

OFFICE/MEDICAL FOR LEASE

9015 Mountain Ridge Drive | Austin, Texas 78759

Houston Building



FOR MORE INFORMATION

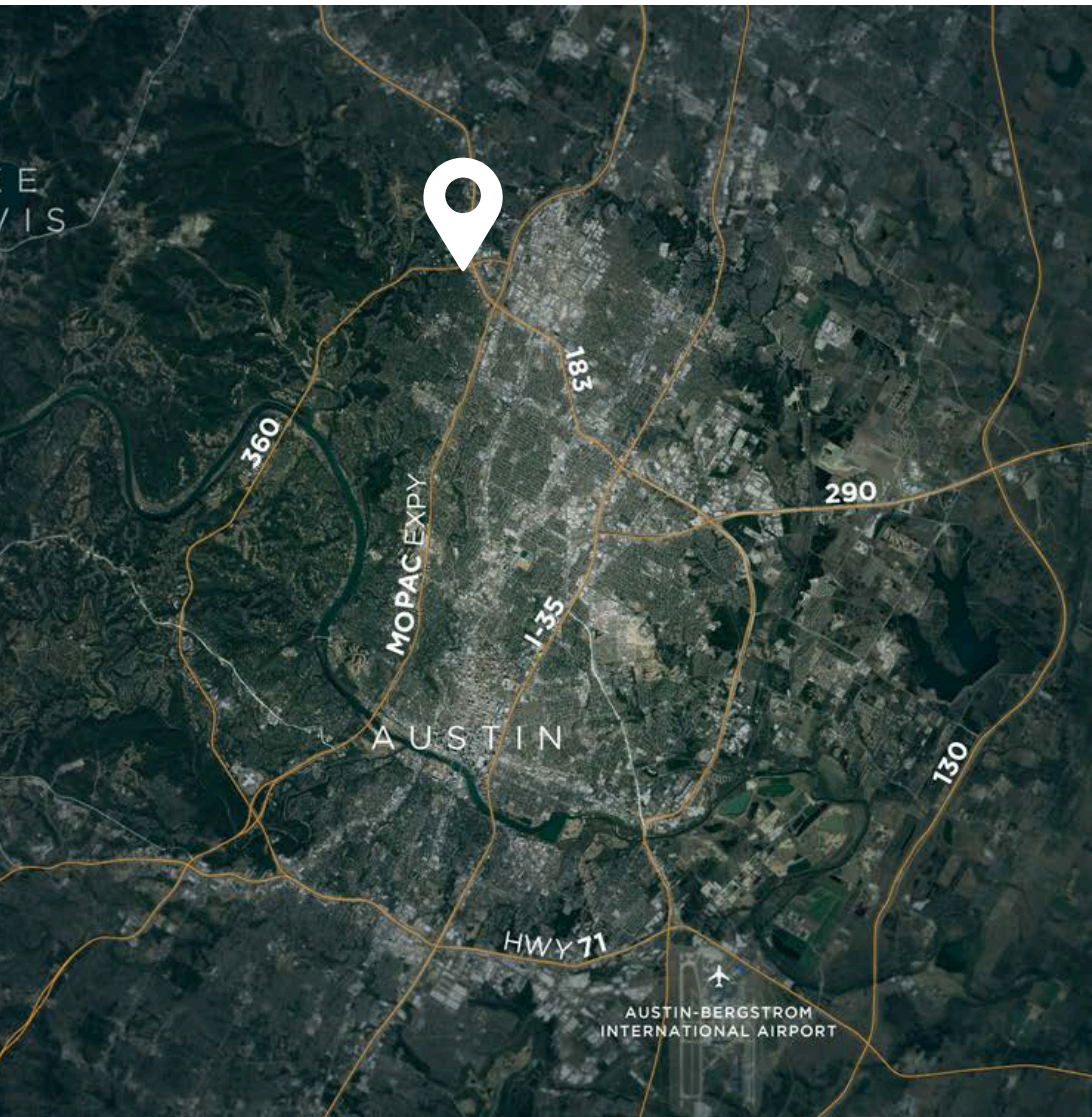
GRAHAM TRULL

gtrull@riversideresources.com
512.484.8909

 RIVERSIDE

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9015 Mountain Ridge

LEVEL ONE

Suite 120 - 2,599 RSF* \$16.00/RSF + \$15.70 NNN

Suite 140 - 1,324 RSF* \$18.00/RSF + \$15.70 NNN

