



# 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

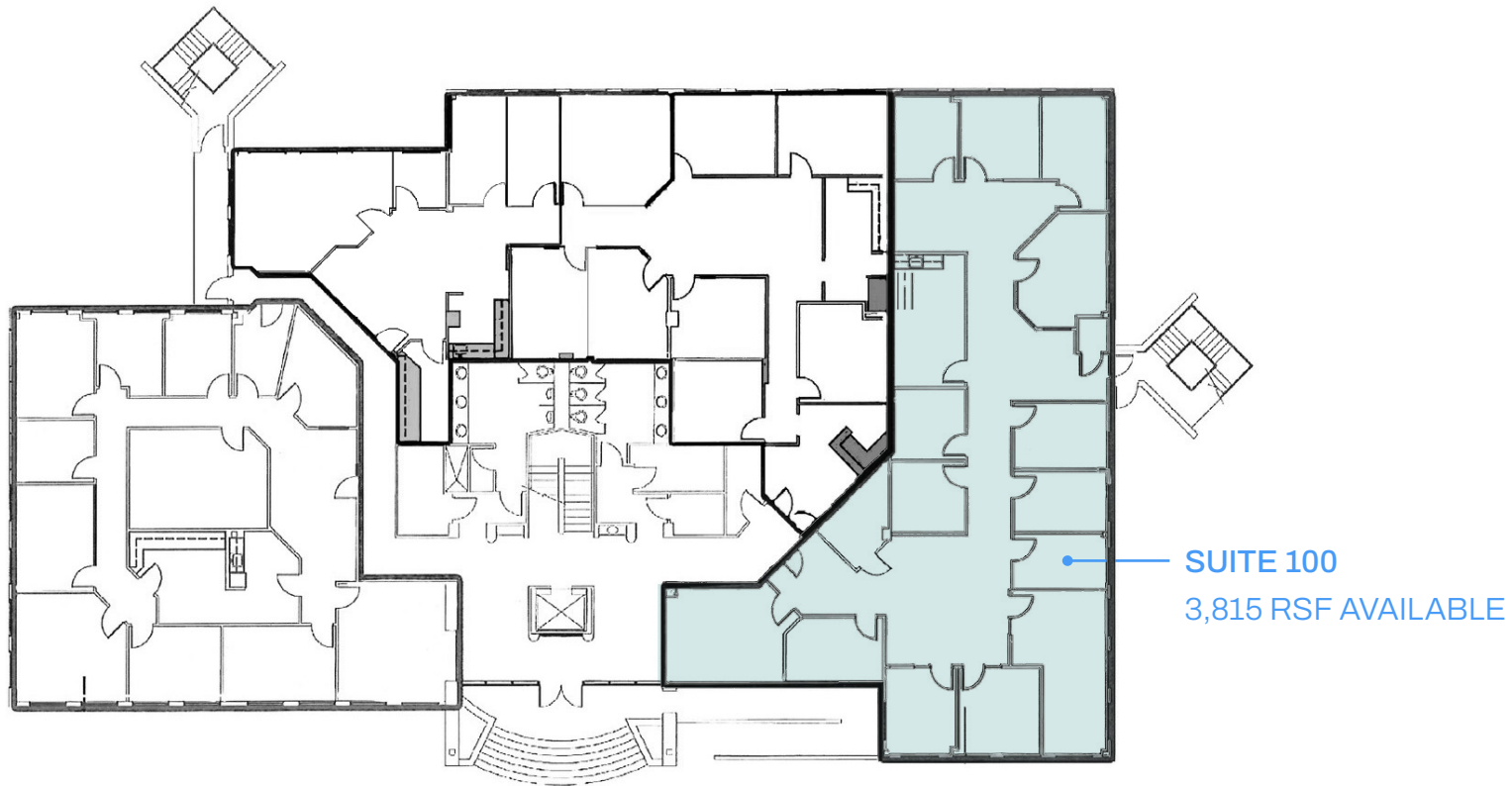
Vice President  
(512) 314-3963  
graham.trull@transwestern.com

