



SEVEN HILLS V

3165 St. Rose Pkwy Henderson, NV 89052

Henderson - Professional Office Condos

*Rendering of proposed building

IREPLV
Commercial Real Estate
Brokerage • Development • Property Management



Property Overview

Office condo project - opportunities for ownership



*Rendering of proposed building

Property	Seven Hills V Office Condos
Address	3165 St. Rose Pkwy Henderson, NV 89052
Parcel	177-35-511-021
Zoning	Office Commercial (CO)
Building Size	23,142 SF
Building - 1st Floor	11,571 SF Available - Demisable
Building - 2nd Floor	11,571 SF Available - Demisable

Project Description

Office condo project - opportunities for ownership

Seven Hills Office Condos offers buyers the opportunity to purchase a brand new, modern office condo space within a beautiful office park in a prime Henderson location.

This Henderson submarket is appealing to buyers with it's blend of modern suburban affordability, spacious master-planned communities, and close proximity to outdoor recreation. Most buildings, shopping centers, and medical facilities were recently constructed, providing an updated and clean aesthetic compared to older parts of the valley.

The project includes a 23,142 SF two-story building.

This is a great opportunity to own a condo space portion of real estate in a prime suburban residential and business submarket.



*Rendering of proposed building

Building Details:

~23,142 SF

TOTAL SELLABLE AREA

PRICE

\$410 / SQUARE FOOT

PRE-SOLD

SQUARE FEET

AVAILABLE

23,142 SQUARE FEET

DEMISABLE

MINIMUM 2,000 SF

Project Highlights

Office condo project - opportunities for ownership

2026 - 2027 CONSTRUCTION

Modern, brand-new office condo project.

HENDERSON LOCATION

Convenient Henderson location with close proximity to amenities, schools, healthcare.

REAL ESTATE OWNERSHIP

Own your office condo and invest in your business.

CONDO EXPERTS

IREPLV are experts in the office condo product. We can coordinate with lenders and contractors.

OFFICE / CLINIC SPACE

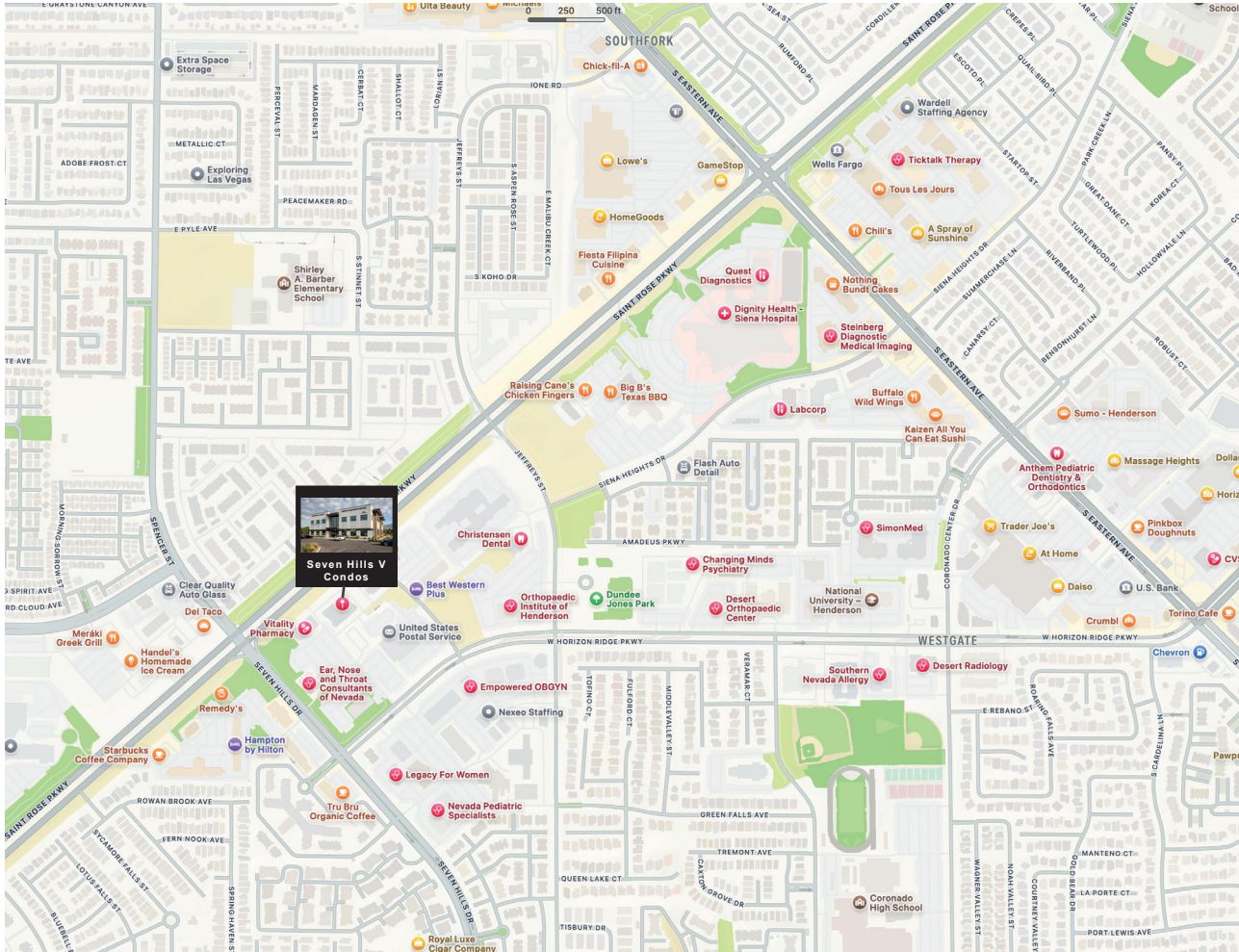
You can buy the size space that fits your business needs.

