

OFFICE/MEDICAL FOR LEASE

9015 Mountain Ridge Drive | Austin, Texas 78759

Houston Building

at Capital of Texas Plaza



FOR MORE INFORMATION

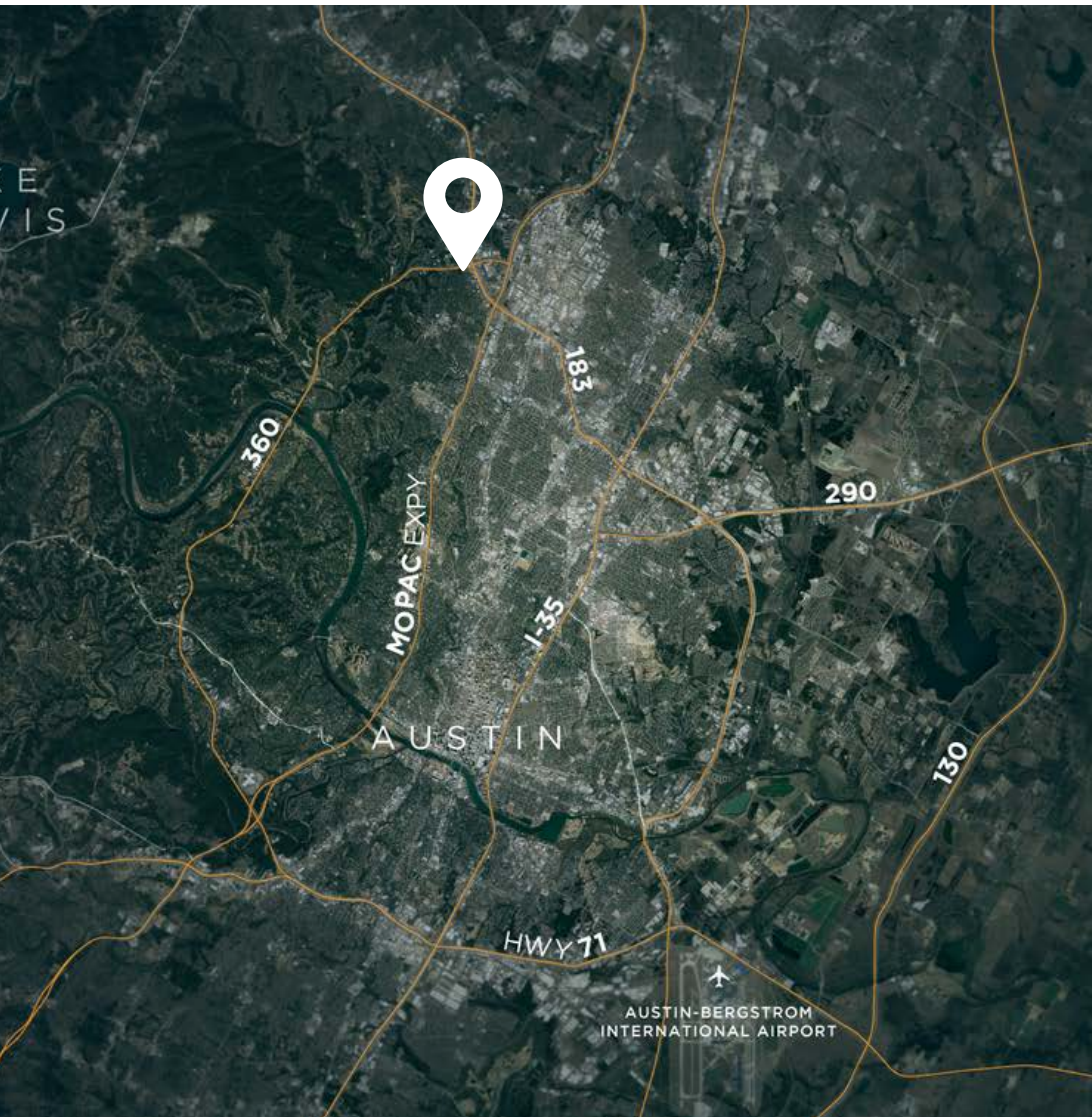
GRAHAM TRULL, SIOR

gtrull@riverside-re.com
512.484.8909

RIVERSIDE

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9015 Mountain Ridge

LEVEL ONE

Suite 100 - 3,815 RSF

\$17.00/RSF + \$17.17 NNN

Suite 140 - 1,324 RSF

\$18.00/RSF + \$17.17 NNN

LEVEL TWO

Suite 200 - 2,445 RSF

\$18.00/RSF + \$17.17 NNN

AMENITIES

- Newly renovated building with upscale finishes
- 4.0/1,000 RSF Parking Ratio
- Immediate access to Hwy. 360,
- Research Blvd. (Hwy. 183) and MoPac
- On-site management
- Over 40 restaurants within a 5-mile radius

