

9011 MOUNTAIN RIDGE DR

2,000 - 5,000 SF OFFICE OPPORTUNITY FOR LEASE

PLUG & PLAY OFFICE



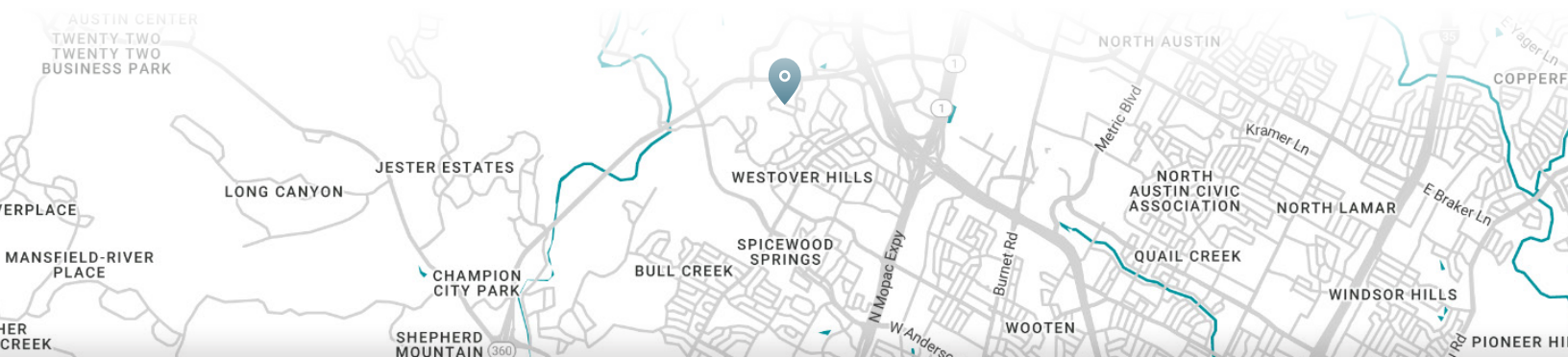
PROPERTY HIGHLIGHTS

- 2 story building w/ native Texas brick exterior
- Quality interior finishes
- Easy Ingress / Egress
- Ample Surface Parking
- Located near Hwy 360 / US 183 intersection

SPACE HIGHLIGHTS

Suite 100: 2,000 - 5,000 SF

- First Floor / First Entrance in lobby
 - Flexibly Divisible
- Rental Rate: \$34.00/NNN
- OPEX: \$19.74/SF
- Available: Immediately
- Fully Furnished (New build out in 2023)
- Parking: 4/1000

