

# THE VIEW

## BUSINESS PARK

AT SEVEN HILLS

# FOR SALE

Luxury Office Condos



INVESTMENT EQUITY

**CBRE**





**THE VIEW**  
BUSINESS PARK  
AT SEVEN HILLS



# THE VIEW

## BUSINESS PARK AT SEVEN HILLS

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# EXECUTIVE SUMMARY

## 1301 & 1311 SEVEN HILLS DRIVE Seven Hills in Henderson

Discover The View, premier office condos located in the heart of Henderson, perfectly situated near the most prestigious residential areas. Enjoy seamless access to top-tier hospitals, lush parks, exquisite dining, shopping, and major highways, all within a dynamic community that offers the ultimate work, live, and play experience.

The View's modern office condos are meticulously designed with both luxury and functionality in mind. Imagine working with breathtaking, panoramic views of the mountains, the Henderson Executive Airport, the Las Vegas Raiders' headquarters, and the Las Vegas Strip, all framed by expansive floor-to-ceiling windows. With cutting-edge security systems and prominent monument signage on Seven Hills Drive, The View provides a sophisticated, customizable space that can adapt and grow with your business needs.

## PROPERTY DETAILS



### Parcel Number

191-02-214-001 (5.09 acres)



### Zoning

Neighborhood Commercial (CN)



### Completion Date

Q4 2024



### Building Size

±41,962 SF Building A  
±33,091 SF Building B



### Number of Stories

Two (2) Stories



### Parking Ratio

5:1,000 (Usable)



### Price Per SF

Based on location



### Unit Size

±2,653 SF and up;  
Full floors available





# THE VIEW OFFICE CONDOS: FRESH WORKSPACE WITH ENDLESS POTENTIAL



## THE HENDERSON ADVANTAGE

Henderson is known for its pro-business environment, minimal taxes, and fewer regulations, Henderson's business-friendly environment consistently boosts your bottom line. Located in the nation's second-fastest growing county, Henderson provides immediate access to a population of two million within a 50-minute radius, offering strength in numbers for a powerful future.



## WHERE WORK MEETS WONDER

The View's modern office condos feature floor-to-ceiling windows with unobstructed views, state-of-the-art commercial-grade video surveillance for ultimate safety and security, and prominent monument building signage overlooking the lively Seven Hills thoroughfare. The View is your blank canvas and is ready to be customized for the perfect office experience.



## FUTURE-PROOF WITH OWNERSHIP

Imagine owning your office condo, where every payment builds your equity and you have complete control over your space without the worry of lease renewals or rent increases. Enjoy the financial perks of tax deductions on mortgage interest and property taxes, and the freedom to evolve and adapt as your business grows.



# WHY HENDERSON?

**Discover The View**, a gem nestled in the master-planned community of Seven Hills. This prime location is just a short drive from Henderson's most prestigious residential areas, ensuring a steady flow of potential clients and business opportunities. The View offers unparalleled convenience with easy access to hospital centers, parks, and recreational facilities. Surrounded by major dining and shopping options and with seamless highway access, The View provides the ultimate work, live and play experience.

Imagine your business growing alongside the ranks of industry leaders who have chosen Henderson as their base of operations! Companies like Amazon, Google, VadaTech, BarclayCard, Toyota Financial Services, and Spectrum Pharmaceuticals are already thriving here.

