

FOR SALE
Luxury Office Condos

The
VIEW Business
Park
At Seven Hills

INVESTMENT EQUITY DEVELOPERS, LLC

CBRE

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At Seven Hills



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EXECUTIVE SUMMARY



PROPERTY DETAILS

	ADDRESS:	1301 & 1311 Seven Hills Drive
	PARCEL NUMBER:	191-02-214-001 (5.09 acres)
	SUBMARKET:	Seven Hills in Henderson
	ZONING:	Neighborhood Commercial (CN)
	ESTIMATED COMPLETION DATE:	Q2 2024

	BUILDING SIZE:	±41,962 SF Building A ±33,074 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

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BUYER'S BENEFITS

- **Asset Accumulation** – build equity and increase your net worth immediately
- **Design and customize** your office to meet your specific business needs
- **Improve your bottom line** by decreasing your occupancy costs – most often the mortgage payment is less than a lease payment even in the first year
- **Stabilize your occupancy costs** without the expected annual rent increase
- **Pride of ownership** – owning conveys to your clients that you are a solid, successful business with a long-term plan
- **Significant tax advantages** through depreciation and appreciation
- **Retirement cash-flow plan** – sell your business to include a long-term lease
- **Strategize to grow** by purchasing more space than you currently need and lease it out until you are ready to expand

PROJECT HIGHLIGHTS



Sitting high, overlooking the western mountain range, Henderson Executive Airport, Las Vegas Raiders' corporate headquarters, and the world-renowned Las Vegas Strip!



Floor to ceiling windows throughout with unobstructed views



Over 75,035 square feet of luxury office space spread across two 2-story buildings



State-of-the-Art commercial grade video surveillance systems- Alpha Video Surveillance



Close to both major Henderson hospitals; Dignity St. Rose Dominican and the new West Henderson hospital (Opening late 2024)



Short 5-15 minute drive from Henderson's most distinguished communities; Seven Hills, Anthem Country Club, Southern Highlands Golf Club, Roma Hills, MacDonald Highlands, and Ascaya



Easy access to Interstate 15, the 215 Beltway, and the I-515 Freeway



Directly adjacent to Vivaldi Park – great for mid-day walks or an early morning jog.

