

THE VIEW

— AT SEVEN HILLS —

BUSINESS PARK

BUILT FOR WHAT'S NEXT.

LUXURY OFFICE CONDOS
FOR SALE



1301 & 1311 SEVEN HILLS DRIVE
HENDERSON, NV 89052

STRONG PRICING FOR OWNER/USERS

OFFERING 3% COMMISSION
TO BUYER'S BROKER**



CBRE

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DISCOVER THE VIEW.

1301 & 1311 SEVEN HILLS DRIVE

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.

HENDERSON'S PREMIER OFFICE CONDOS IN A PRIME LOCATION NEAR PRESTIGIOUS NEIGHBORHOODS.



AVAILABLE SPACE

±1,500 - ±16,175 GSF



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)

STANDOUT SPECIFICATIONS

DELIVERED IN GREY SHELL CONDITION

Provides a flexible space ready for tenant improvements and customization.

ENERGY-EFFICIENT LOW-E INSULATED GLAZING

Insulated glazing with Low-E glass enhances heating and cooling performance, improves insulation, and helps reduce energy costs.

STATE-OF-THE-ART COMMERCIAL SECURITY SYSTEM

Security is provided by Alpha Video Surveillance, utilizing advanced commercial-grade technology.

REMOTE VIDEO MONITORING

Enables simultaneous monitoring of the entire property, providing broader coverage than traditional on-site security personnel.

ADVANCED SURVEILLANCE TECHNOLOGY

Features AI-integrated software, high-definition cameras, and two-way communication capabilities for enhanced threat detection and rapid response.

9-CAMERA MONITORING SYSTEM

A dedicated 9-camera security system monitors the property during evenings and weekends for added protection.

MONUMENT AND BUILDING SIGNAGE OPPORTUNITIES

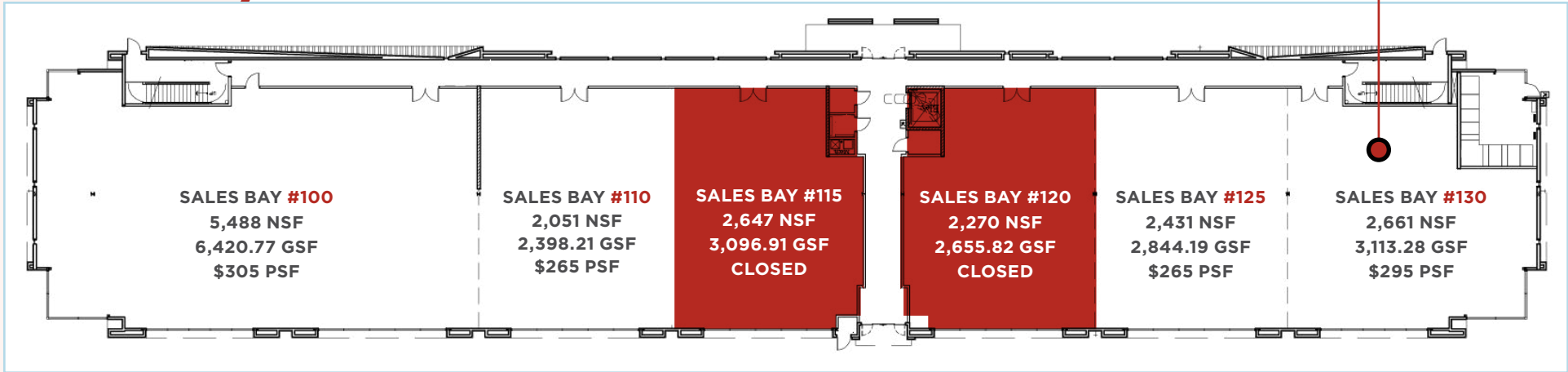
Custom monument and building signage can be designed to complement the architectural style of the office condominiums.