## KEY BENEFITS

### #1

**JOB  
GROWTH**

US Bureau of  
Labor Statistics, 2023

### #4

**LOWEST COST  
STATE FOR DOING  
BUSINESS**

CityOfHenderson.com

### #6

**BEST STATE  
GROWTH  
PROSPECTS**

CityOfHenderson.com

### #7

**BEST OVERALL  
STATE TAX CLIMATE**

US Bureau of  
Labor Statistics, 2023

### 40.8M

**VISITORS PER YEAR  
IN SOUTHERN  
NEVADA**

LVCVA

### NO STATE TAX

**ONE OF THE  
SAFEST CITIES  
IN AMERICA**

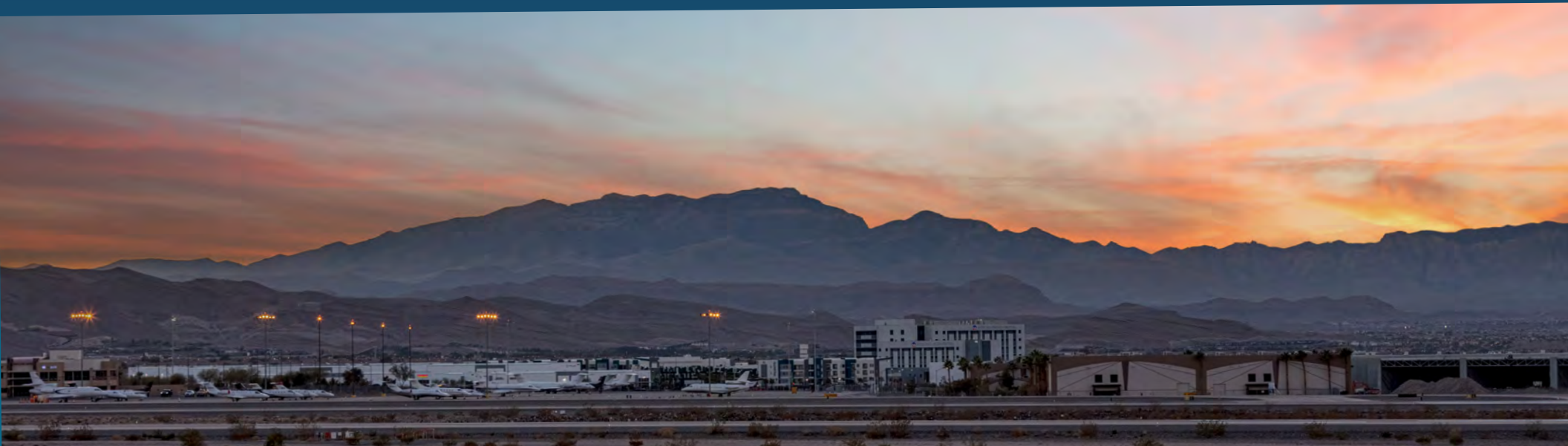
FORBES

**RECOGNIZED  
AS ONE OF  
AMERICA'S  
BEST CITIES**

Business Week

**LOWEST  
PROPERTY  
TAXES IN THE  
REGION**

CityOfHenderson.com



# WHERE WORK MEETS WONDER: THE VIEW OFFICE CONDOS

Built with both functionality and luxury in mind, **The View** offers an unparalleled workspace experience. Transform your workday with breathtaking, one-of-a-kind views of the Western Mountain Range, Henderson Executive Airport, the Las Vegas Raiders' Corporate Headquarters, and the iconic Las Vegas Strip.

**The View's** modern office condos feature floor-to-ceiling windows with unobstructed views, state-of-the-art commercial-grade video surveillance for ultimate safety and security, and prominent monument building signage overlooking the lively Seven Hills thoroughfare. **The View** is your blank canvas and is ready to be customized for the perfect office experience.



## KEY BENEFITS

-  **DELIVERED IN GREY SHELL**
-  **INSULATED GLAZING WITH LOW E @ GLASS, ALLOWS FOR HEATING AND COOLING INSULATION**
-  **REDUCES ENERGY COSTS BY IMPROVING INSULATION**
-  **STATE-OF-THE-ART COMMERCIAL GRADE VIDEO SURVEILLANCE SYSTEMS**
  - ALPHA VIDEO SURVEILLANCE**
    - Remote video monitoring allows for surveillance of an entire property simultaneously, while on-site guards are limited in their physical presence
    - Advanced Technology: The system utilizes AI-integrated software, high-definition cameras, and two-way communication for enhanced threat detection and response
    - A 9-camera security system that monitors the project every night and on weekends
-  **MONUMENT AND BUILDING SIGNAGE**
  - Design your monument sign to reflect the architectural style of your office condos, creating a cohesive look that adds to the property's curb appeal



# FUTURE PROOF WITH OWNERSHIP

Ownership is an investment in your future, enhancing your equity and granting you complete control over your workspace. Eliminate the concerns associated with lease renewals and rent increases. Instead, capitalize on the financial advantages of tax deductions on mortgage interest and property taxes, which can significantly enhance your financial standing.

Owning your office condo affords you the liberty to design and customize your workspace to precisely meet your business requirements. Whether you prefer an open-plan layout for collaborative efforts or private offices for focused tasks, the decision is entirely yours. This adaptability ensures that your office space evolves in tandem with your business, fostering growth and development.

## SUPPORTING FEATURES



**ASSET ACCUMULATION:** Build equity and increase your net worth right away.



**CUSTOMIZATION:** Design and tailor your office to perfectly meet your business needs.



**COST EFFICIENCY:** Lower your occupancy costs—often, mortgage payments are less than lease payments, even from the first year.



