

SEVEN HILLS OFFICE CONDOS

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 - 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	PRICE	PRE-SOLD	AVAILABLE	DEMISABLE
TOTAL SELLABLE AREA	$410 / SQUARE FOOT	SQUARE FEET	23,142 SQUARE FEET	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

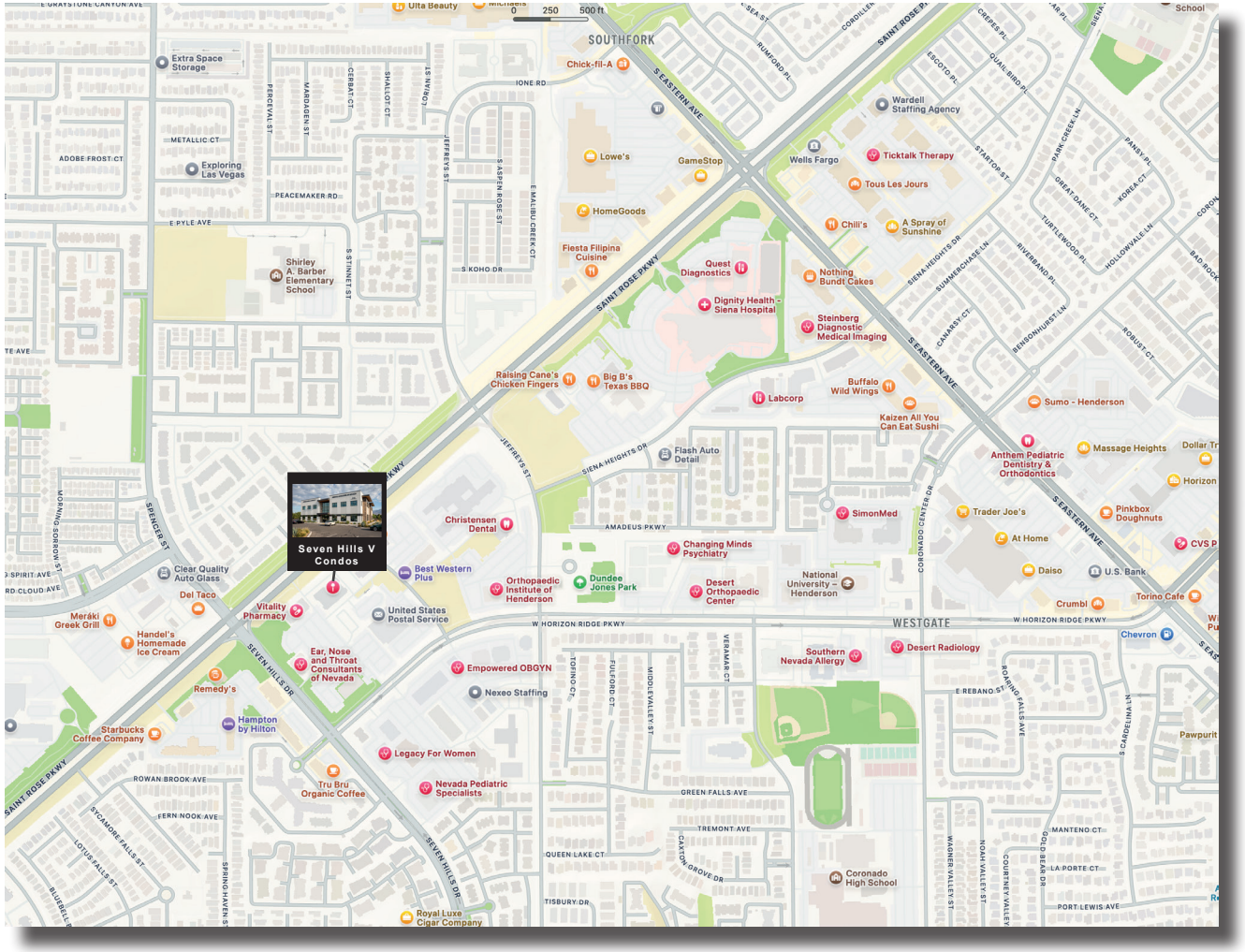
Ysou can buy the size space that fits your business needs.