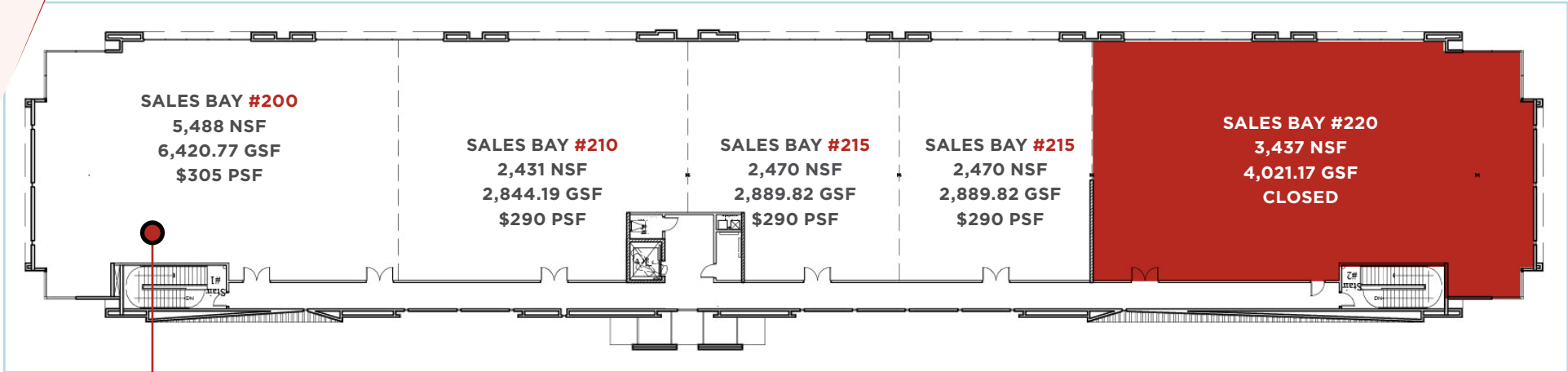
BUILDING A FLOOR PLAN

3D VIRTUAL TOUR

LEVEL 1



LEVEL 2



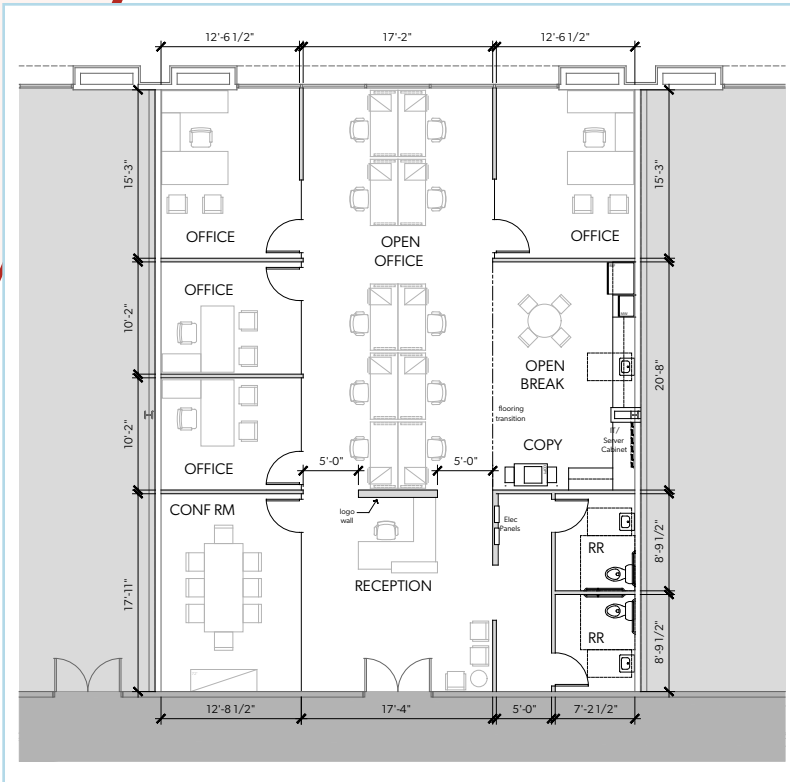
3D VIRTUAL TOUR

Closed
 Available