**Suites may be combined for a total of 3,923 RSF.*

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

FOR MORE INFORMATION

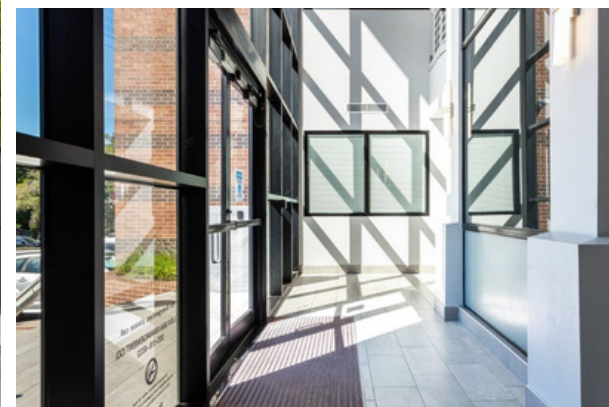
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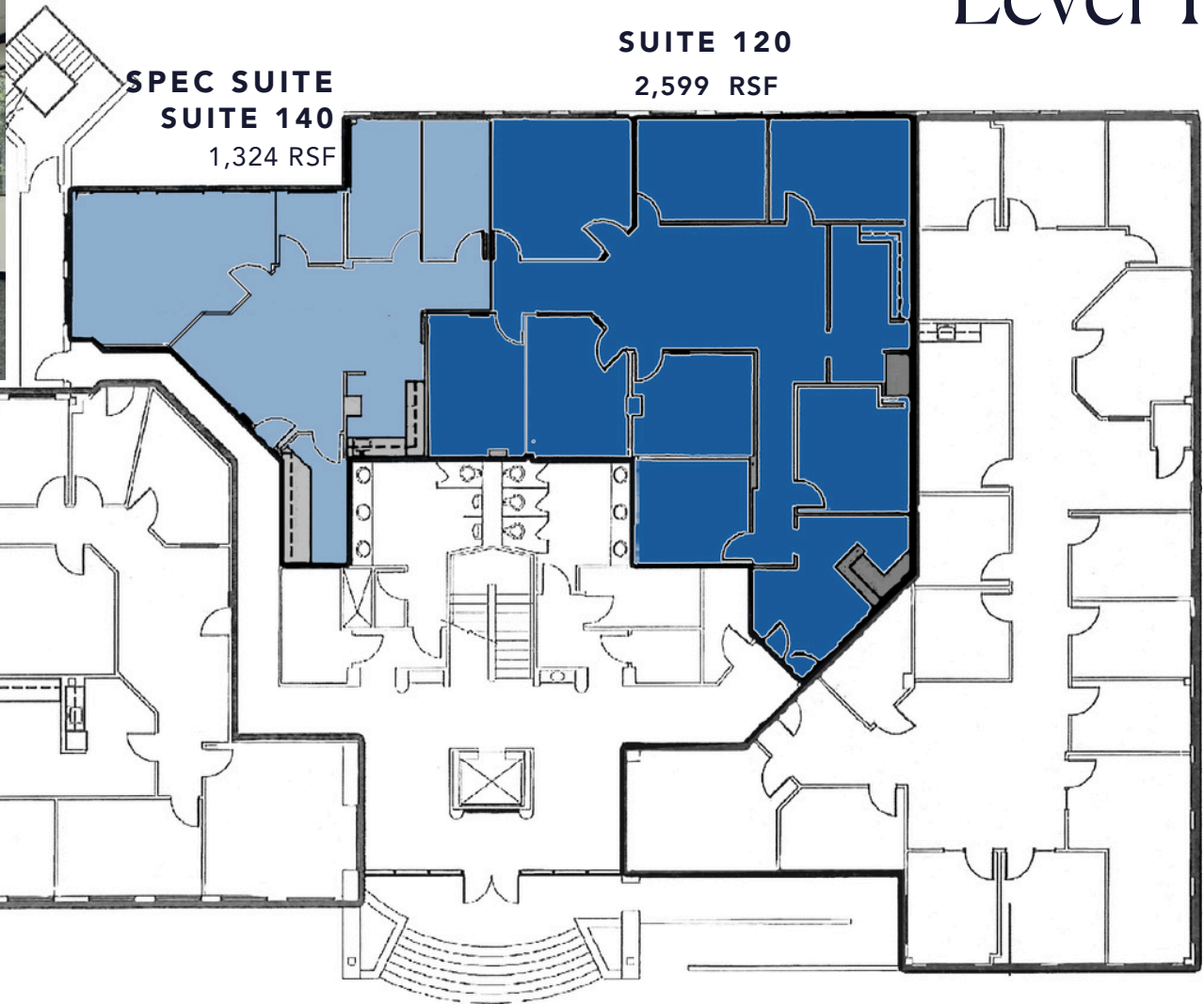
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 RIVERSIDE

Level 1



**SPEC SUITE
SUITE 140**
1,324 RSF

SUITE 120
2,599 RSF

SUITES 120 & 140 MAY BE COMBINED
FOR A TOTAL OF 3,923 RSF.