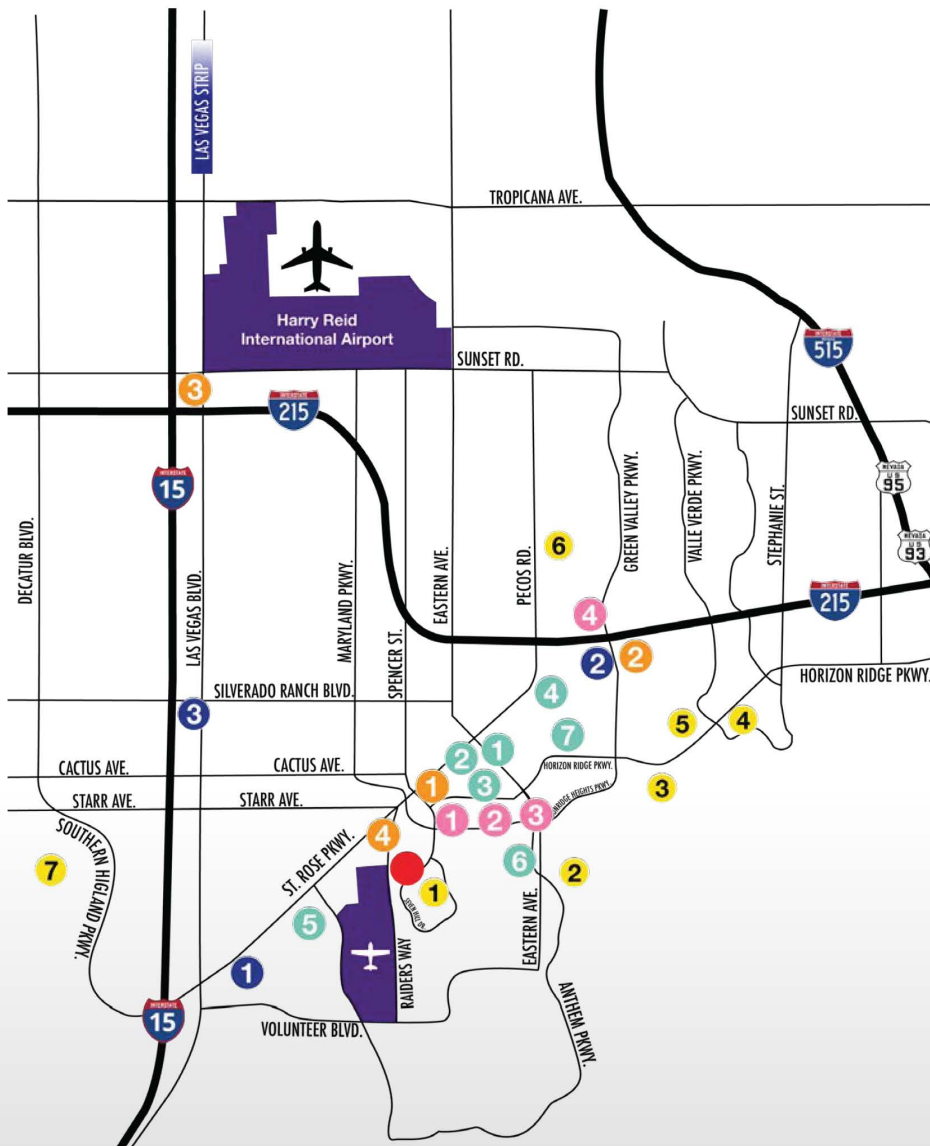


Just minutes from ample dining, retail, and banking services



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AREA AMENITIES



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