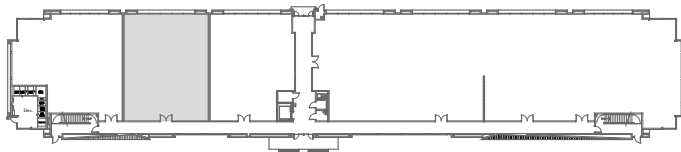
FLOOR PLANS

OFFICE SPEC SUITE

Suite 125 | 2,431 SF

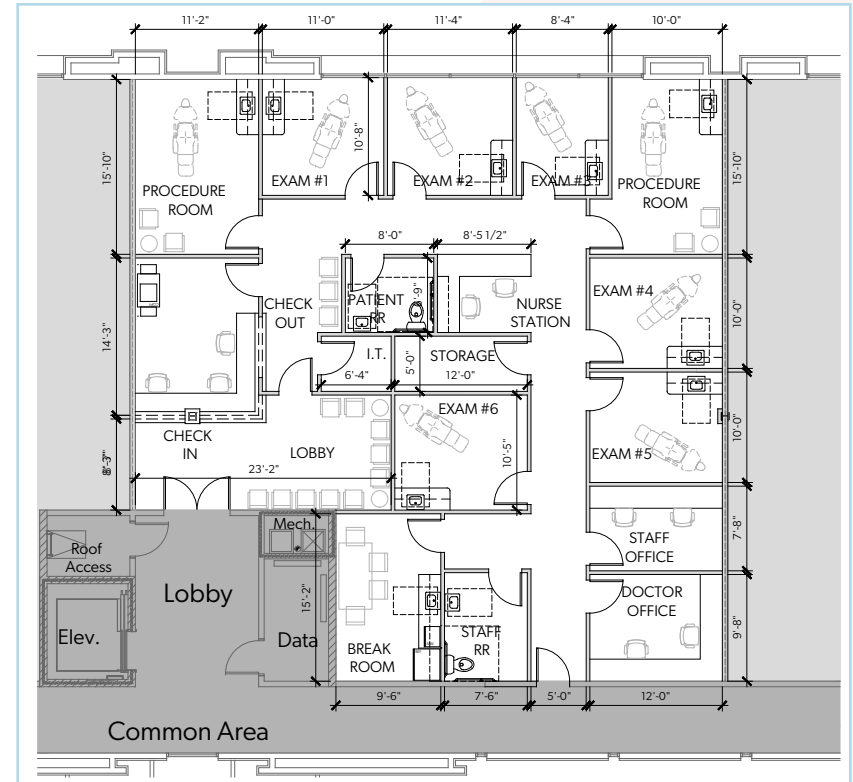


Location - 1st Floor

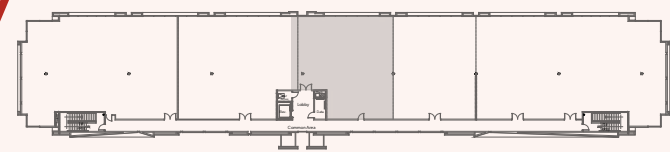


MEDICAL SPEC SUITE