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

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

2 Great Hills Market

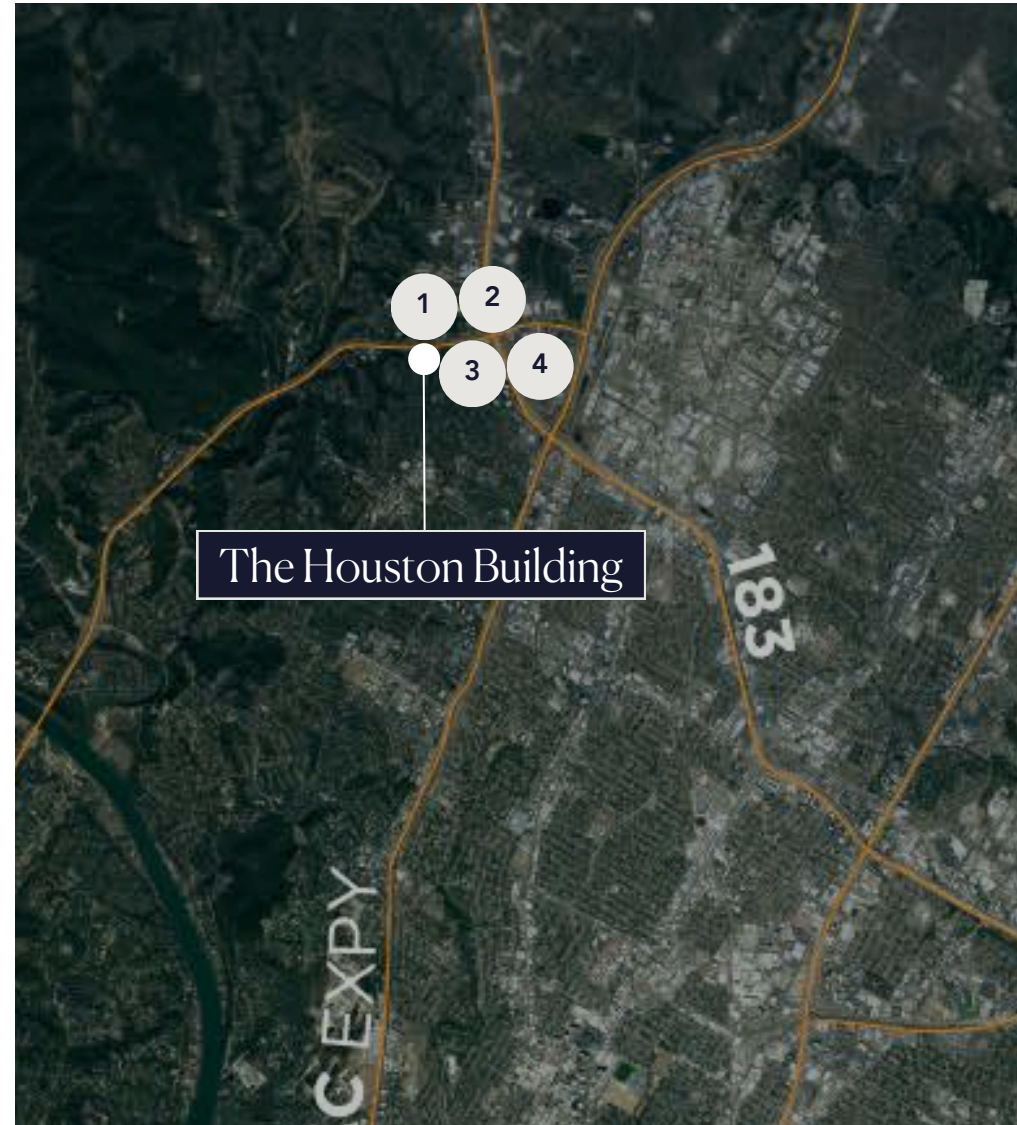
- FireBowl Cafe
- Modern Market
- Texadelphia
- TJ Maxx
- Supercuts
- Pok-E-Jo's Smokehouse
- Petco
- Regal Cinema 8
- La Madeleine French Cafe

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

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



Contact

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