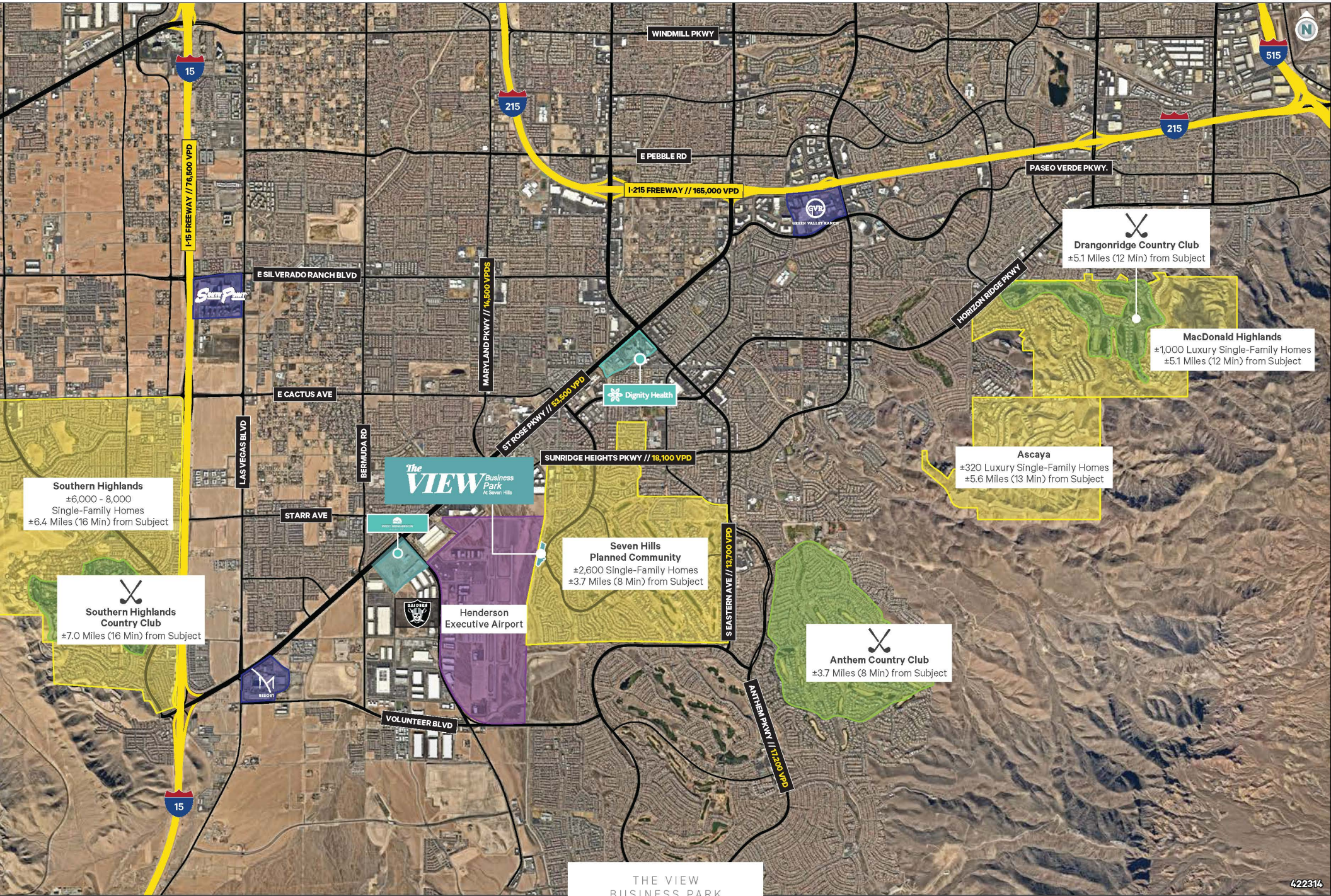
1. Dignity Health - St. Rose Dominican
2. Dignity Health Rehabilitation Hospital
3. Heart Center of Nevada
4. ER at Green Valley Ranch
5. West Henderson Hospital
6. Health Xpress Medical Center
7. Nevada Rehabilitation Center