Suite 215 | 2,650 SF



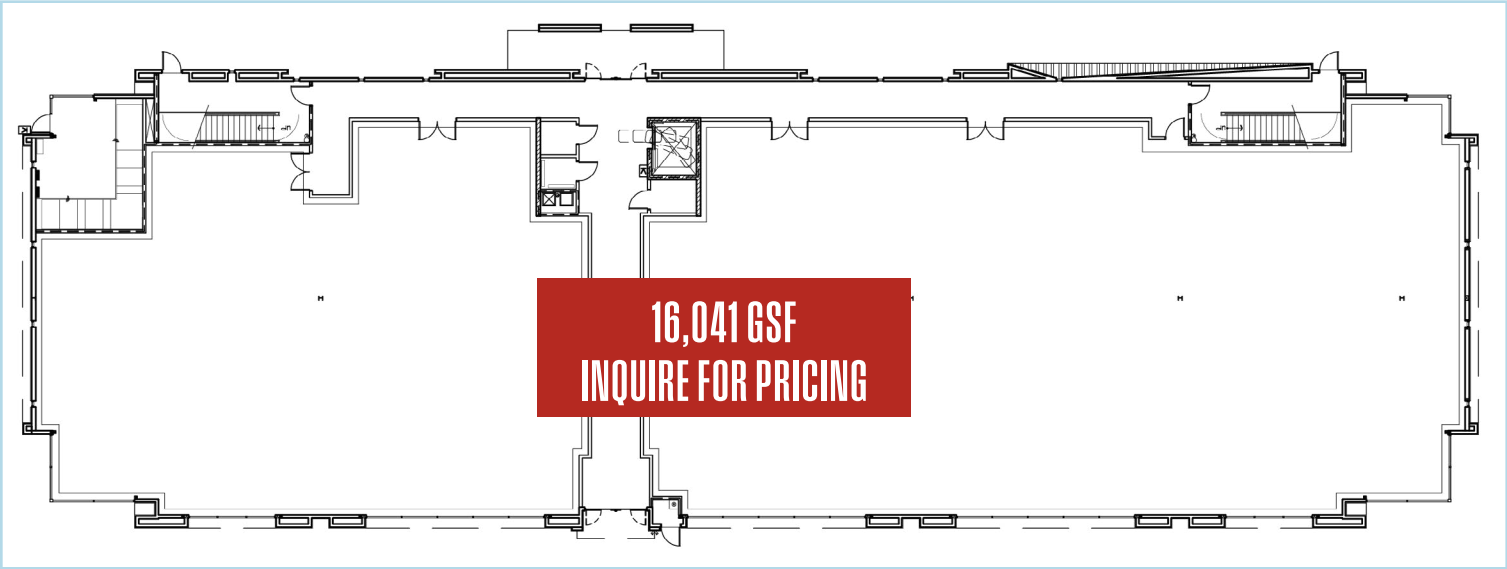
Location - 2nd Floor



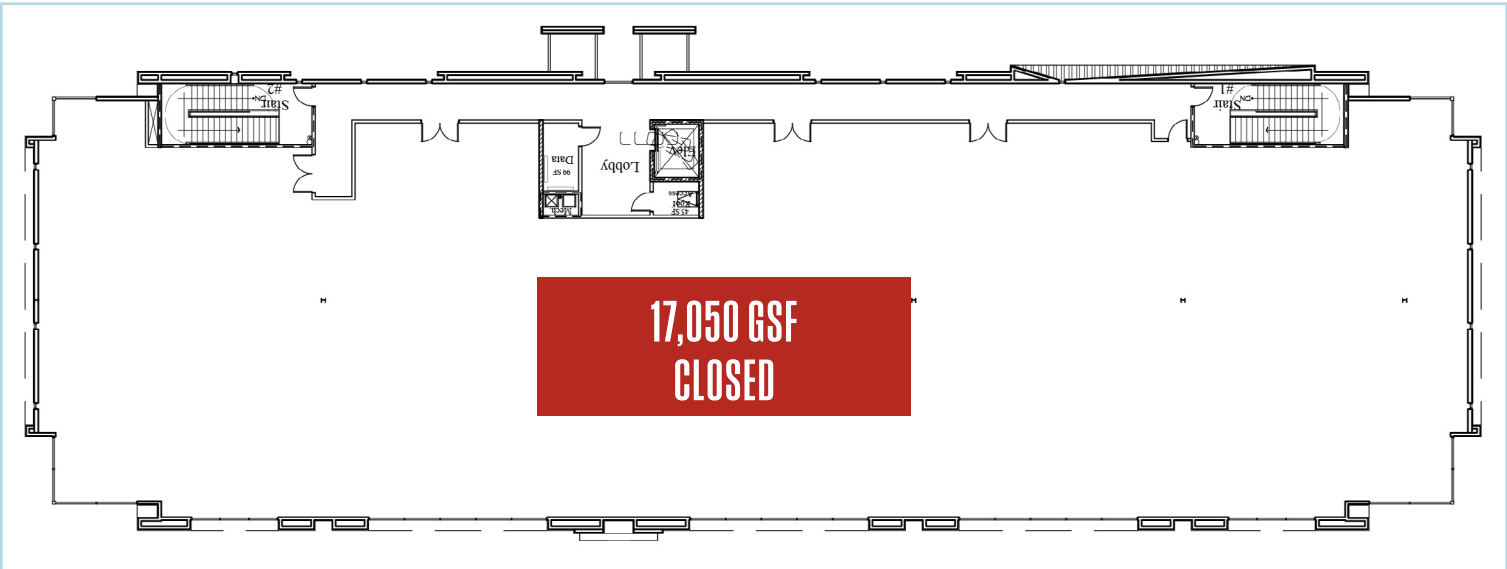
***All plans are conceptual and for illustrative purposes only.*