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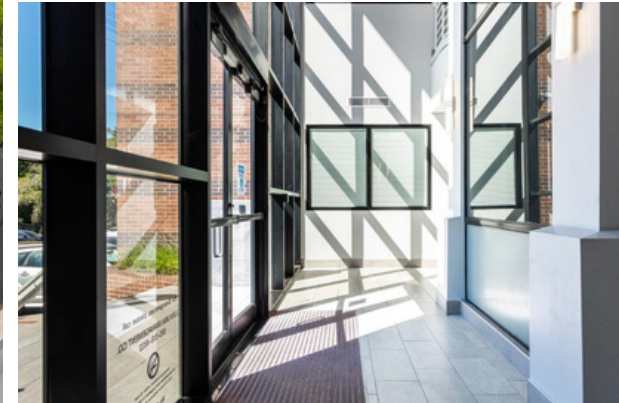
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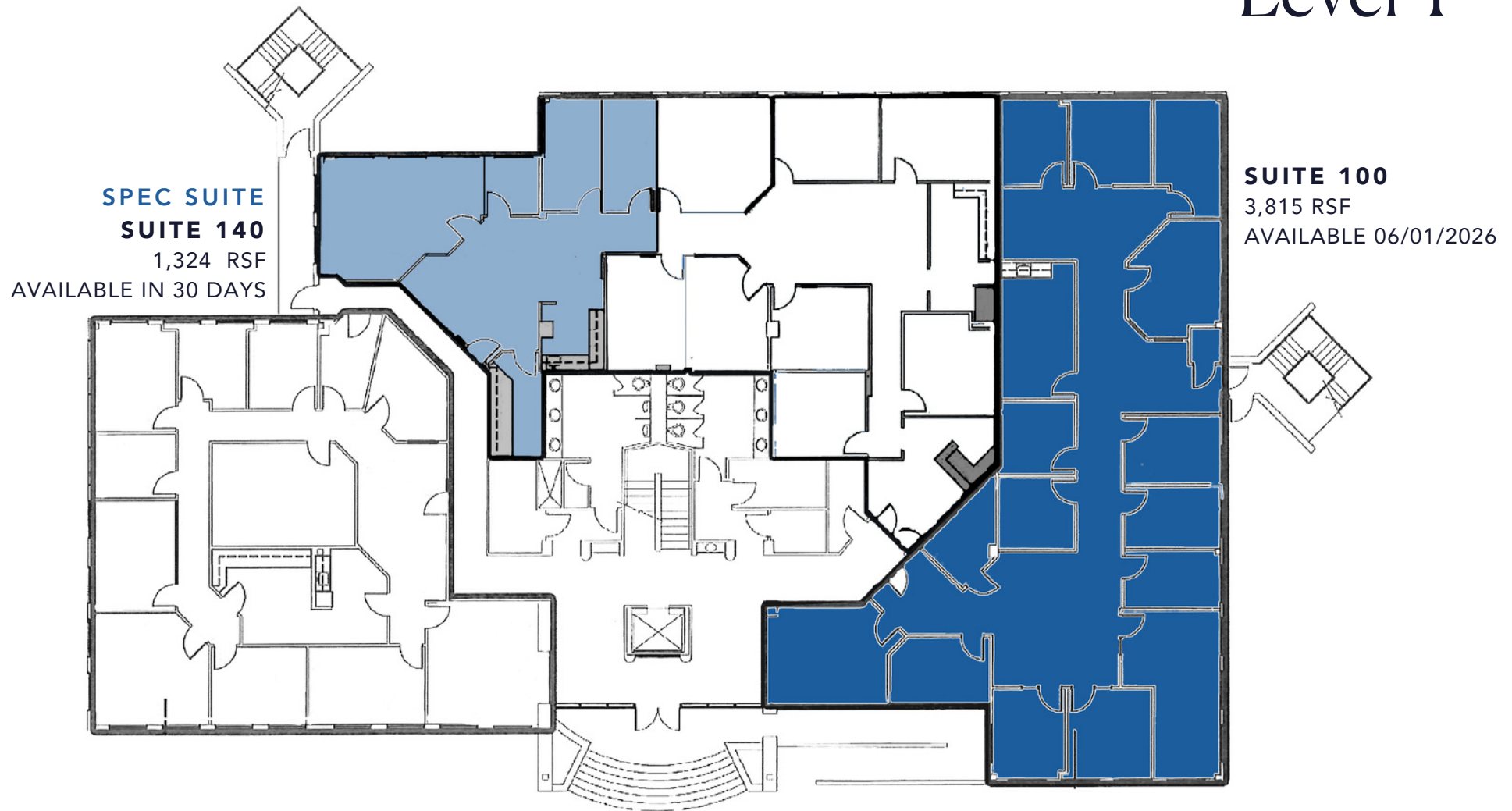
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Level 1