TAX BENEFITS

Build equity and take advantage of tax deductions.

Henderson Location

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

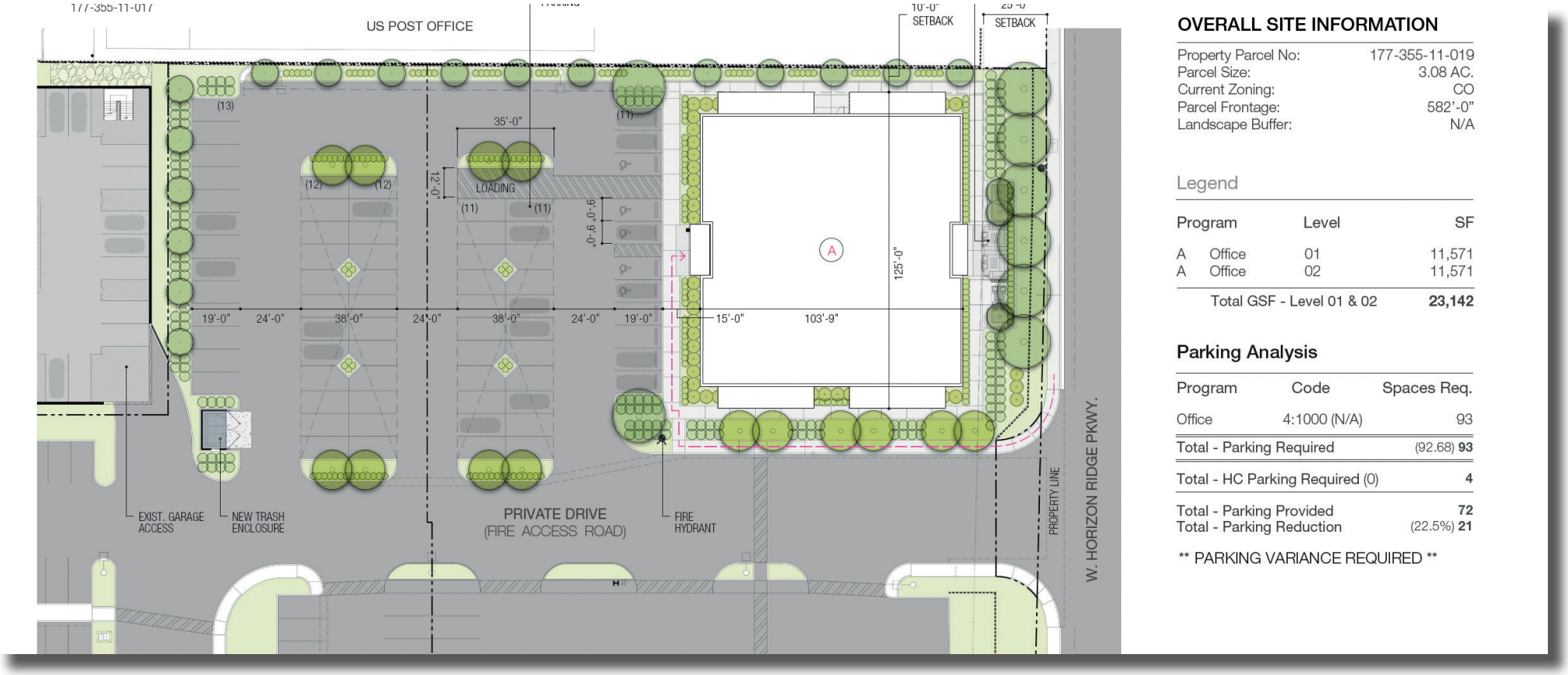


LOCATION DETAIL

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

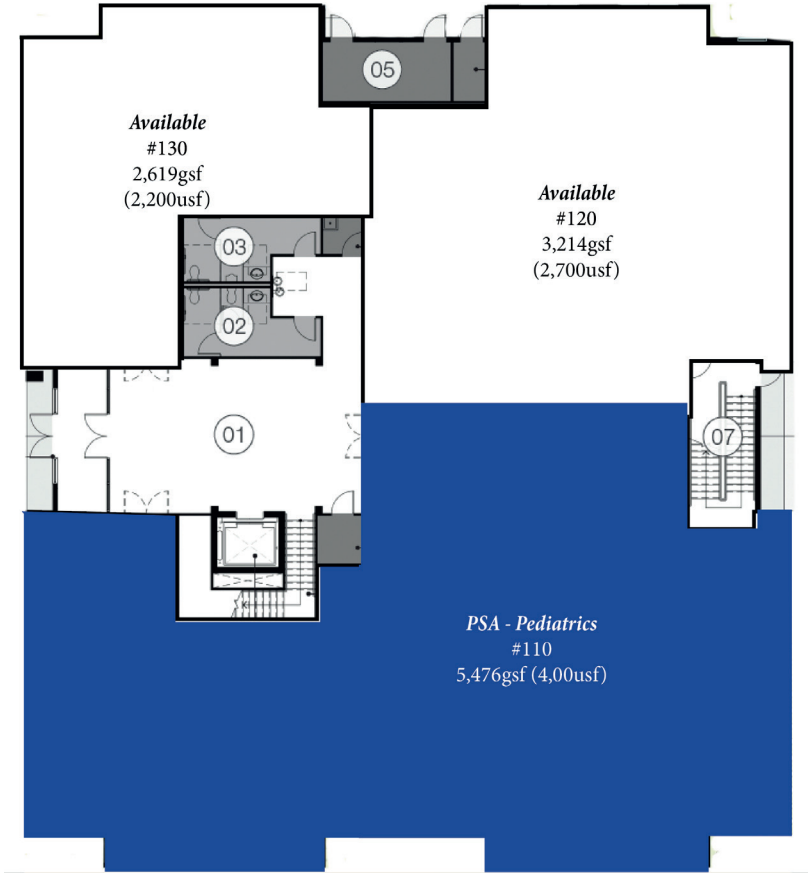
Parking Analysis

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 **

Building - 1st Floor

Office condo project - opportunities for ownership



FLOOR PLAN - LEVEL 1

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

Plan Level 1
Legend

Program		SF
01	Common Lobby	
02	Women's Restroom	
03	Men's Restroom	
04	Janitor	
05	Electrical Room	
06	Fire Riser	
07	Exit Stair	
08	Shaded Seating/Garden Area	
09	Elevator Machine Room	
10	Elevator	
11	Suite 100 (NSF)	9,091
	Total GSF - Level 01	**11,571**