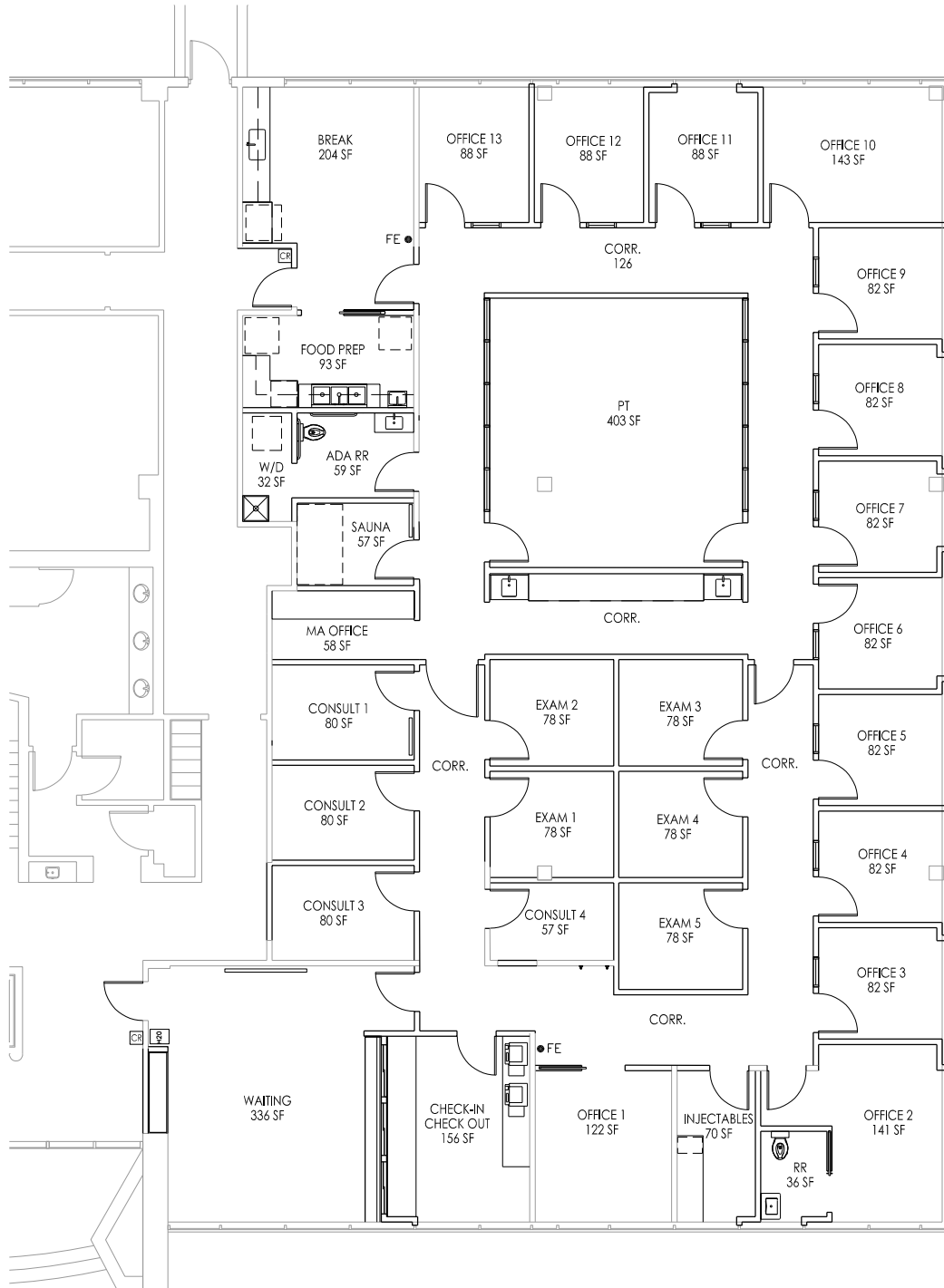


LICENSED REAL ESTATE BROKER | FranklinSt.com

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FLOOR PLAN - DIVISIBLE

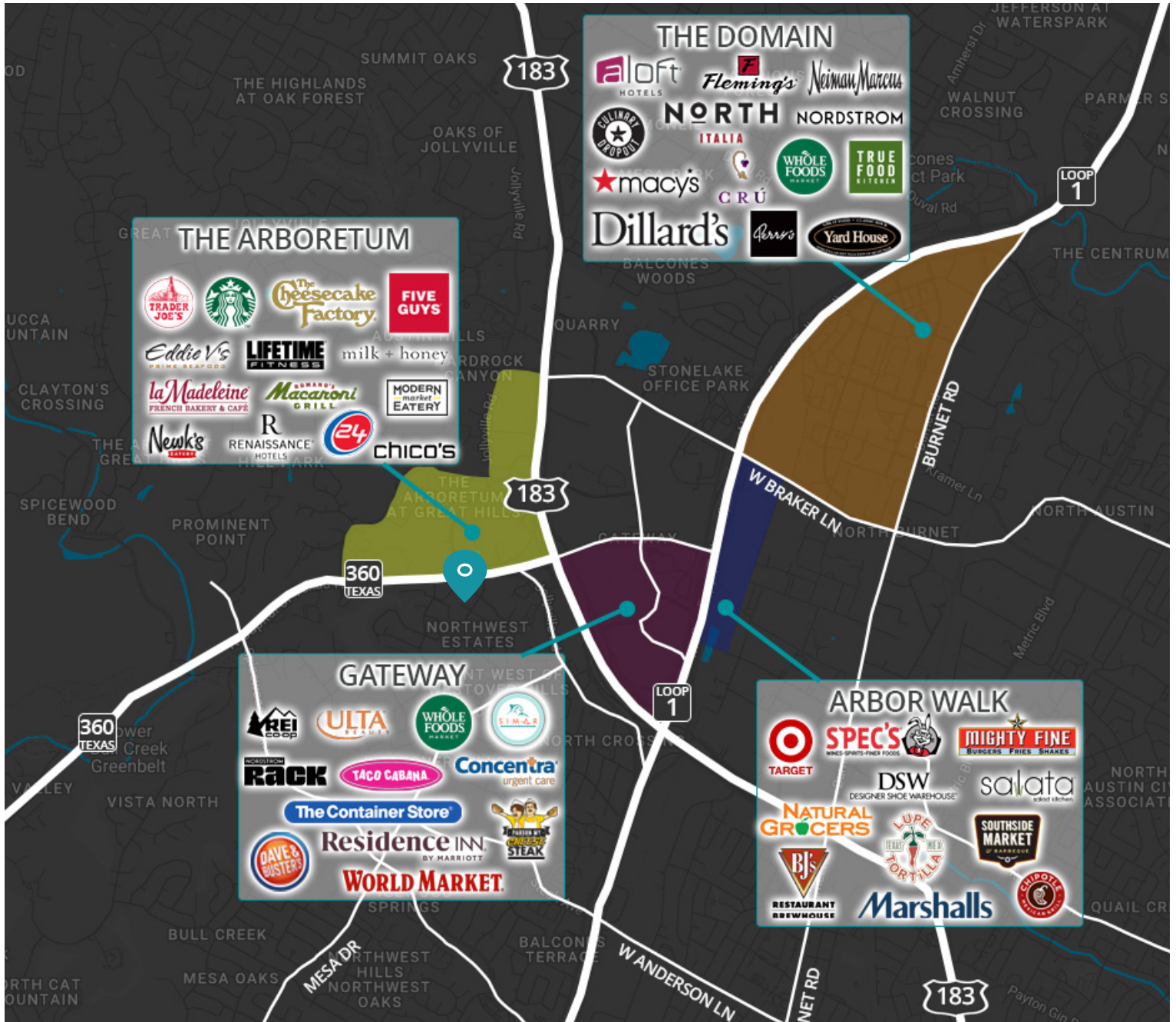
Suite 100: 2,000 - 5,000 RSF



WHATS IN THE AREA

📍 9011 Mountain Ridge Dr | Austin, TX 78759 | Suite 100

NEARBY AMENITIES



PHOTOS

Suite 100: 2,000 - 5,000 SF
DIVISIBLE

