

9015 Mountain Ridge Drive | Austin, TX 78759











#### **OVERVIEW**

Located off Highway 360 and directly across from the Arboretum, the Houston Building enjoys easy access to both 183 and Mopac. Numerous restaurants, hotels and retailers are located nearby. The common areas and building systems were completely renovated in the spring of 2018.

**ADDRESS** 9015 Mountain Ridge Drive

Austin, TX 78759

**TOTAL SF** 34,432 SF

**PARKING** 3.5 / 1,000 SF

BASE RENT \$22.00 NNN

**EST. OPEX** \$15.00

#### **HIGHLIGHTS**

- 1st floor lobby exposure
- Convenient access to 360, 183 & Mopac Expy
- Complete building renovation in 2018



(183) THE ARBORETUM D O M A O N THE SHOPS AT ARBOR WALK **GATEWAY SHOPPING CENTER** 360 ANDERSON LANE RETAIL 290 **West Lake** Hills 183 360 0

ARBOR WALK 2 miles // 4 minutes

\*Comprehensive list on area amenities page

**THE ARBORETUM** 3 miles // 6 minutes

**GATEWAY SHOPPING** 2 miles // 4 minutes

**THE DOMAIN** 4 miles // 9 minutes

UNIVERSITY OF TEXAS 6 miles // 11 minutes

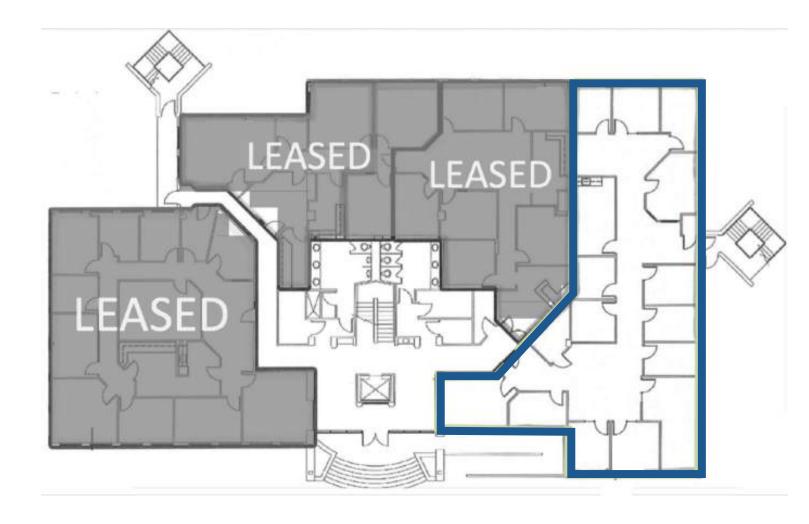
**DOWNTOWN AUSTIN** 8 miles // 13 minutes

BARTON CREEK MALL 9 miles // 14 minutes

**AUSTIN AIRPORT** 18 miles // 23 minutes



## Suite 100 - 3,815 SF



LEASING INFORMATION

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### Tom Rhea