**COST STABILITY:** Stabilize your occupancy costs without the worry of annual rent increases.



**PRIDE OF OWNERSHIP:** Owning your office space signals to clients that you are a solid, successful business with a long-term vision.



**TAX ADVANTAGES:** Enjoy significant tax benefits through depreciation and appreciation.



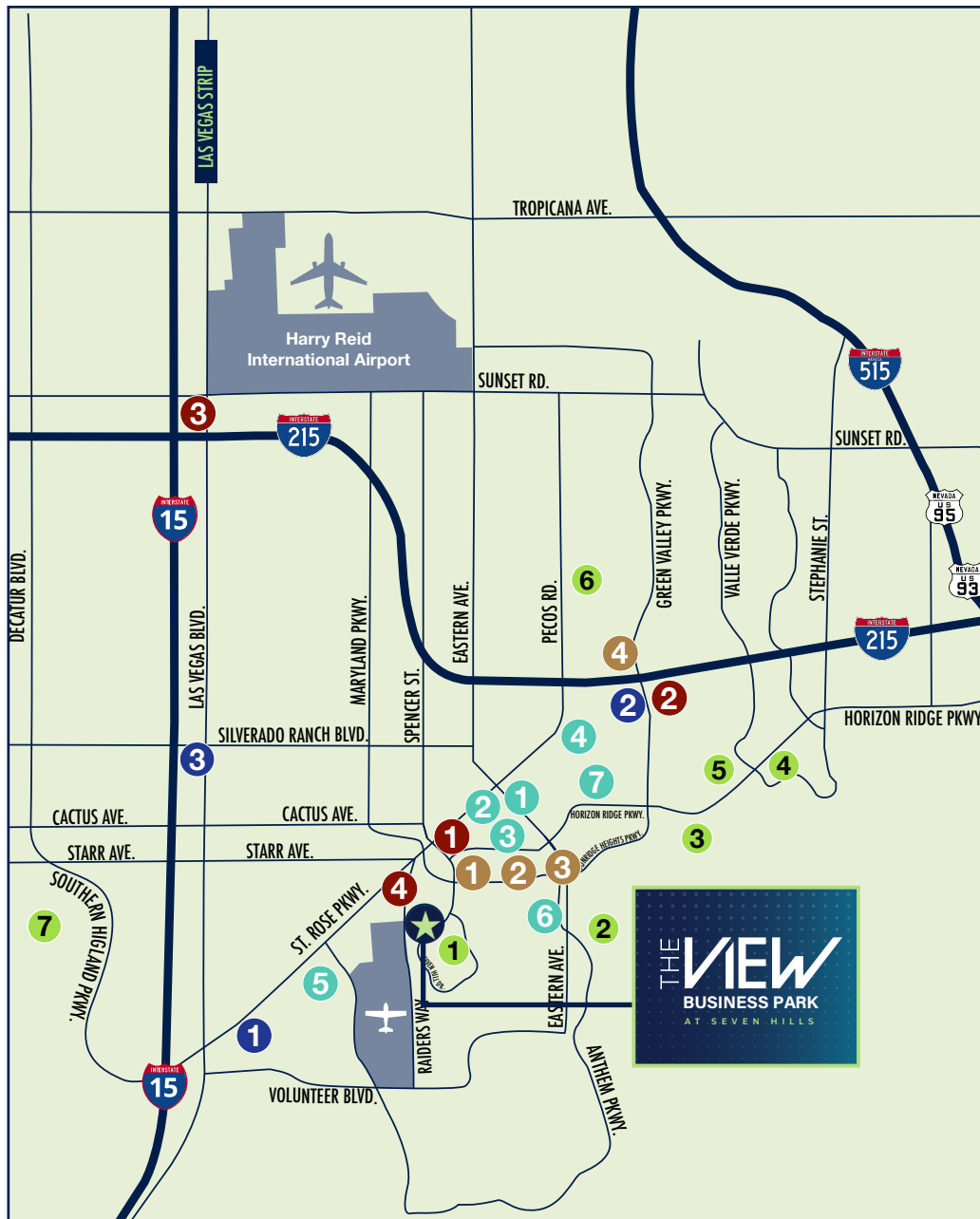
**RETIREMENT PLANNING:** Create a retirement cash-flow plan by selling your business with a long-term lease included.