**BUILDING B
FLOOR PLAN**

LEVEL 1

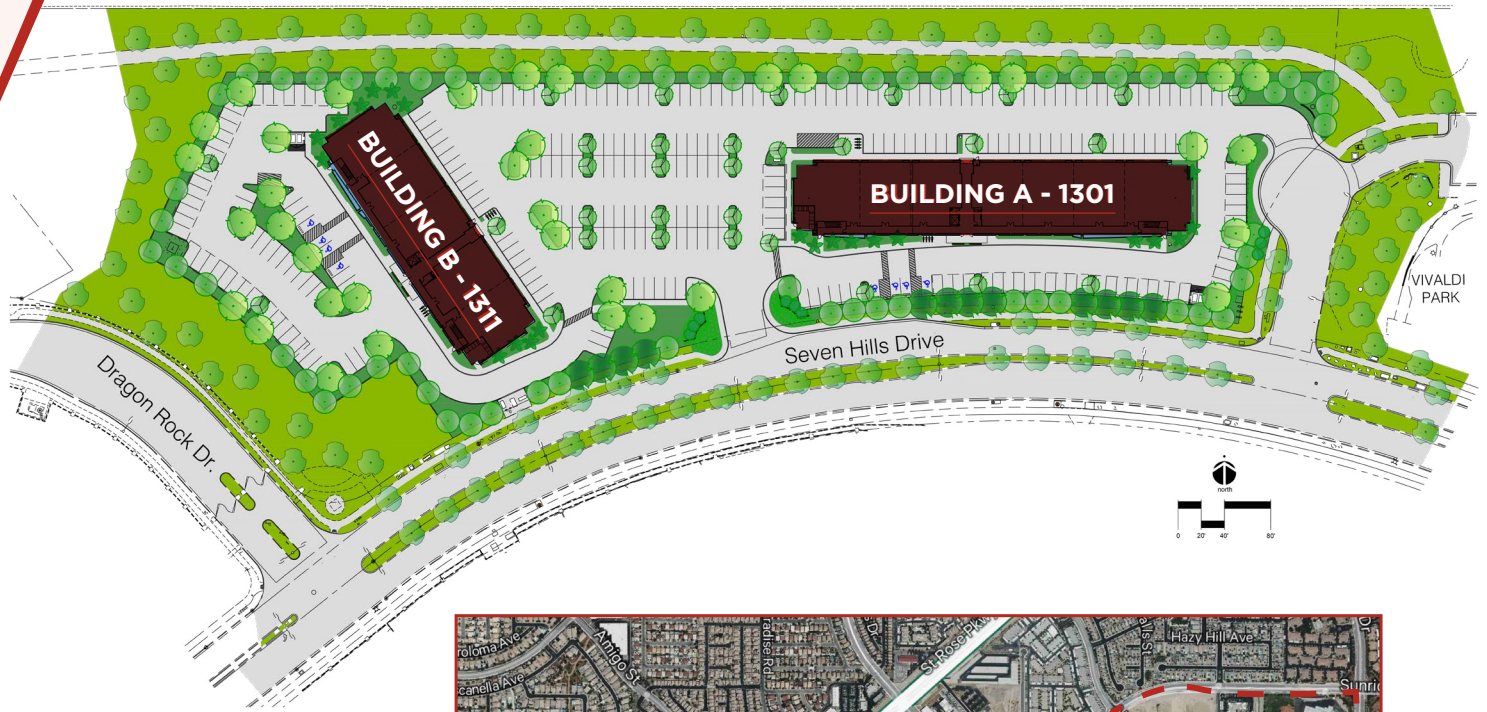


LEVEL 2



AT THE CENTER OF IT ALL (WITHOUT THE TRAFFIC)

