

9005 Mountain Ridge Drive



OFFERING SUMMARY

Building Size:	22,767 SF
Available SF:	6,224 SF
Suite 100	UNDER CONTRACT
Suite 200	UNDER CONTRACT
Suite 201:	2,075 SF
Suite 202	2,075 SF
Suite 203	2,074 SF
Price / SF:	\$315.00
Year Built:	1986
Renovated:	2025

PROPERTY OVERVIEW

Flexible Office Condominium opportunity at Capital of Texas Plaza. Own 2,074 to 6,224 SF in the Bowie Building. Serene greenbelt setting with direct access to Hwy 360 & 183. Features multiple light-filled suites, a two-story lobby, and covered parking — all minutes from The Arboretum, The Domain, and Downtown Austin.

PROPERTY HIGHLIGHTS

- Serene Office Campus in Northwest Hills
- Newly Renovated Common Areas
- Direct Access to Hwy 360 & Hwy 183
- Minutes to the Arboretum, Domain and Downtown
- Light-Filled, 2-story Lobby
- Covered + Ample Surface Level Parking

Andrew Creixell, CCIM, SIOR

Chris Gerlach, SIOR

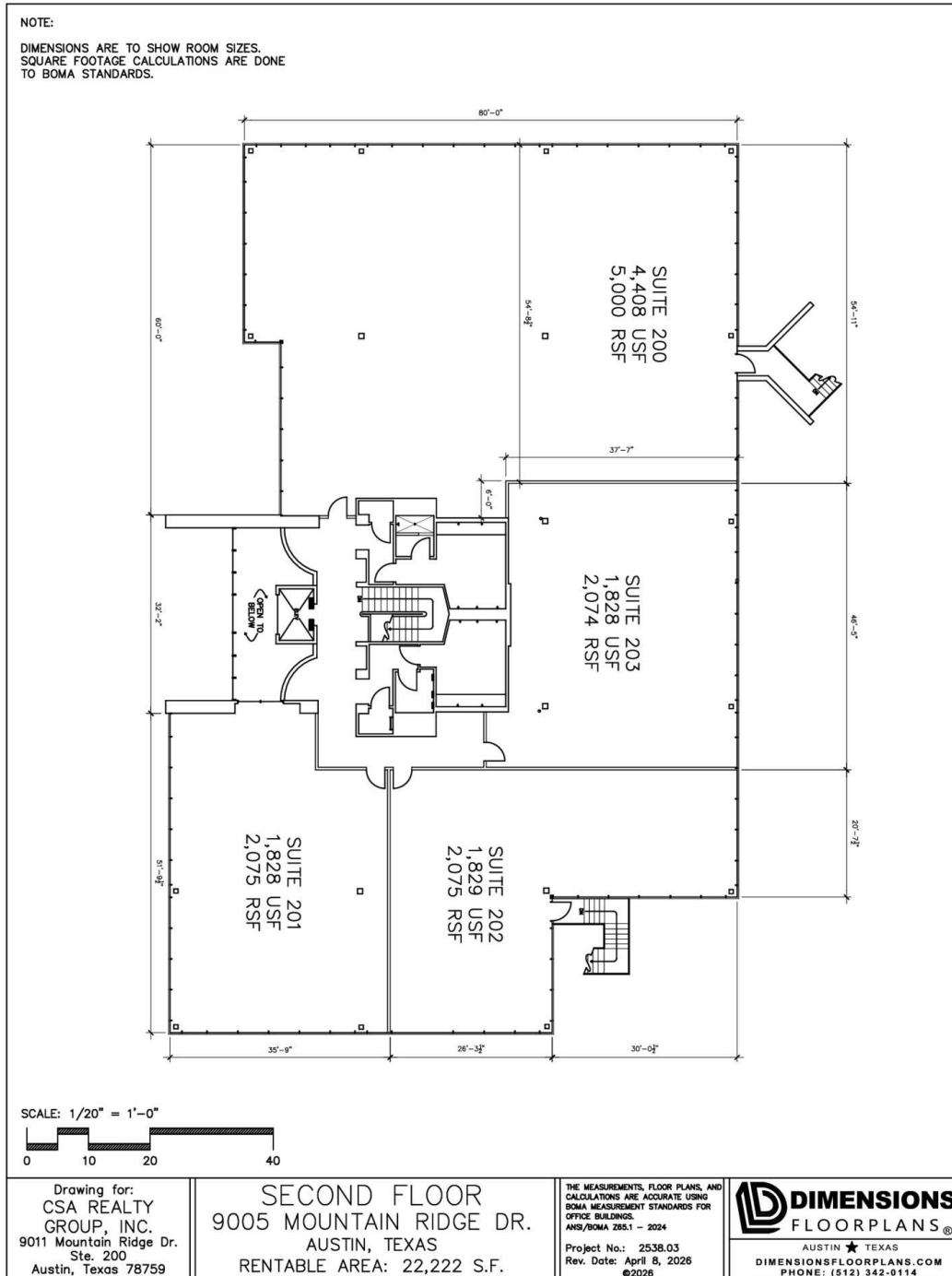
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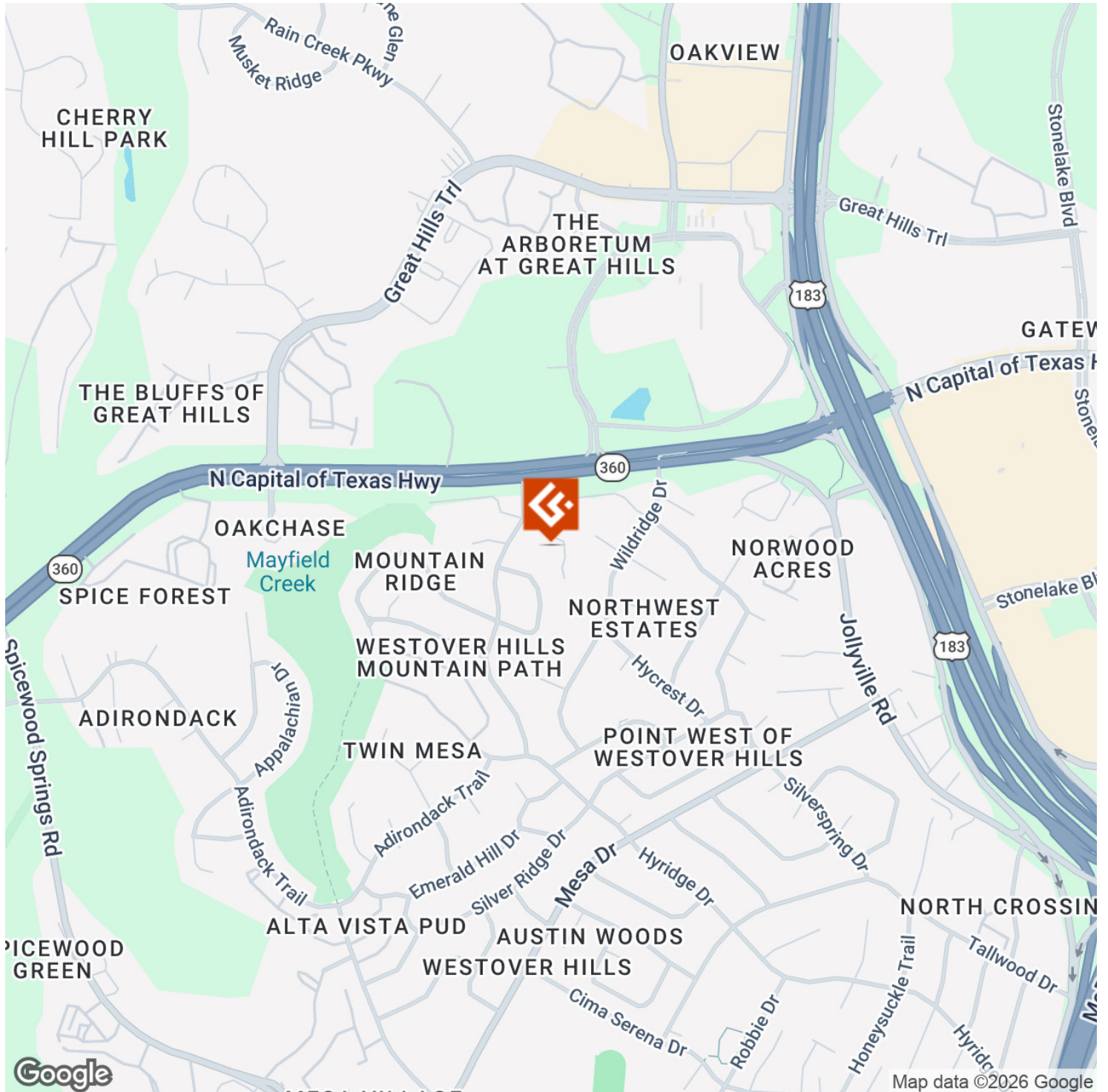