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



Southern Highlands
 ±6,000 - 8,000
 Single-Family Homes
 ±6.4 Miles (16 Min) from Subject

Southern Highlands Country Club
 ±7.0 Miles (16 Min) from Subject

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Seven Hills Planned Community
 ±2,600 Single-Family Homes
 ±3.7 Miles (8 Min) from Subject

Henderson Executive Airport

Anthem Country Club
 ±3.7 Miles (8 Min) from Subject

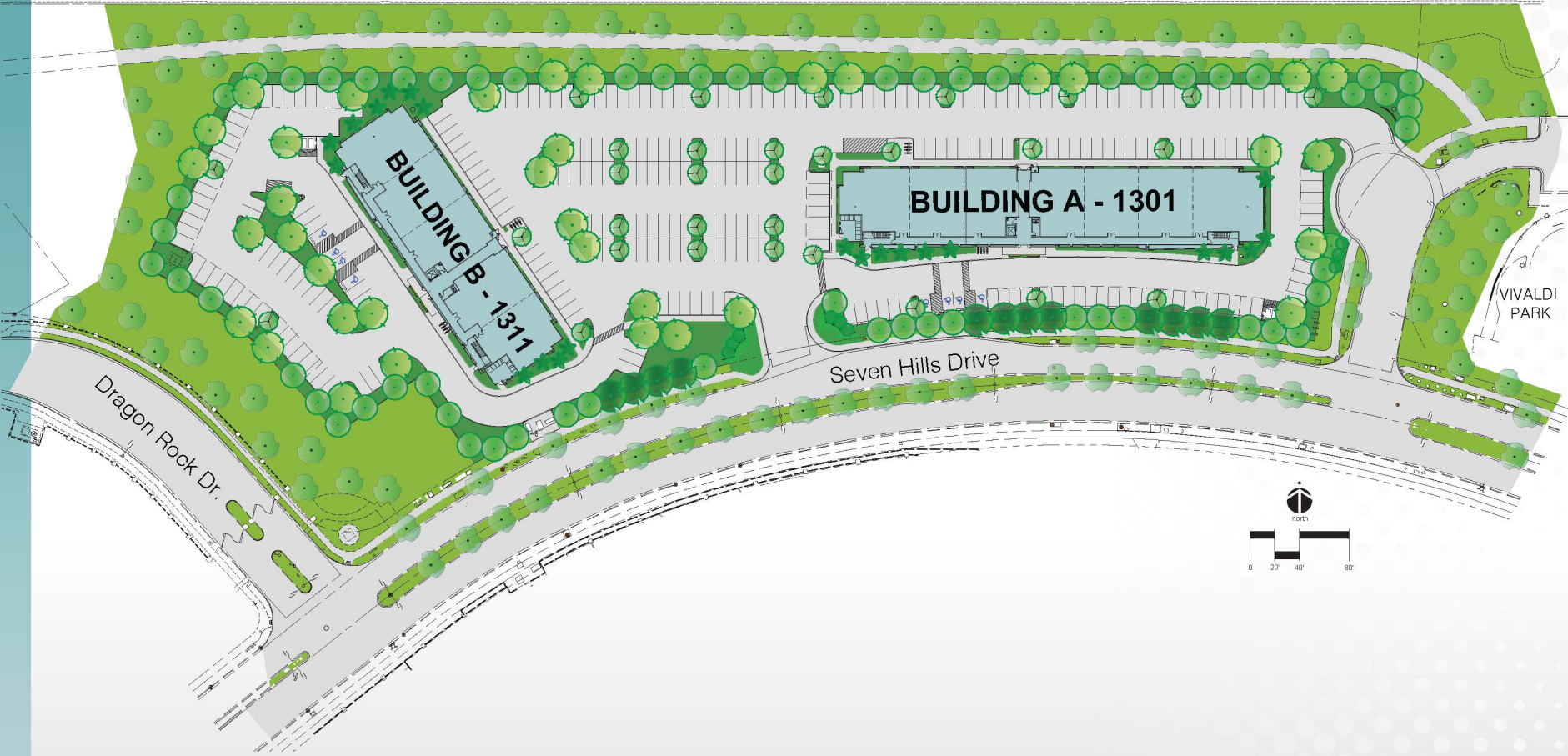
Ascaya
 ±320 Luxury Single-Family Homes
 ±5.6 Miles (13 Min) from Subject

MacDonald Highlands
 ±1,000 Luxury Single-Family Homes
 ±5.1 Miles (12 Min) from Subject

Drangonridge Country Club
 ±5.1 Miles (12 Min) from Subject

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SITE PLAN



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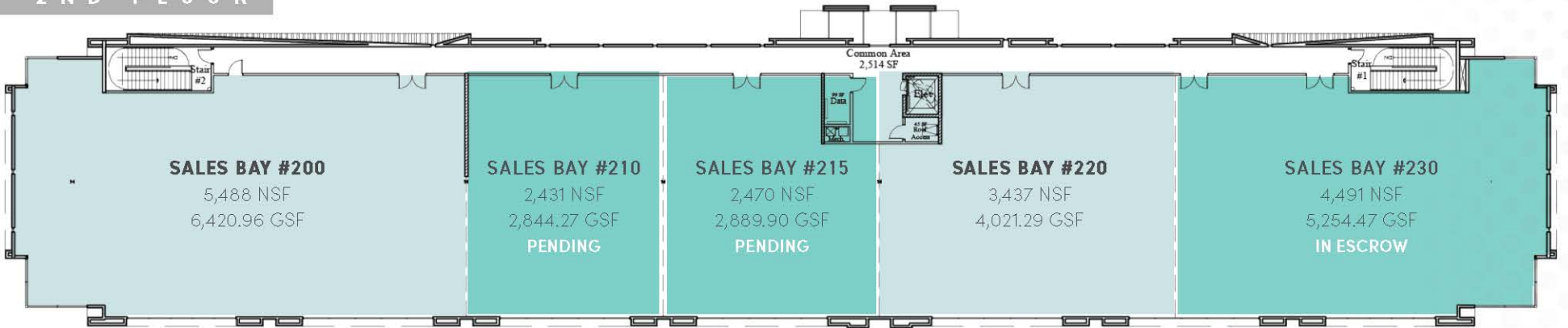
FLOOR PLAN | BUILDING A