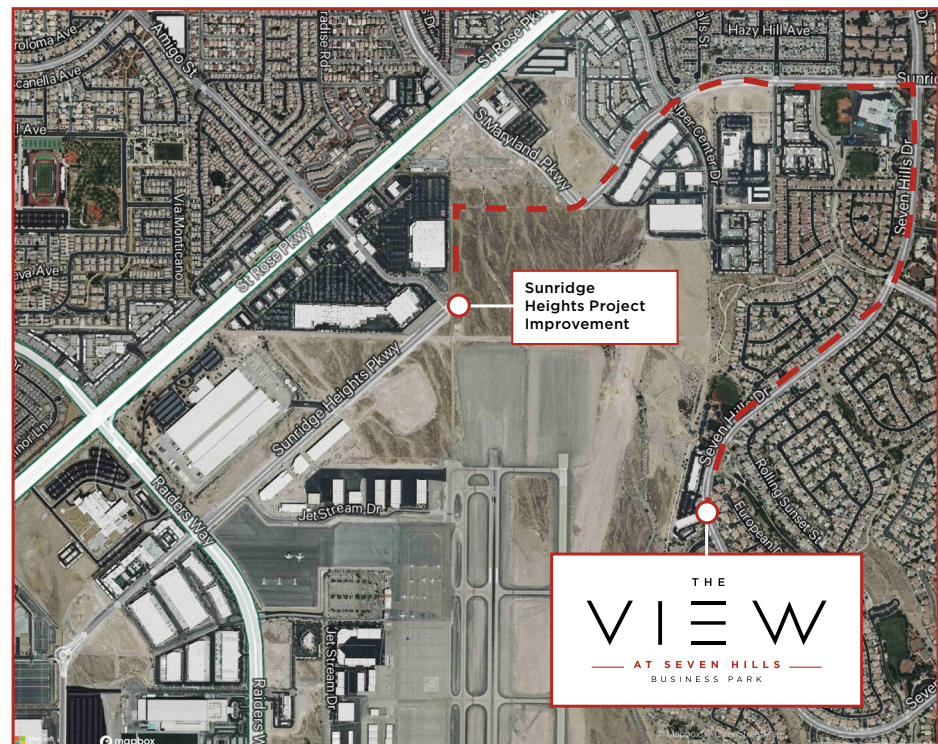
SITE PLAN



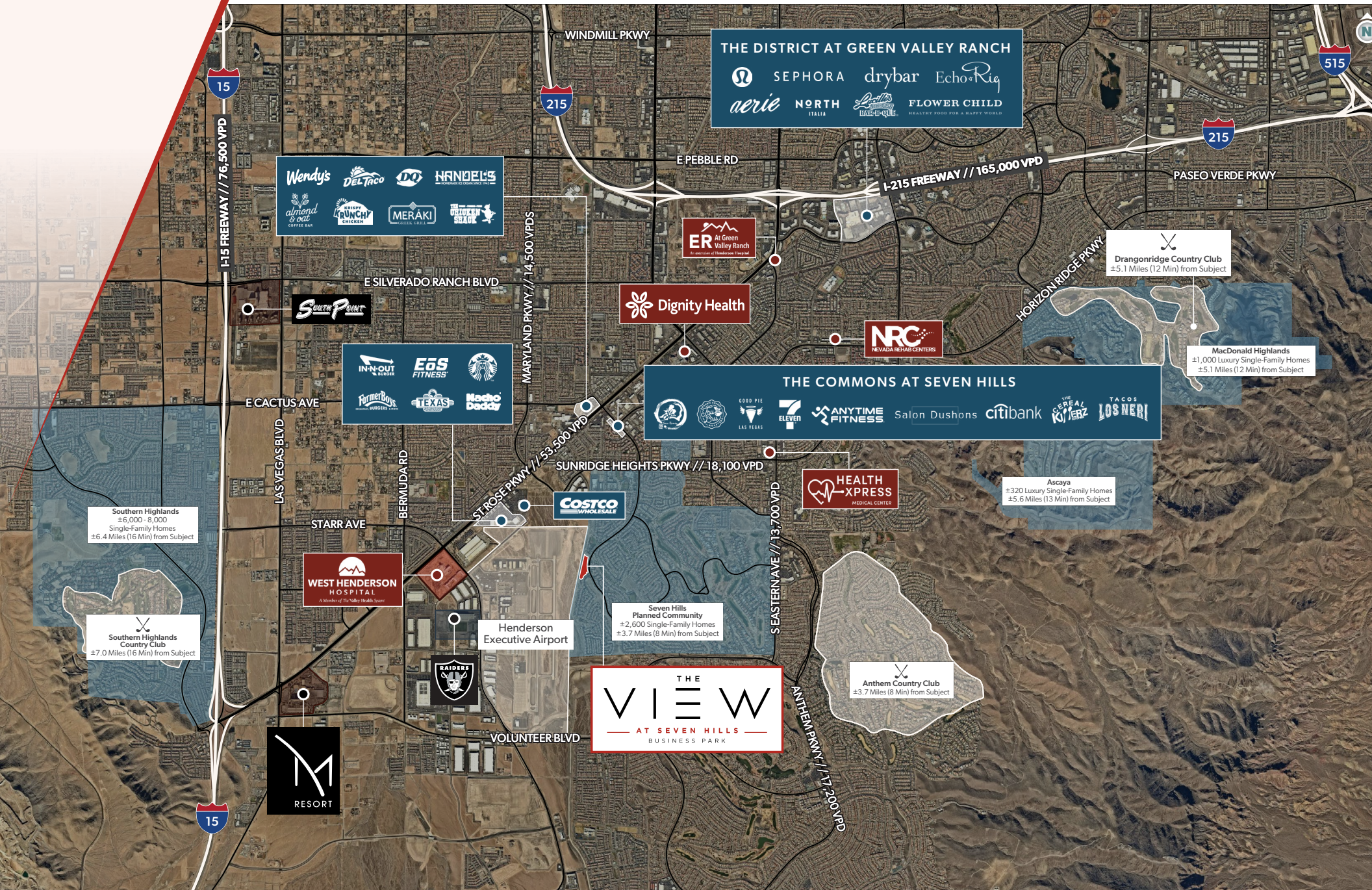
Sunridge Heights Project Improvement Making Connecting Easier

