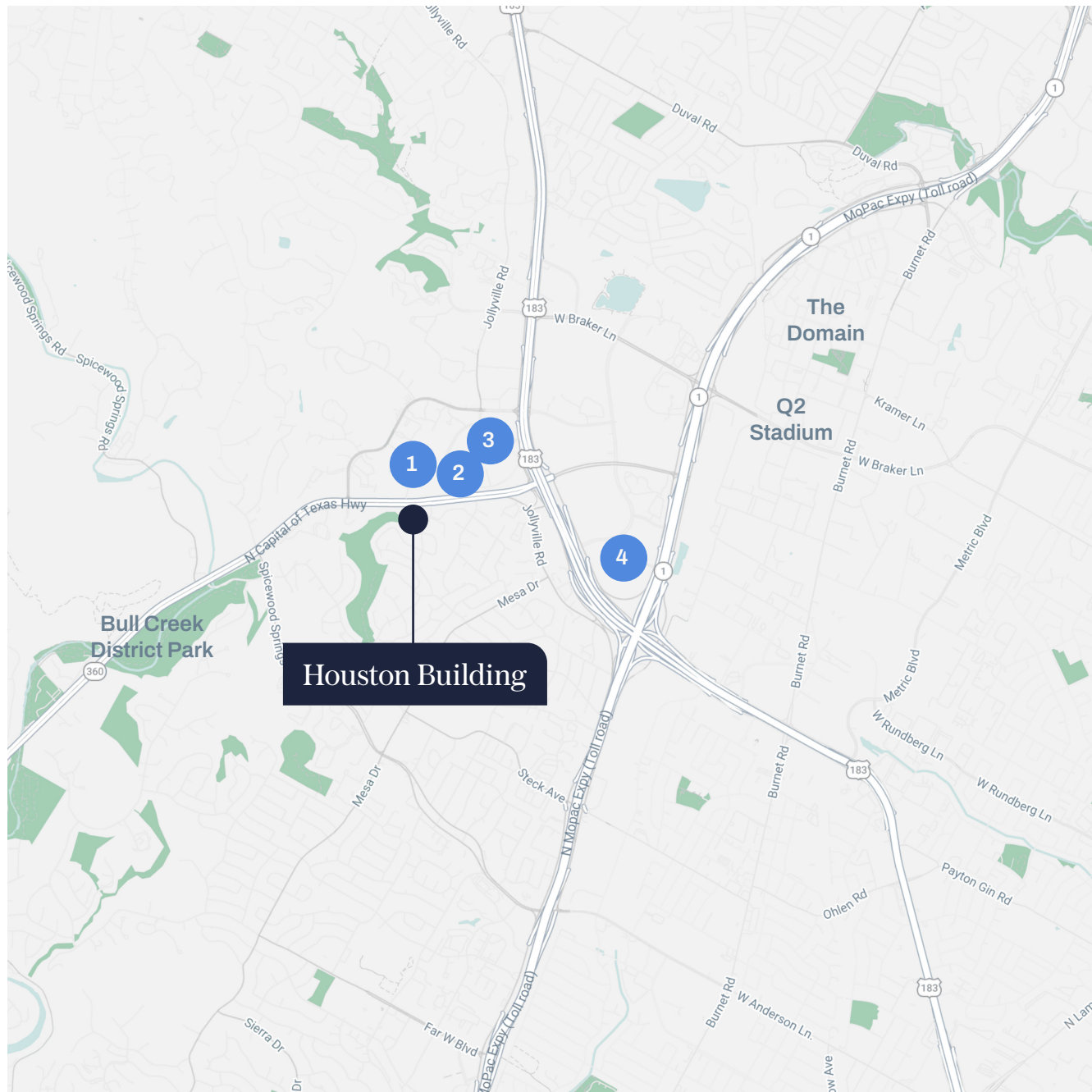
FireBowl Café
 Modern Market
 Petco
 Pok-E-Joe's Smokehouse
 Regal Cinema 8
 Supercuts
 Texadelphia
 TJ Maxx
 La Madeleine

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

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



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Get in Touch

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