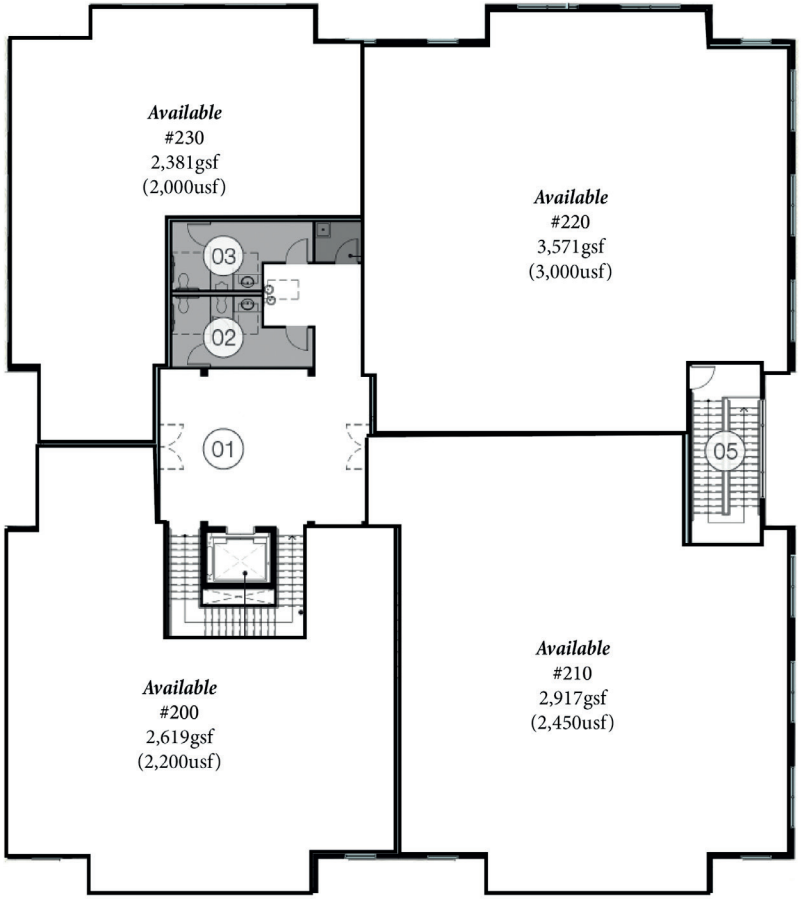
Parking Analysis

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 **

Building - 2nd Floor

Office condo project - opportunities for ownership



FLOOR PLAN - LEVEL 2

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

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**

SCALE (FT) NTS

Lease vs Own Analysis

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

Gross Rentable Area		3,000	sf		

Own

Building Shell Price		$ 410	psf	$	1,230,000
Interior Improvements (estimate)		$ 100	psf	$	300,000
Total Project Cost				**$**	**1,530,000**

Start-Up Costs

Capital Injection	15%			$	229,500
Estimated Bank Fees	0.75%			$	9,754
Estimated Appraisal and Environmental				$	5,000
Total Cash Required at Closing				**$**	**244,254**

Monthly Costs

Payment (Monthly/P&I)	:	$ 3.04	psf	$	9,131
Taxes and Insurance (Estimate)		$ 0.10	psf	$	300
Association Fees		$ 0.50	psf	$	1,500
Total Monthly Payment		$ 3.64	psf	**$**	**10,931**

Total Adjusted Monthly Costs

Total Monthly Payment	$ 3.64	psf	$	10,931
Less Depreciation	$ 1.42	psf	$	(4,250)
Total Adjusted Monthly Costs	$ 2.23	psf	**$**	**6,681**

Monthly Mortgage Payment Savings in 10 Years	**$ 515,928**
Estimate Equity after 10 Years	**$ 741,871**

Lease

Monthly Lease Rate		$ 3.25	psf	$	9,750
Interior Improvements Loans ($100/SF)		$ -	sf	$	-
Total Lease (Monthly)				**$**	**9,750**

Start-Up Costs

Prepaid Lease	3	month rent		$	29,250
Security Deposit	1	month rent		$	9,750
Total Cash Required (Pre Leasing)				**$**	**39,000**

Monthly Costs

Lease Payment (Monthly)		$ 3.25	psf	$	9,750
Operating Expenses/CAM Fees		$ 0.60	psf	$	1,800
Interior Improvement Loans		$ -	psf	$	-
Total Monthly Payment		$ 3.85	psf	**$**	**11,550**

Total Adjusted Monthly Costs

Total Monthly Payment	$ 3.85	psf	$	11,550
Less Depreciation	$ 0.19	psf	$	(570)
Total Adjusted Monthly Costs	$ 3.66	psf	**$**	**10,980**

Monthly Mortgage Payment Savings in 10 Years	**$0**
Equity after 10 Years	**$0**

Assumptions:

% Depreciation using a straight line method of 30 years. Cash savings estimate based on fixed mortgage payments vs. lease payments

% Terms of own scenario is based on 20 year amortization and interest rate of 5.75% as of 09/02/2026

For more information contact us

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SW BUILDING ELEVATION

SOUTHEAST ELEVATION



SE BUILDING ELEVATION

NORTHEAST ELEVATION



NE BUILDING ELEVATION



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