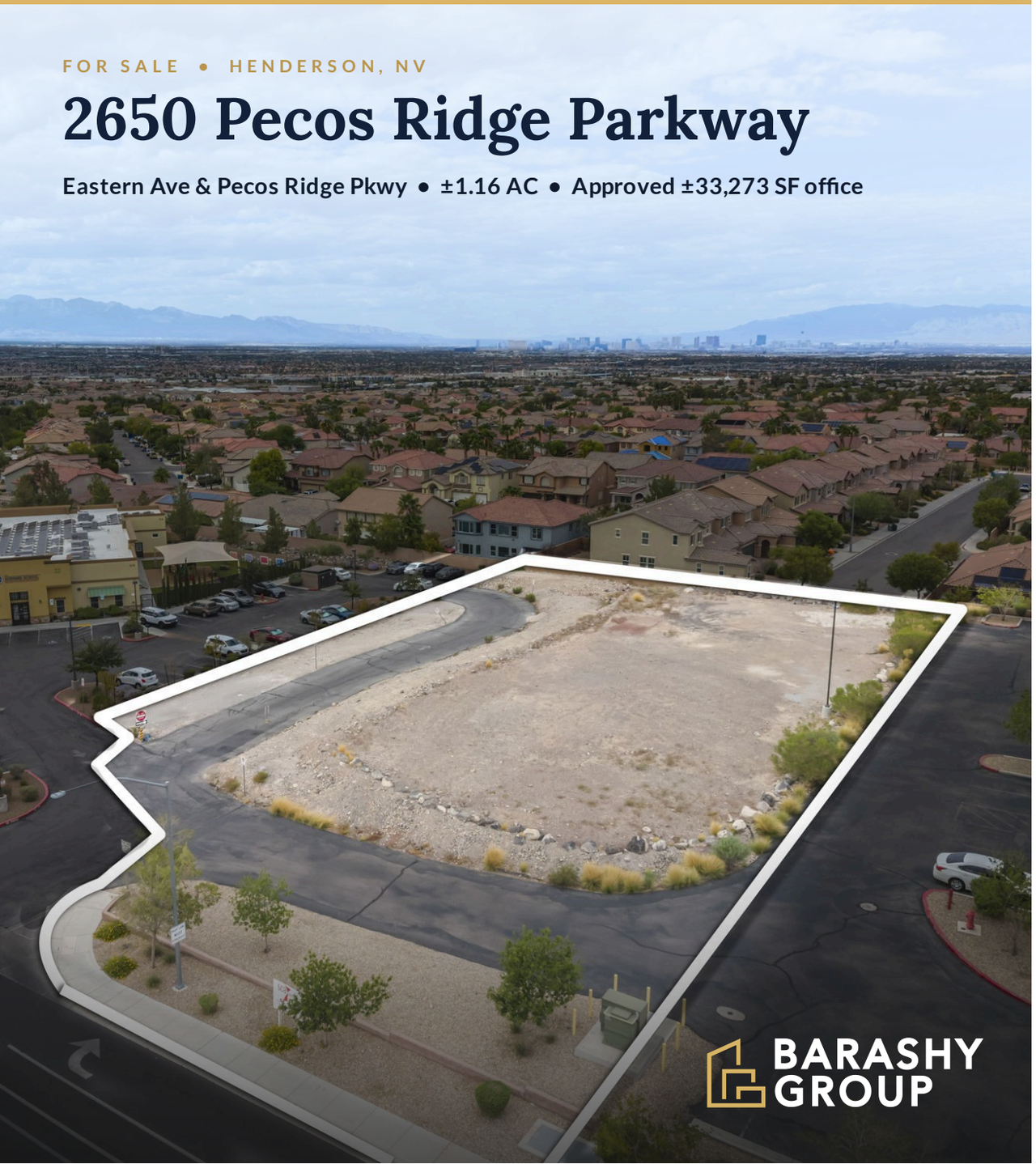
FOR SALE • HENDERSON, NV

2650 Pecos Ridge Parkway

Eastern Ave & Pecos Ridge Pkwy • ±1.16 AC • Approved ±33,273 SF office



OFFERING PRICE

$1,395,000

$1.20M per acre
$27.61 per land SF

A permit-ready office building on Eastern Avenue, with the world's largest workspace operator interested.

Two years of entitlement work are done. Design Review is approved, civil engineering is stamped, and the building plan check is active. A buyer pays the hookup fees, files one routine FAA letter, and pulls the permit.

Build the approved design or adapt the site to your own program. IWG (Regus, Spaces, HQ; 6,000+ locations) has indicated it would operate a Spaces center here on one or both floors under its managed model, terms to be agreed with the buyer. It would be the first Spaces in Henderson.

OWNER-USER

Your headquarters on Eastern Avenue. Occupy one floor or both, lease the rest.

INVESTOR

Build the shell and lease it conventionally, or pair it with IWG for a managed Spaces center.

DEVELOPER

Skip 12 to 18 months of pre-development. Deliver, then hold or exit.

Site
CC zoning, office by right
80 stalls, 74 required

Building
2 office floors + lower level
SCA Design, drawings convey

Conveys
Approvals, plans, studies
Introduction to IWG

Ofir Barashy, Principal Broker • Barashy Group LLC
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OM on request.
Data room on signed CA.