Connor Atchley

Senior Vice President  
(512) 314-3557  
connor.atchley@transwestern.com

 Transwestern

# Level 1



Graham Trull, SIOR

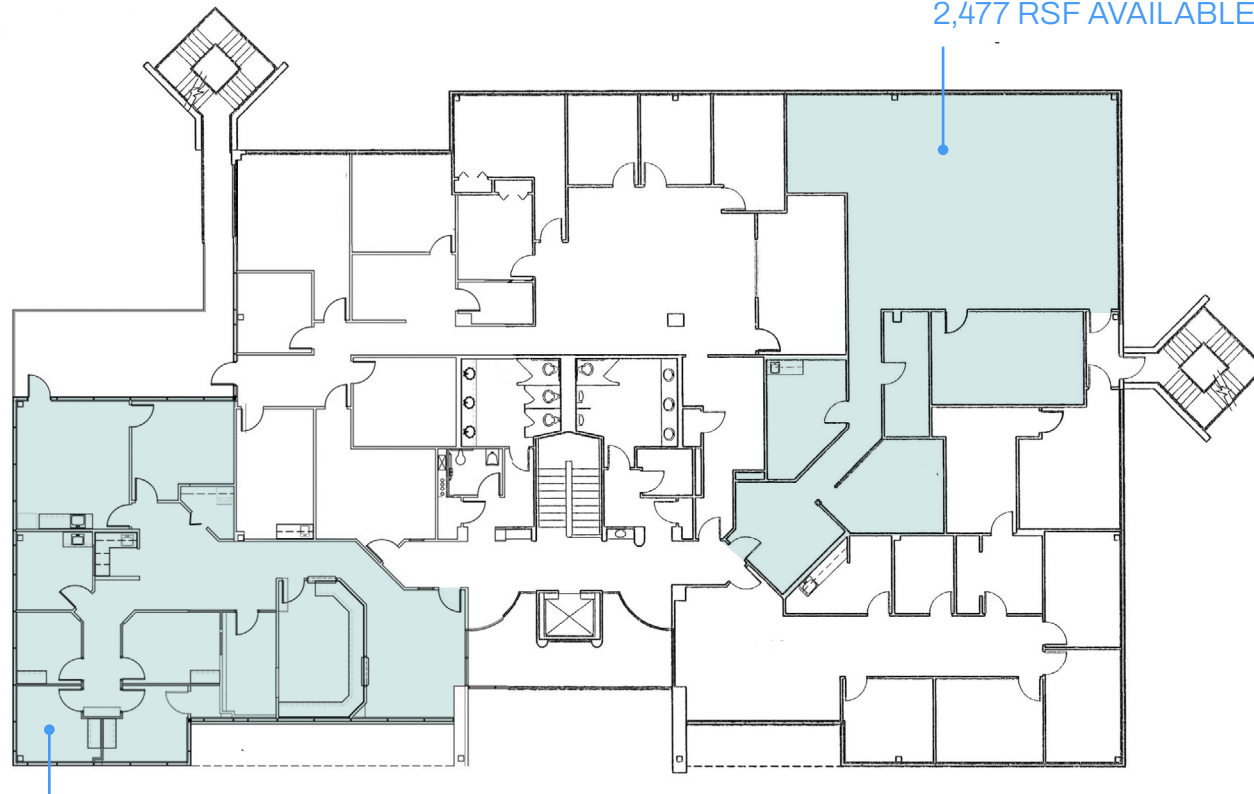
Vice President  
(512) 314-3963  
graham.trull@transwestern.com