Expected completion is Q4 2026

Source: Expected late 2026. City of Henderson, 2026



AERIAL MAP



WHY THE VIEW?



Located among Henderson's most affluent neighborhoods and strongest residential demographics.



Walkability to Parks & Trails Surrounded lush parks and walking trails, uninterrupted by road traffic.



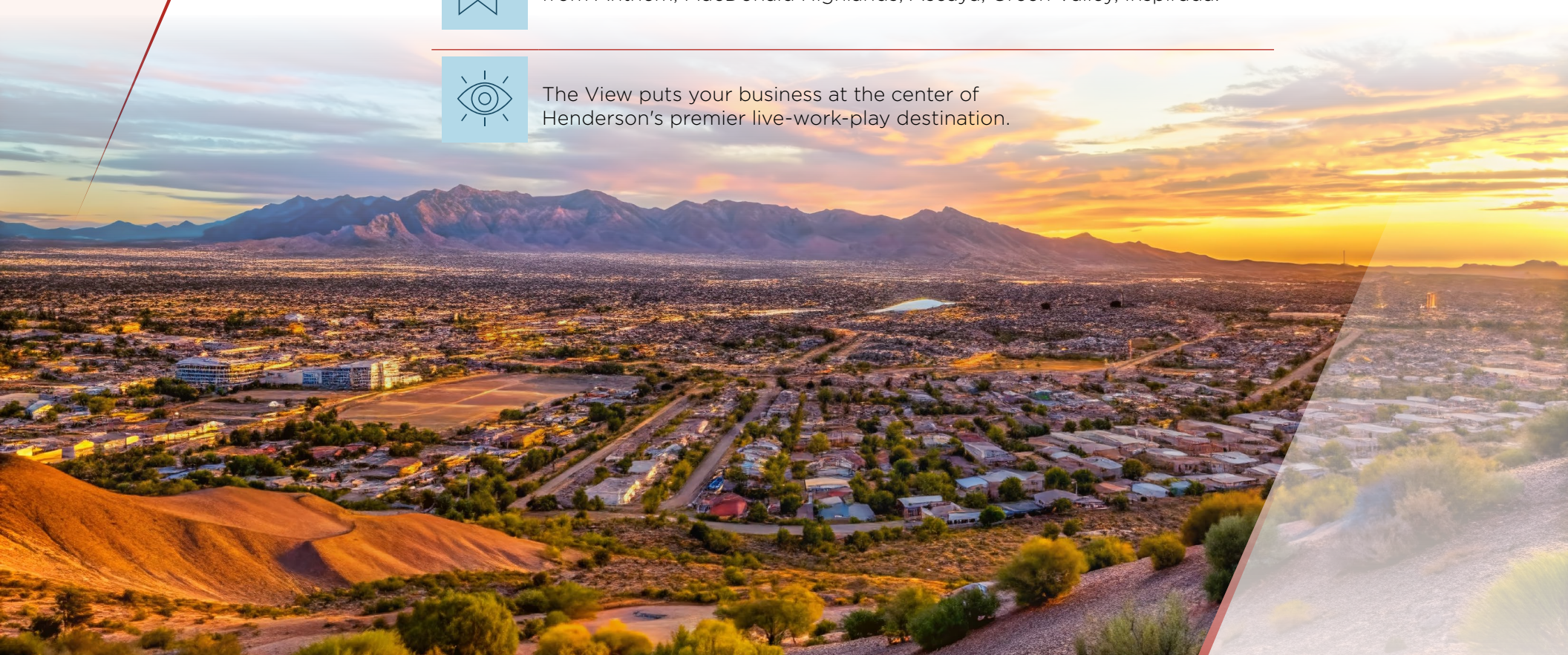
Everything within Reach Surrounded by dining, shopping, banking, healthcare, fitness & wellness, childcare and schools