**GROWTH STRATEGY:** Purchase more space than you currently need and lease it out until you're ready to expand.



# AREA AMENITIES



THE VIEW BUSINESS PARK AT SEVEN HILLS

## ● RETAIL CORRIDOR

### 1. The Shoppes on the Parkway

Starbucks  
Cereal Killerz Kitchen  
Tru-Bru Organic Coffee  
Rosa Ristorante

### 2. The District at Green Valley Ranch

Rachel's Kitchen  
Shake Shack  
Coffee Bean & Tea Leaf  
Balboa Pizza  
King's Fish House  
The Local Bar  
Lucille's Smokehouse Bar-B-Que  
PKWY Tavern  
Ritchie McNeely's  
Bone and Belly Ramen  
Bella Vita  
Pucks Cookies & Treats

### 3. Town Square

Fleming's Prime Steakhouse  
Brio Italian Grille  
California Pizza Kitchen  
P.F. Chang's  
Texas de Brazil  
Bonefish Grill  
Yardhouse  
Lazy Dog Restaurant & Bar  
Kabuki Japanese  
Milano  
Farmtable Kitchen + Spirits  
Rakkan Ramen  
Sickies Garage Burgers & Brews  
Crust and Roux Gourmet Pizza  
Master Kim's Korean BBQ  
Broken Yolk  
Chop Shop

### 4. Chicken n Pickle

## ● AIRPORTS

1. Harry Reid International Airport
2. Henderson Executive Airport

## ● RESIDENTIAL

1. Seven Hills Planned Community
2. Anthem Country Club
3. Ascaya
4. MacDonald Highlands
5. Roma Hills
6. The Fountains in Green Valley
7. Southern Highlands Golf Club

## ● HOSPITALS/MEDICAL FACILITIES

1. Dignity Health - St. Rose Dominican
2. Dignity Health Rehabilitation Hospital
3. Heart Center of Nevada
4. ER at Green Valley Ranch
5. West Henderson Hospital
6. Health Xpress Medical Center
7. Nevada Rehabilitation Center

## ● OFFICE PARKS

1. Seven Hills Plaza
2. Seven Hills Business & Medical Park
3. Sunridge Heights Office Park
4. Green Valley Corporate Center

