

THE VIEW

BUSINESS PARK

AT SEVEN HILLS

FOR SALE

Luxury Office Condos



OFFERING 3% COMMISSION TO BUYER'S BROKER!**
OFFERING \$40/PSF TI ALLOWANCE

CBRE



THE VIEW
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AT SEVEN HILLS



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EXECUTIVE SUMMARY

1301 & 1311 SEVEN HILLS DRIVE
Seven Hills in Henderson

Discover The View—Henderson’s premier office condos in a prime location near prestigious neighborhoods. Enjoy easy access to top hospitals, parks, dining, shopping, and major highways within a vibrant community designed for work, life, and leisure.

Featuring floor-to-ceiling windows with stunning views of the mountains, Henderson Executive Airport, the Raiders’ headquarters, and the Las Vegas Strip, The View blends luxury with functionality. With advanced security and prominent signage on Seven Hills Drive, these customizable spaces are built to grow with your business.

PROPERTY DETAILS



Available Space
±2,400 - ±16,175 GSF



Price
Contact Broker



TI Allowance
\$40/PSF



Number of Stories
Two (2) Stories



Building Size
±41,962 SF Building A
±33,074 SF Building B



Parking Ratio
5:1,000 (Usable)



Year Built
2024



Zoning & Parcel Number
Neighborhood Commercial (CN)
191-02-214-001 (5.09 acres)



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

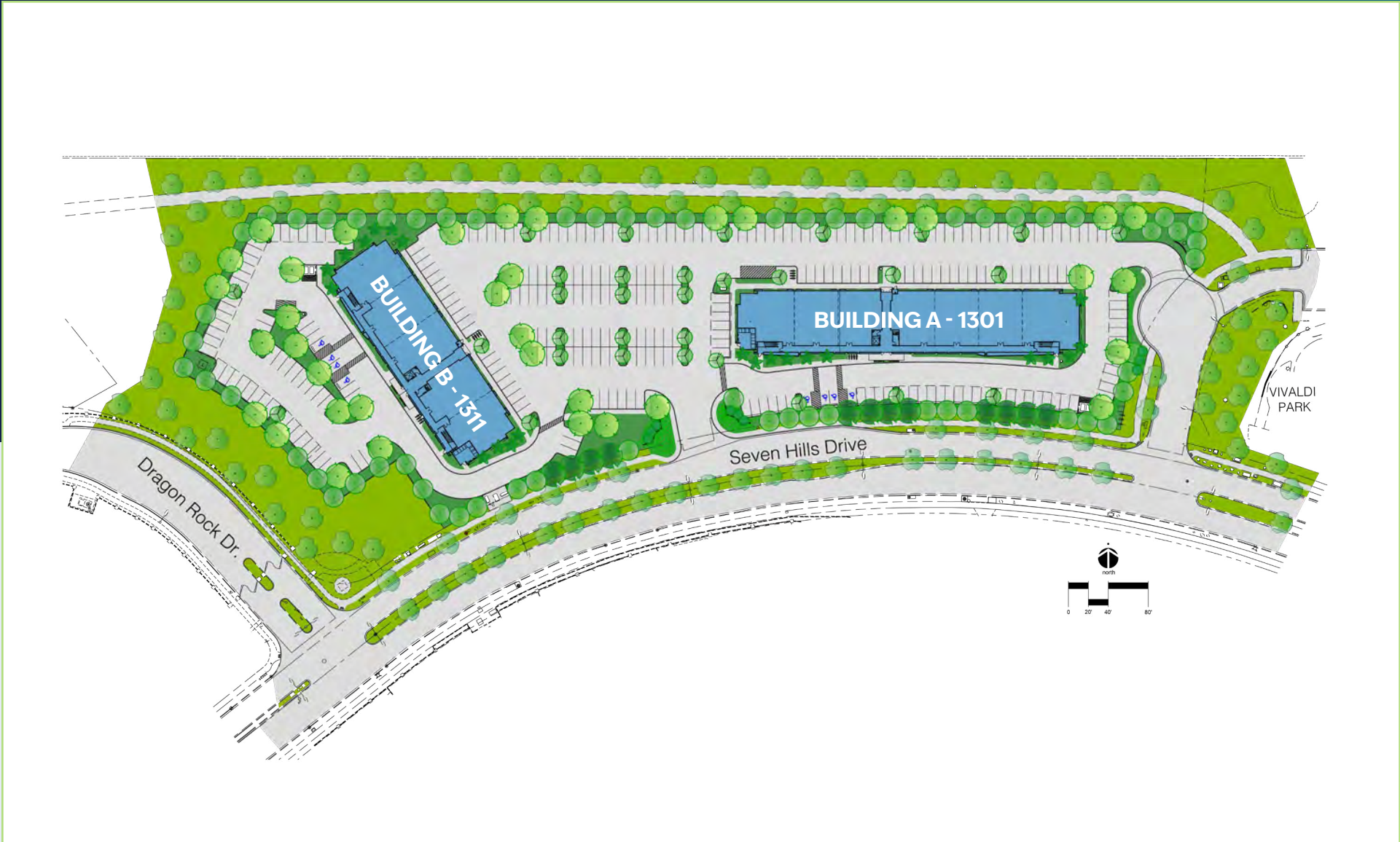
The View's modern office condos feature floor-to-ceiling windows with unobstructed views, state-of-the-art commercial-grade video surveillance for ultimate safety and security, and prominent monument building signage overlooking the lively Seven Hills thoroughfare. The View is your blank canvas and is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