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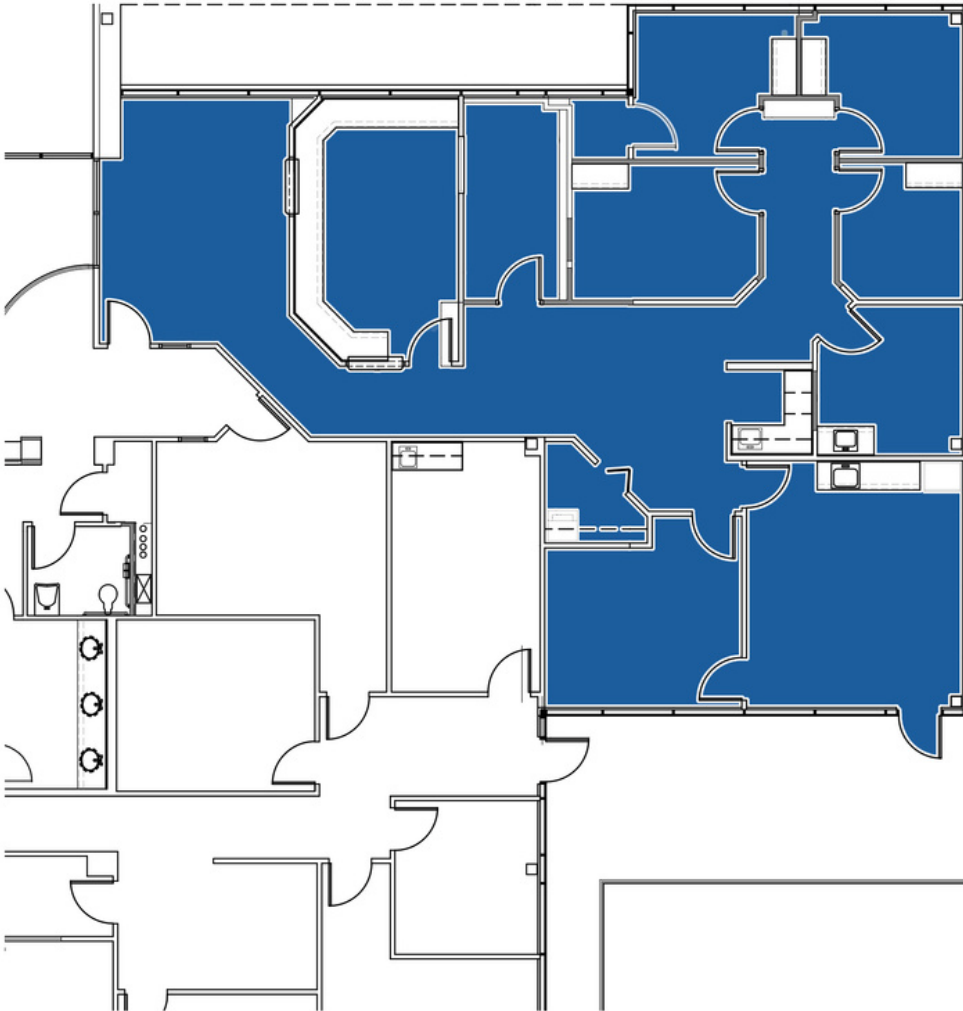
Level 2

SUITE 200

2,445 RSF

2ND GENERATION MEDICAL SPACE

AVAILABLE 04/01/26



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RIVERSIDE

Nearby Amenities

1 Arboretum Market

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

2 Great Hills Market

FireBowl Cafe
Modern Market
Texadelphia
TJ Maxx
Supercuts
Pok-E-Jo's Smokehouse
Petco
Regal Cinema 8
La Madeleine French Cafe