Connor Atchley

Senior Vice President  
(512) 314-3557  
connor.atchley@transwestern.com

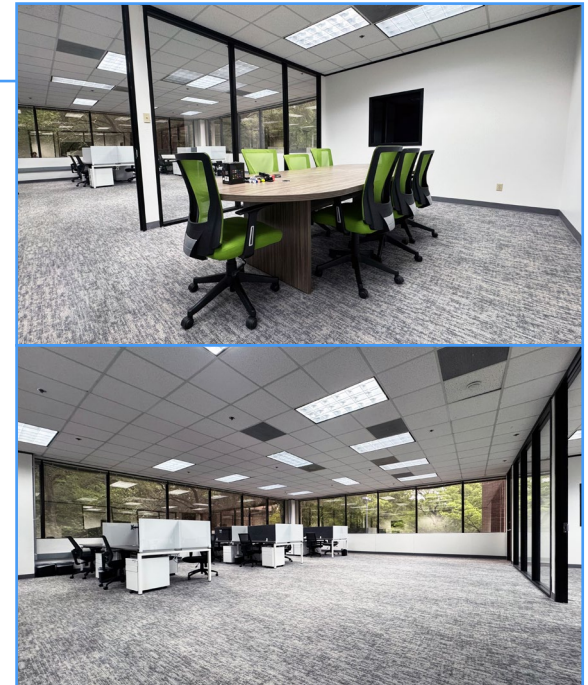
# Level 2

Second generation medical space



SUITE 230  
2,477 RSF AVAILABLE

SUITE 200  
2,445 RSF AVAILABLE

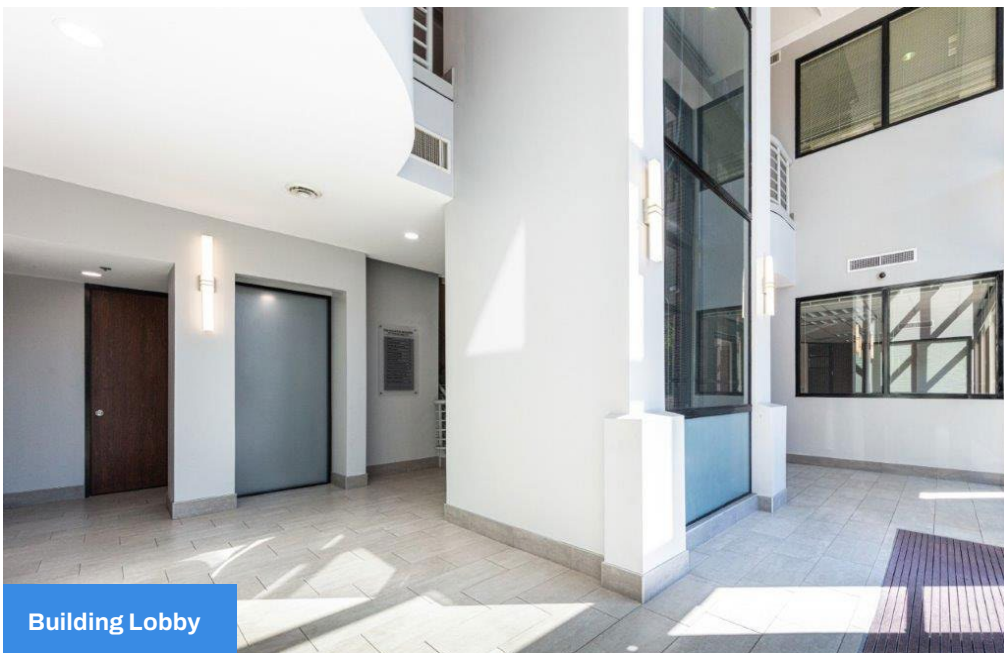


Graham Trull, SIOR

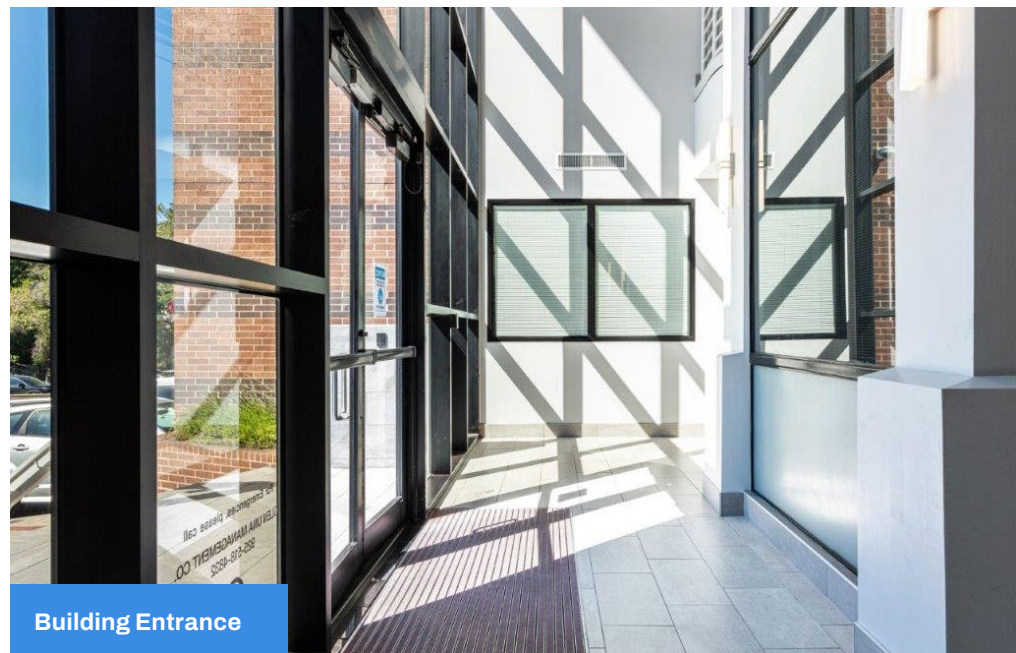
Vice President  
(512) 314-3963  
graham.trull@transwestern.com