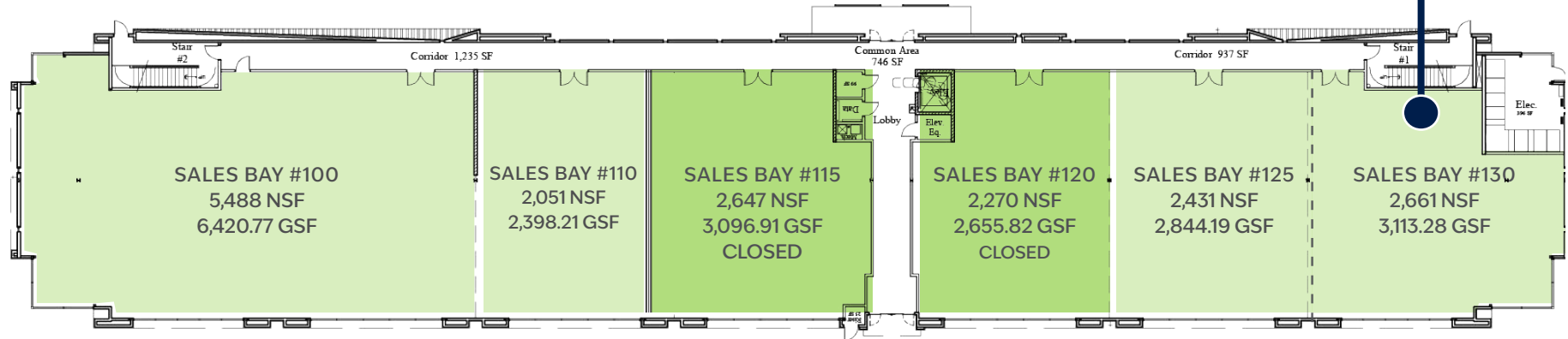
SITE PLAN



FLOOR PLAN - BUILDING A

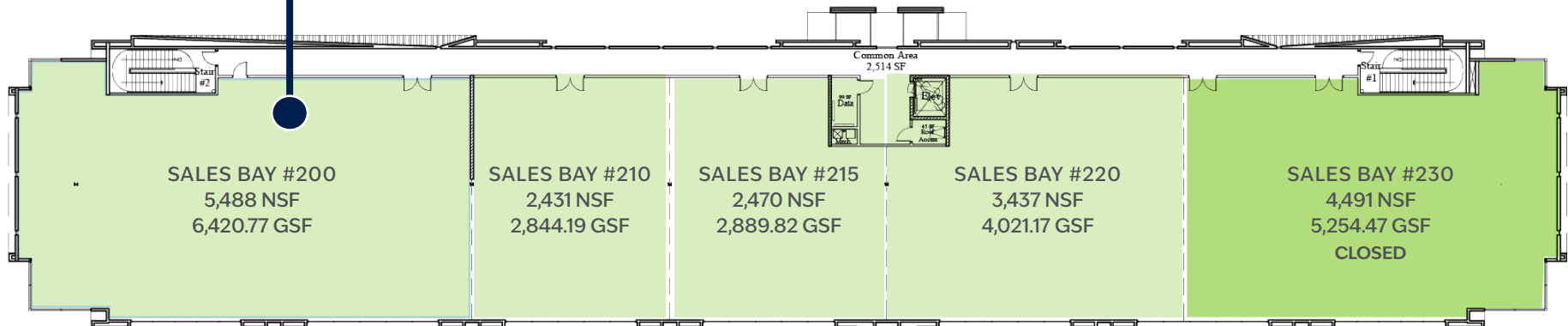
LEVEL 1

3D VIRTUAL TOUR



LEVEL 2

3D VIRTUAL TOUR



INQUIRE FOR PRICING

■ Closed
■ Available

FLOOR PLAN - BUILDING B

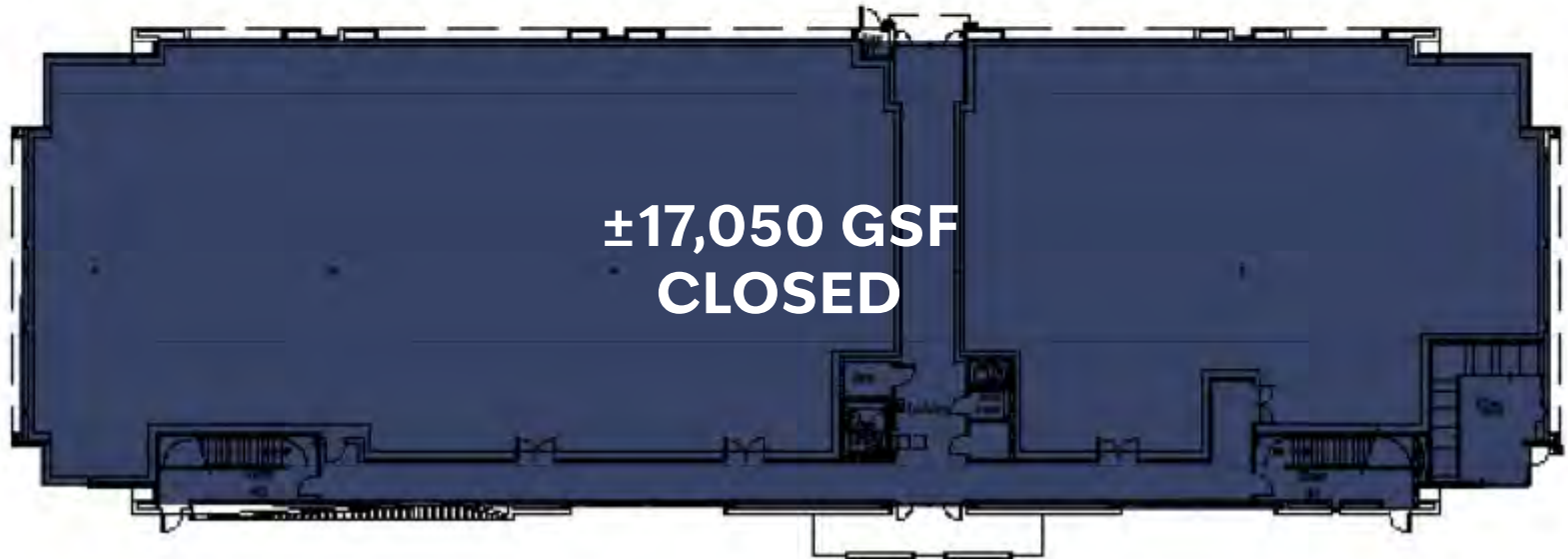
LEVEL 1

3D VIRTUAL
TOUR



LEVEL 2

3D VIRTUAL
TOUR



SURROUNDING MAP



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



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.

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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*This incentive is being offered by the ownership of The View to Brokers who meet conditions to earn the incentive rate. Seller has the right to terminate the 3% Fee at any time. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive. All CBRE brokers eligible to receive this incentive must disclose such incentive to the Buyer's Broker to signing a purchase agreement.

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