



**A**

1301 Seven Hills Dr, Henderson, NV 89052



**Ryan Tsui**

Las Vegas Sotheby's International Realty  
8548 Rozita Lee Ave, Suite 100, Las Vegas, NV 89113  
[ryantsui26@gmail.com](mailto:ryantsui26@gmail.com)  
(702) 360-1414



A

\$25.80 /SF/YR

For Lease | Premium Shell Space at The View at Seven Hills – Henderson, NV

Elevate your business presence with this prestigious commercial office space located in the upscale, guarded community of Seven Hills. The View at Seven Hills is ideal for professionals seeking a high-end, private setting with easy access to major roadways, this suite offers the opportunity to build your space with sophistication, functionality, and an impressive address.

Property Highlights:

- 2644 SF of buildable professional office space
- Views of the Las Vegas Strip and Mountains
- Brand new modern design building
- covered parking spaces

Location Benefits:

- ...
- First floor location
- Views of the Strip and Mountains
- Shell space ready for customization



Rental Rate: \$25.80 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 2,644 SF

Year Built: 2024

Walk Score ®: 10 (Car-Dependent)

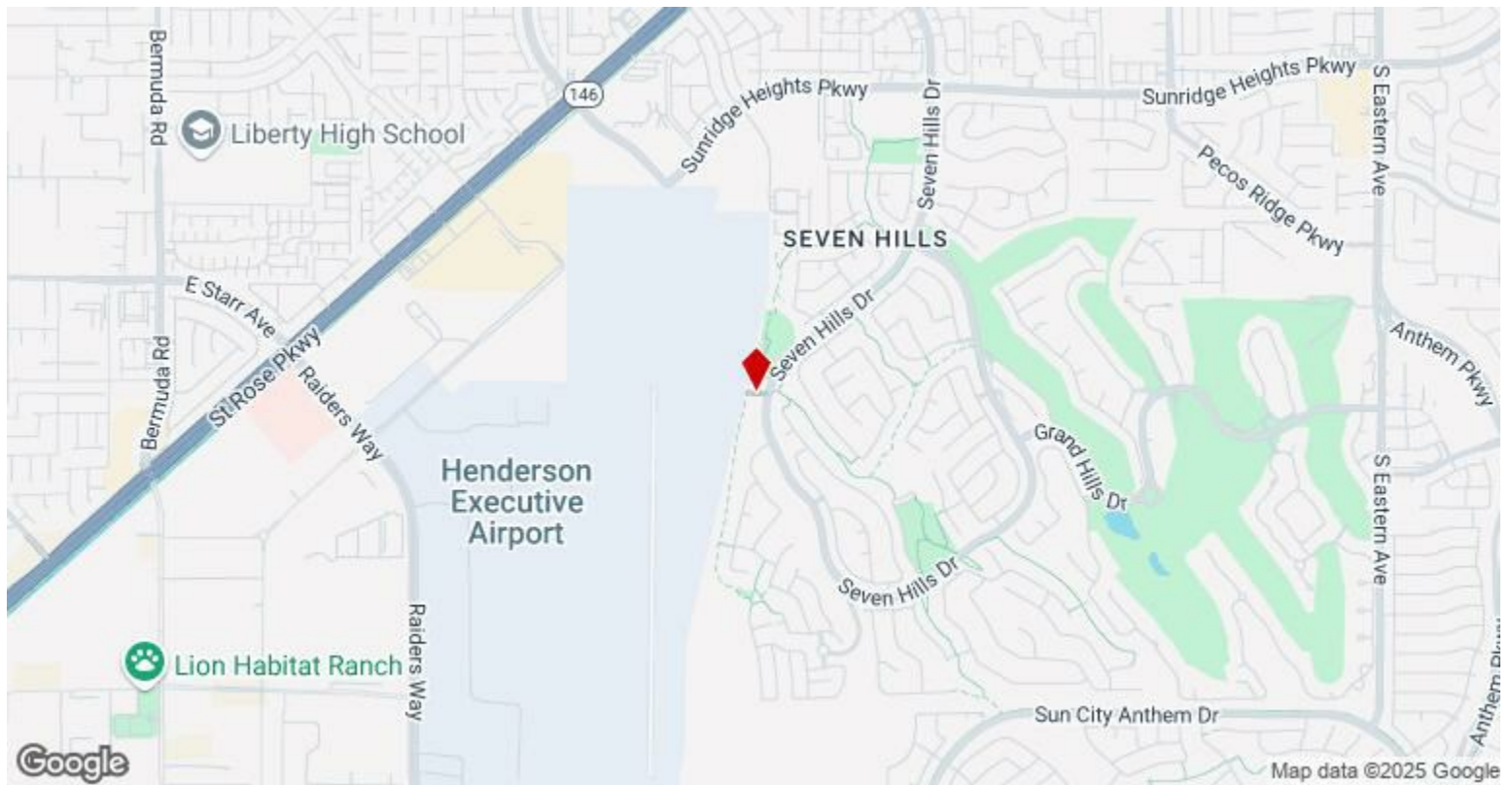
Transit Score ®: 14 (Minimal Transit)

Rental Rate Mo: \$2.15 /SF/MO

1

1st Floor Ste 115

Space Available	2,644 SF
Rental Rate	\$25.80 /SF/YR
Date Available	May 20, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



## 1301 Seven Hills Dr, Henderson, NV 89052

For Lease | Premium Shell Space at The View at Seven Hills – Henderson, NV

Elevate your business presence with this prestigious commercial office space located in the upscale, guard-gated community of Seven Hills. The View at Seven Hills is ideal for professionals seeking a high-end, private setting with easy access to major roadways, this suite offers the opportunity to build your space with sophistication, functionality, and an impressive address.

### Property Highlights:

- 2644 SF of buildable professional office space
- Views of the Las Vegas Strip and Mountains
- Brand new modern design building
- covered parking spaces

### Location Benefits:

- Prestigious Seven Hills location with strong demographic profile
- Easy access to I-215 and St. Rose Parkway
- Close proximity to dining, retail, banking, and medical services
- Ample on-site parking for staff and visitors

This space is perfect for law offices, financial services, real estate professionals, consultants, or medical/wellness practitioners looking to impress clients and work in a serene, professional environment.

## Property Photos



Property Photos



IMG\_0376