## ● CASINOS & RESORTS

1. The M Resort Spa Casino
2. Green Valley Ranch Resort Spa & Casino
3. South Point Hotel Casino & Spa

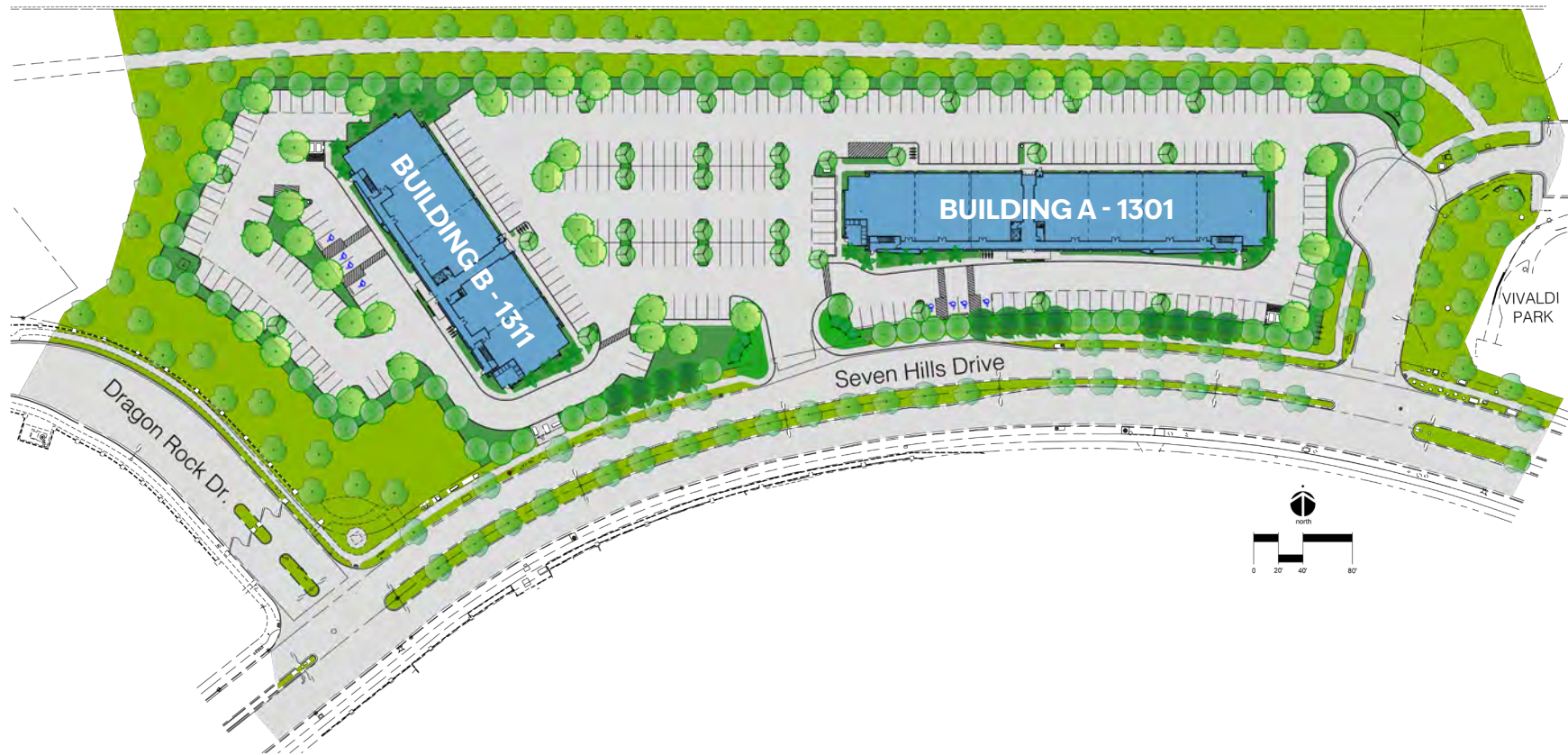


# SURROUNDING MAP





# SITE PLAN

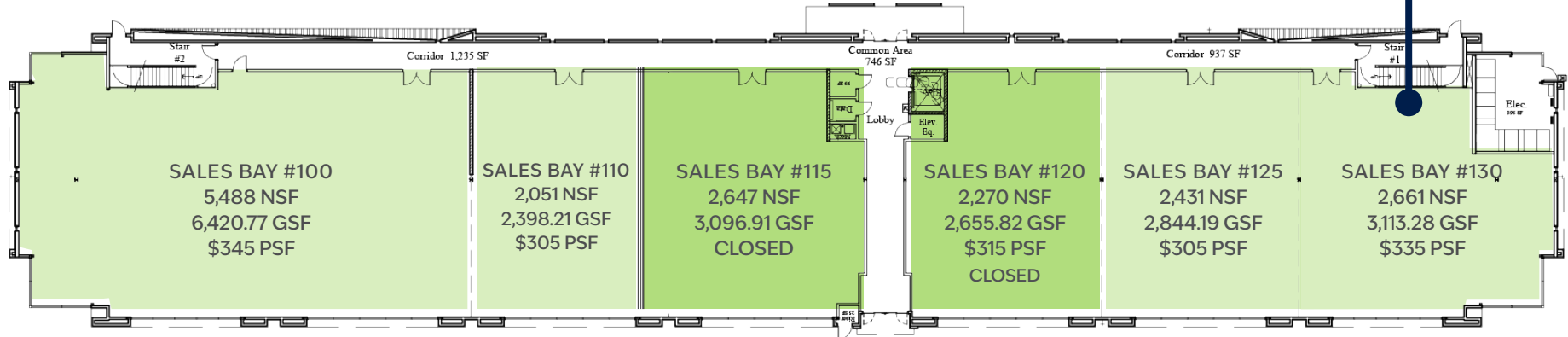




# FLOOR PLAN - BUILDING A

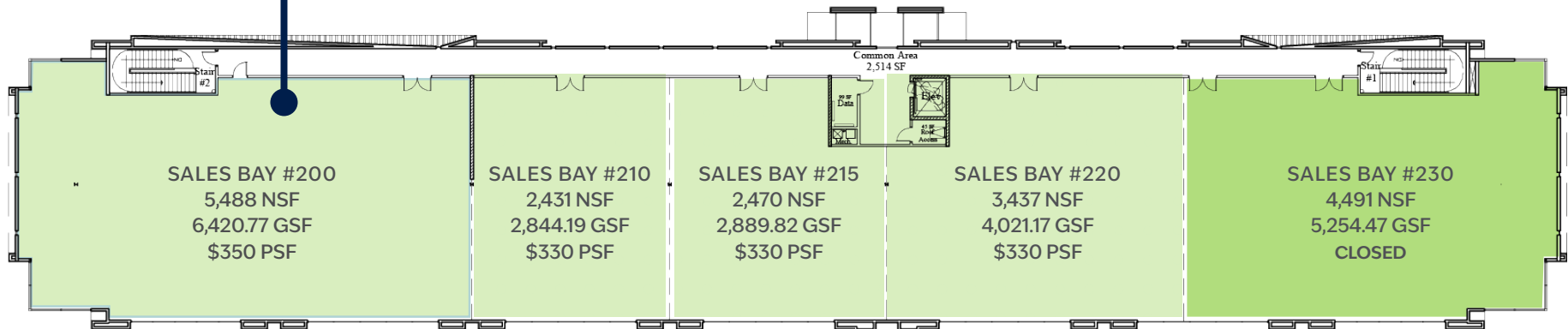
## LEVEL 1

3D VIRTUAL  
TOUR



## LEVEL 2

3D VIRTUAL  
TOUR



■ In Escrow / Pending  
■ Available

# DEMOGRAPHICS

## FAST FACTS



**217,822**  
DAYTIME  
POPULATION



**109,070**  
HOUSEHOLDS



**76.8%**  
EMPLOYEES DRIVE  
TO WORK



**67.0%**  
WHITE COLLAR  
EMPLOYEES



**26.4%**  
BACHELOR'S  
DEGREE+

| Community Insights  | Homes Over \$1.0M | Avg. Income | Avg. Sales Price |
|---------------------|-------------------|-------------|------------------|
| Seven Hills         | 2,729             | \$122,999   | \$1,007,676      |
| Anthem Country Club | 1,677             | \$212,216   | \$1,921,667      |
| Roma                | 131               | \$279,441   | \$1,967,429      |
| MacDonald Highlands | 286               | \$447,176   | \$4,343,333      |
| Ascaya              | 40                | \$1,141,800 | \$9,287,853      |
| Southern Highlands  | 248               | \$515,502   | \$3,196,800      |





# DEVELOPMENT TEAM

**David Inman** has resided in Las Vegas since 1970. In 1984 Mr. Inman founded **Equity Investments** and began his career in commercial real estate development. He has developed ±4,000,000 square feet of commercial properties in both Las Vegas, NV and Phoenix, AZ which include a wide range of projects such as mixed use commercial, retail centers, finished & gray shell office buildings, industrial parks, apartment complexes and residential subdivisions. As a commercial developer he acquired, planned, designed and developed each of the properties to include, working with all third party consultants, governmental agencies, on/off site improvements, shell construction and tenant improvements. David holds the prestigious Certified Commercial Investment Member (CCIM) designation as a licensed real estate agent.

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# YOUR OFFICE EXPERTS