1301 Seven Hills Dr.

1ST FLOOR



2ND FLOOR



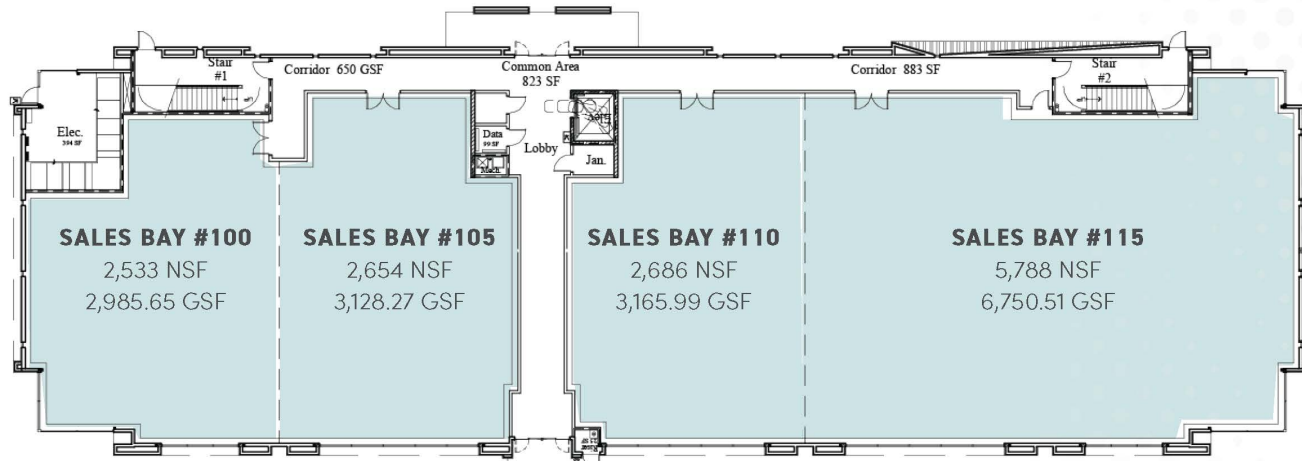
In Escrow / Pending
 Available



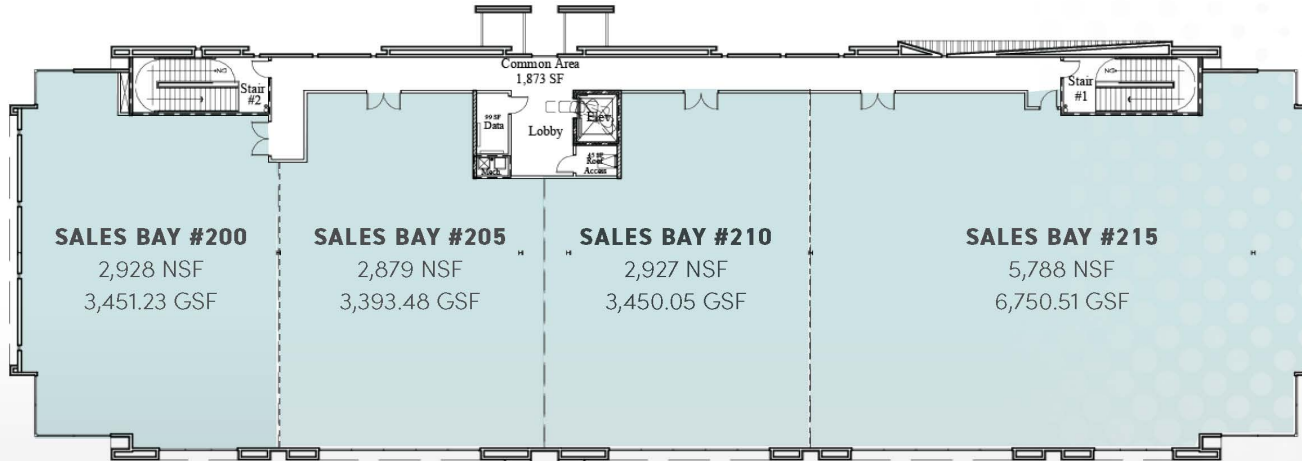
FLOOR PLAN | BUILDING B

1311 Seven Hills Dr.

1ST FLOOR



2ND FLOOR



In Escrow / Pending
 Available



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DEMOGRAPHIC PROFILE

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
McDonald Highland	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 **Investment Equity Development** 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.



ARCHITECTS

Avaruus Studios, Inc. is a Las Vegas Valley based architecture, planning & project management firm specializing in hospitality, commercial and retail projects. As a LEED accredited professional firm, ASI has the tools to provide sustainable design for any project. Whether a custom residence, a tenant improvement, or a stand-alone building. The principals have over 30 years of experience in their field and have developed over 1,000,000 square feet of commercial development with this developer.

CONTRACTOR

Founded in 1991, **Bentar Development, Inc.** is a well-established and respected design/build general contractor and professional manager of construction services. The award-winning company is owned by long-time Nevada resident, Amador “Chi Chi” Bengochea. Bentar is licensed and bonded in the State of NV with an unlimited contract limit & prides itself on aggressive schedules that are unmatched by other contractors in the local industry. The company delivers a wide range of commercial, industrial, retail, casino, office & recreational projects in the Las Vegas market.

ENGINEERING

Lochsa Engineering, founded in 1995 in Las Vegas, NV by two University of Idaho graduates, is an innovative and value driven engineering, surveying, and BIM design firm. Named after the Lochsa River in Northern Idaho, Lochsa (pronounced lock-saw) means “rough waters” in the Native American Nez Perce language. It is with that spirit that Lochsa engineering chooses to navigate towards technically challenging projects while focusing on delivering creative and effective results. The firm has the experience and expertise to develop advanced and pioneering solutions for a sizable range of construction types.