Connor Atchley

Senior Vice President  
(512) 314-3557  
connor.atchley@transwestern.com



Building Lobby



Building Entrance



Conference Room



Building Aerial

Graham Trull, SIOR

Vice President  
(512) 314-3963  
graham.trull@transwestern.com

Connor Atchley

Senior Vice President  
(512) 314-3557  
connor.atchley@transwestern.com



# 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

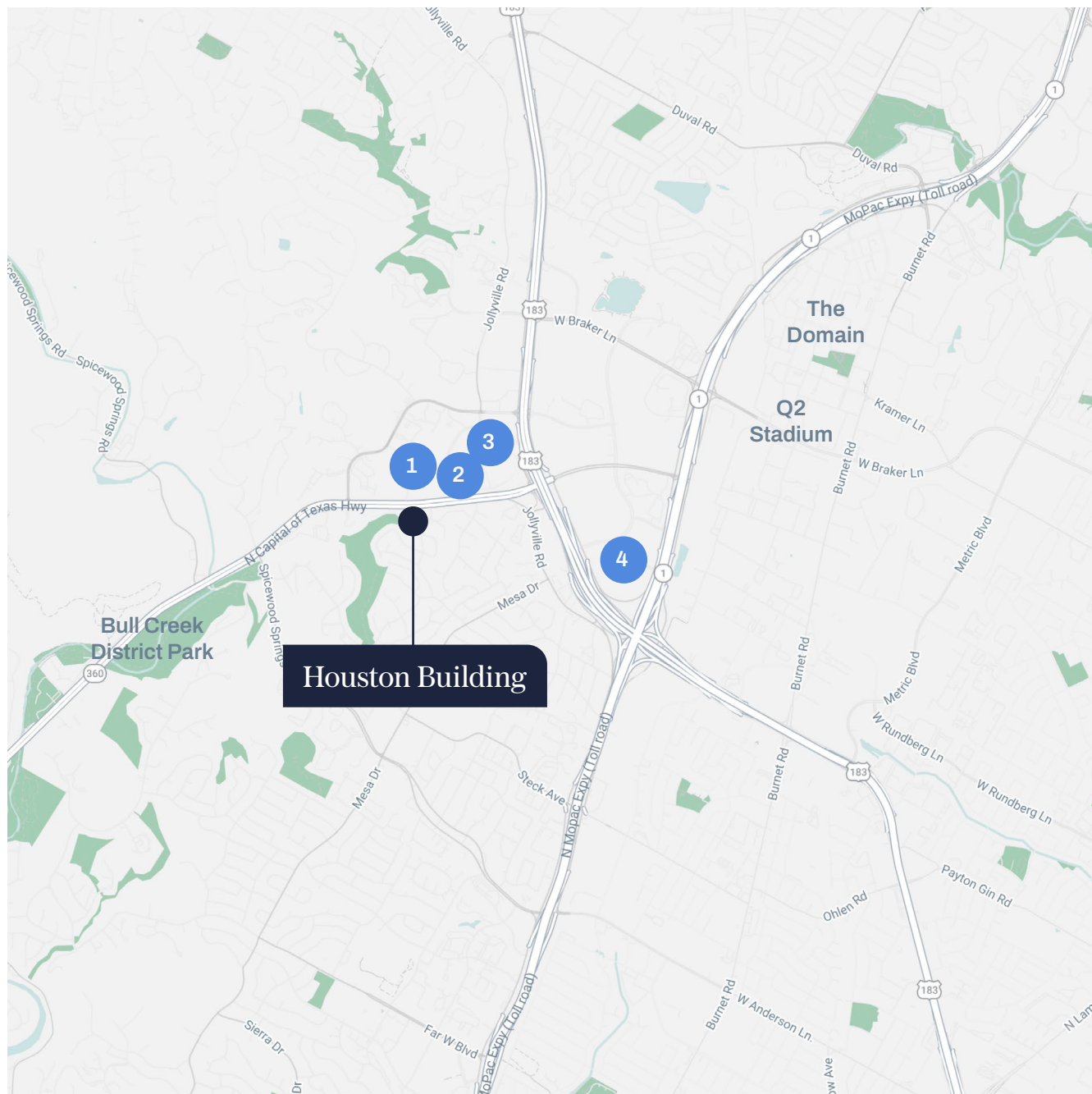
FireBowl Café  
 Modern Market  
 Petco  
 Pok-E-Joe's Smokehouse  
 Regal Cinema 8  
 Supercuts  
 Texadelphia  
 TJ Maxx  
 La Madeleine

## 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



Graham Trull, SIOR

Vice President  
 (512) 314-3963  
 graham.trull@transwestern.com

Connor Atchley

Senior Vice President  
 (512) 314-3557  
 connor.atchley@transwestern.com



# Get in Touch

Graham Trull, SIOR

Vice President  
(512) 314-3963  
[graham.trull@transwestern.com](mailto:graham.trull@transwestern.com)

Connor Atchley

Senior Vice President  
(512) 314-3557  
[connor.atchley@transwestern.com](mailto:connor.atchley@transwestern.com)