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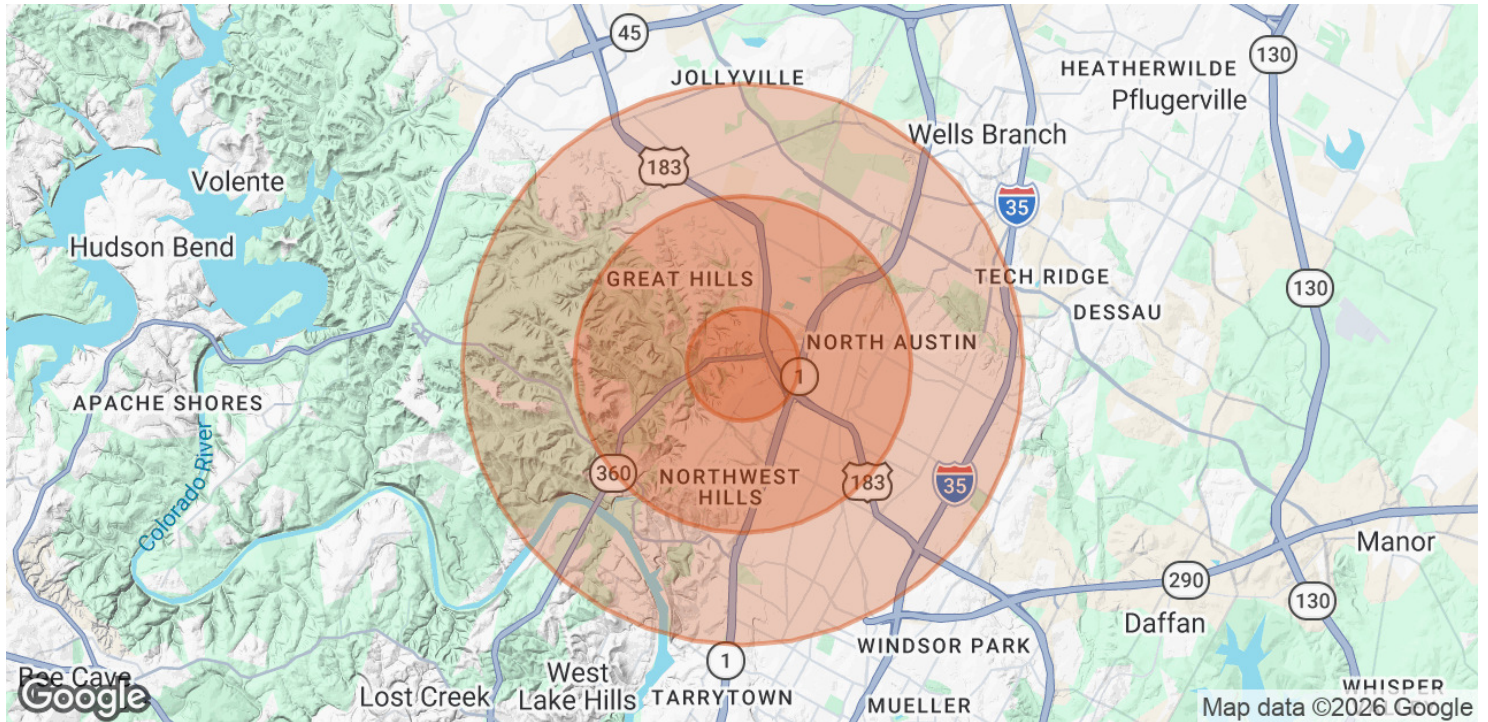
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,804	98,338	280,864
Average Age	43	40	38
Average Age (Male)	42	39	38
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,252	47,906	127,608
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$144,277	\$142,055	\$126,111
Average House Value	\$758,794	\$695,074	\$603,230

Demographics data derived from AlphaMap

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