SALES TEAM

Ryan Martin, SIOR, CCIM Senior Vice President: Ryan Martin is a Senior Vice President with CBRE. His expertise encompasses a broad range of office transaction types, including investment sales, tenant representation, agency landlord representation, and build-to-suit projects. He combines his 25 years of industry experience with a client-centric approach to deliver the highest possible value on every assignment. Throughout his career, Ryan has been recognized by clients and peers alike for his astute attention to detail, strong focus on customer service, extensive market knowledge and overall professionalism. His experience in the market and skilled expertise consistently produce an outstanding track record of success.

Tonya Gottesman Vice President: With more than two decades of commercial real estate experience, Tonya Gottesman specializes in office brokerage at CBRE. Her clients benefit from her seasoned expertise across a variety of office transaction types, including investment sales, build-to-suits, tenant representation and agency landlord assignments. Tonya joined CBRE’s Los Angeles headquarters in 2000, later working with a private principal owner and serving as Vice President with MDL Group. Throughout her career, she has successfully represented both landlords and tenants, giving her a uniquely nuanced perspective that allows her to fully leverage market conditions to drive results.

Antonette Rolda Client Services Specialist: In tandem with partners Ryan Martin and Tonya Gottesman, Antonette Rolda specializes in owner-user sales, investment sales, agency and tenant representation for clients at CBRE.

Antonette is a recent graduate of the University of Las Vegas, Nevada, where she earned her Bachelor of Science in Healthcare Administration & Policy while playing competitively for UNLV’s Division One Women’s Volleyball Team. Her strong leadership qualities and driven mindset, coupled with an unwavering commitment to exceeding expectations, serve as highly valuable assets to her team.



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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.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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