In the Heart of Henderson located within Seven Hills, and just minutes from Anthem, MacDonald Highlands, Ascaya, Green Valley, Inspirada.



The View puts your business at the center of Henderson's premier live-work-play destination.



WORKPLACE REIMAGINED

The perfect setting or a midday recharge, amenities just minutes away



NEW DEVELOPMENTS COMING TO HENDERSON



WEST HENDERSON FIELDHOUSE

A \$70M sports complex near West Henderson (near Chicken N Pickle) with 8 courts and a 4,000-person capacity, set to open in Fall 2026.



THE CLIFF AT GREEN VALLEY RANCH

A \$55M conversion of former office buildings into a 100,000 sq. ft. open-air shopping and dining center, with tenants like Arhaus, slated to open late 2026.



GAMING EXPANSION

\$206M expansion of M Resort and new developments from Boyd Gaming (Cadence) and Station Casinos (Inspirada).



CENTURION AT INSPIRADA

A 24-acre mixed-use project that broke ground in February 2026, featuring ~80,000 sq. ft. of retail (including Sprouts Farmers Market) and 600 residential units.



MONUMENT AT CALICO RIDGE

New retail, including a golf simulator/restaurant and specialty retail, reviving a previously idle property.



HAAS AUTOMATION EXPANSION

A massive 2.4 million-square-foot manufacturing facility at 2055 Via Inspirada, expected to eventually hire up to 1,400 workers.

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
Place of Work				
	2025 Businesses	159	3,435	6,819
	2025 Employees	1,588	36,525	66,929
Population				
	2025 Population - Current Year Estimate	9,686	129,570	282,329
	2030 Population - Five Year Projection	10,303	136,774	297,822
Education Attainment				
	Bachelor's Degree	27.5%	26.2%	26.9%
	Graduate or Professional Degree	18.6%	14.1%	14.4%
Households				
	2025 Households - Current Year Estimate	4,055	51,731	115,386
	2030 Households - Five Year Projection	4,363	55,085	122,702
Average Income				
	2025 Average Household Income	\$145,176	\$142,673	\$147,707
	2030 Average Household Income	\$161,406	\$160,531	\$166,150
Household Income				
	\$100,000-\$149,999	10.0%	20.3%	20.0%
	\$150,000-\$199,999	12.4%	12.6%	13.6%
	\$200,000 and Over	25.3%	19.7%	20.7%

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Development Team

David Inman has resided in Las Vegas since 1970. In 1984 Mr. Inman founded Investment Equity, LLC 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, retails, 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.

CBRE 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.

Title Insurance Company

First American traces its roots to 1889, when Orange County, California. Our primary business is title insurance and settlement services, where we protect ownership rights for both the buyer and the lender—helping to facilitate the seamless exchange of property. You can think of a title search as a background check for real property. We work to uncover and resolve issues that would limit a new buyer's right to own the property and to sell it in the future, and we insure against unknown issues or fraud that could show up later. We do this for a variety of property types including all types of residential, commercial, and industrial transactions.

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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.

CBRE