TAX BENEFITS

Build equity and take advantage of tax deductions.

Henderson Location

Convenient Henderson location near major residential, healthcare and employment drivers.



LOCATION DETAIL

- Convenient access to Seven Hills, Anthem and Macdonald Ranch master-planned communities / neighborhoods and Henderson's top tier amenities.
- Nearby hospital and office amenities support medical providers and clinical practices.
- Minutes away from Henderson Executive Airport
- Submarket with strong demographics surrounded by newly constructed amenities.

Project Site Plan

Office condo project - opportunities for ownership



OVERALL SITE INFORMATION

Property Parcel No:	177-355-11-019
Parcel Size:	3.08 AC.
Current Zoning:	CO
Parcel Frontage:	582'-0"
Landscape Buffer:	N/A

Legend

Program	Level	SF
A Office	01	11,571
A Office	02	11,571
Total GSF - Level 01 & 02		23,142

Parking Analysis

Program	Code	Spaces Req.
Office	4:1000 (N/A)	93
Total - Parking Required		(92.68) 93
Total - HC Parking Required (0)		4
Total - Parking Provided		72
Total - Parking Reduction		(22.5%) 21

** PARKING VARIANCE REQUIRED **

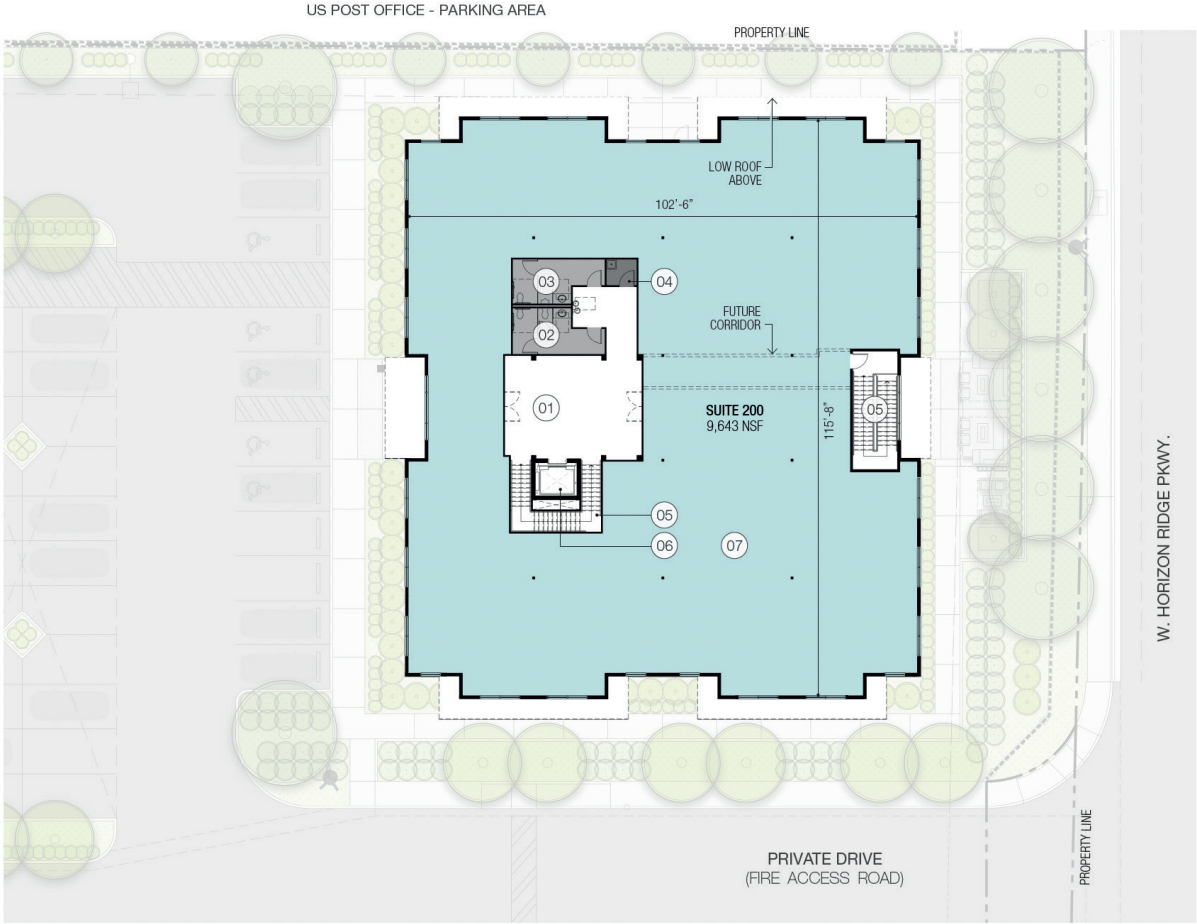
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Building - 2nd Floor

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Plan Level 2 Legend

Program	SF
01 Common Lobby	
02 Women's Restroom	
03 Men's Restroom	
04 Janitor	
05 Exit Stair	
06 Elevator	
07 Suite 200 (NSF)	9,643
Total GSF - Level 02	11,571

- Utility
- Office
- Landscaping
- Accessible Path from ROW
- Demolish

SCALE (FT) NTS

FLOOR PLAN - LEVEL 2

Lease vs Own Analysis

Compare leasing a unit to purchasing a unit to see the benefit of ownership

Building Elevations



NW BUILDING ELEVATION



SW BUILDING ELEVATION



SE BUILDING ELEVATION



NE BUILDING ELEVATION



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CALL US FOR MORE INFO

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