## **Ryan Martin, CCIM, SIOR** | Senior Vice President

Ryan Martin, a Senior Vice President in the Southern Nevada market, brings 25 years of industry experience and a client-centric approach to a wide range of office transaction types, including investment sales, tenant and agency landlord representation, and build-to-suit projects. A graduate of the University of Nevada, Reno, he began his career with Trammell Crow Company, leading their Las Vegas Brokerage operation, before taking on roles at Colliers International and MDL Group, where he managed several high-profile assignments. Renowned for his attention to detail, customer service, extensive market knowledge, and professionalism, Ryan consistently achieves exceptional results and has earned recognition from both clients and peers.



## **Tonya Gottesman** | Vice President

Tonya Gottesman, a Vice President with CBRE, with over two decades of commercial real estate experience. She specializes in office brokerage in the Southern Nevada market, offering her clients seasoned expertise in various transaction types, including owner/user sales, investment sales, build-to-suits, tenant representation, and agency landlord assignments. She began her career at CBRE's Los Angeles office in 2000, later serving as Vice President with MDL Group after working with a private principal owner. Tonya's successful representation of landlords, tenants, buyers, and sellers provides her with a nuanced perspective that enables her to effectively leverage market conditions for optimal results. Highly regarded for her strategic, results-oriented approach and strong client advocacy, she is committed to delivering unparalleled service and creating value, consistently achieving superior financial outcomes for her clients.



## **AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT**

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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Luxury Office Condos

**Ryan Martin, CCIM, SIOR**

Senior Vice President  
+1 702 369 4881  
ryan.martin@cbre.com  
Lic. BS.0048284

**Tonya Gottesman**

Vice President  
+1 702 369 4882  
tonya.gottesman@cbre.com  
Lic. S.189043



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