3 The Arboretum

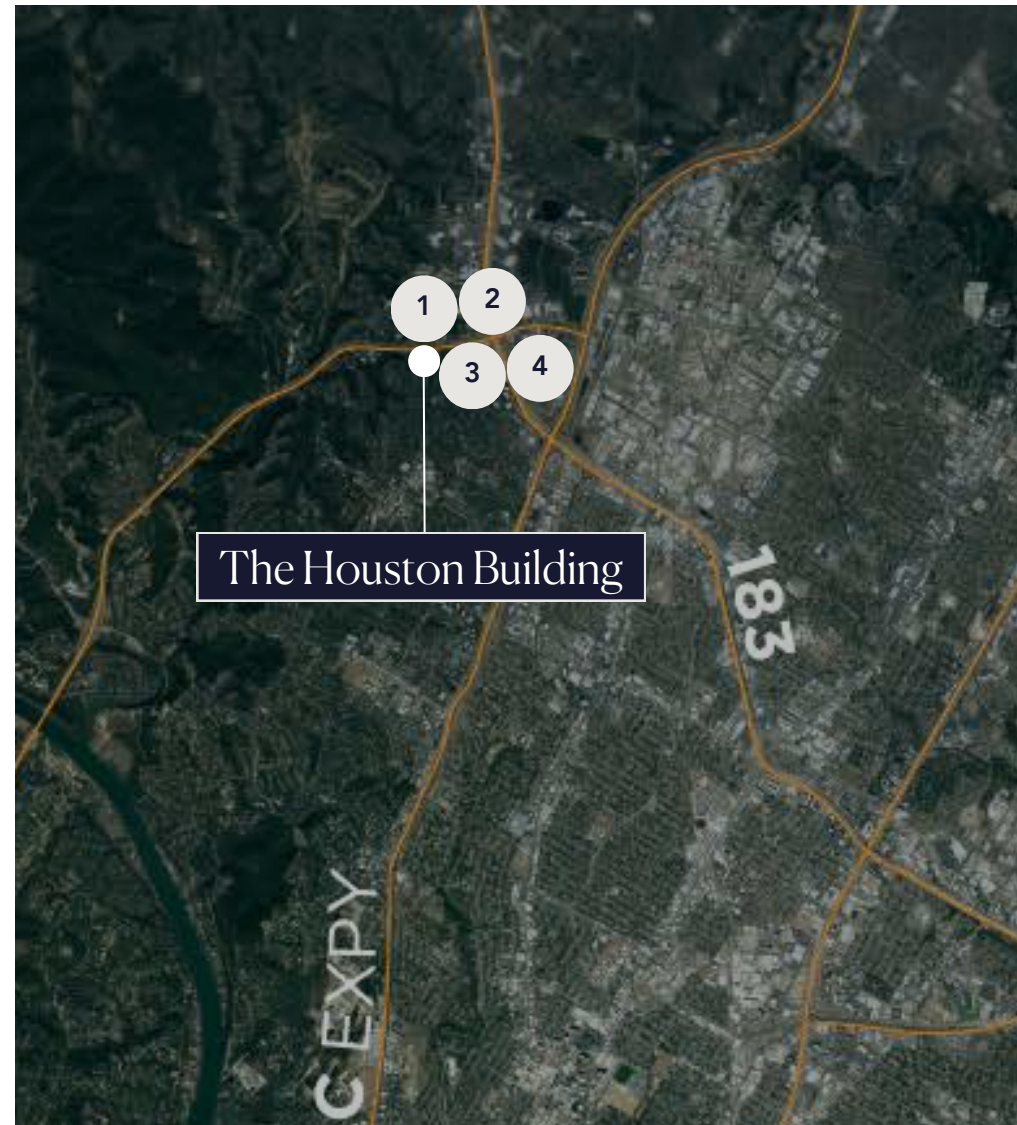
Zoe's Kitchen
Pottery Barn
Gap | Gap Kids
Z Gallerie
Francesca's
Everything But Water
Jos. A Bank
Sunglass Hut
Amy's Ice Creams

3 The Arboretum Cont'd

Five Guys Hamburgers
Barnes & Noble
The Cheesecake Factory
Renaissance Austin
Knotty Deck & Bar
Chico's
BRIO Tuscan Grille
Blue Baker
Estancia Churrascaria
BB&T
Corner Bakery Cafe
Chase Bank

4 I-35 & HWY 183

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



Contact

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THE HOUSTON BUILDING

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