

OFFERING MEMORANDUM

2650 Pecos Ridge Parkway

Permit-Ready Office Development on Eastern Avenue

Eastern Ave & Pecos Ridge Pkwy, Henderson, NV 89052 • ±1.16 Acres

OFFERING PRICE

\$1,395,000



APPROVED DESIGN

±33,273 SF office, Design Review approved

**BARASHY
GROUP**

THE OFFERING

Buy the Project, Not the Dirt

An approved $\pm 33,273$ SF office building on a 1.16-acre Eastern Avenue corner, delivered with stamped engineering and an active plan check. Build the approved design, or adapt the site to your own program.

PRICE

\$1,395,000

\$27.61 / land SF

LAND

± 1.16 AC

50,530 SF • CC
zoning

APPROVED

**$\pm 33,273$
SF**

2 floors + lower
level

PARKING

80 stalls

74 required



HIGHLIGHTS

- **Entitled.** Design Review approved; civil stamped; plan check active.
- **Operator interest.** IWG has indicated it would operate a Spaces center here under its managed model; terms to be agreed with the buyer.
- **Lender-validated.** \$3.0M C-PACE commitment issued in 2025.
- **Corner visibility** on Eastern Avenue, south Henderson's main arterial.
- **Flexible.** Owner-user headquarters, multi-tenant office, or operator-run.

PROPERTY OVERVIEW

The Site

ADDRESS

2650 Pecos Ridge Pkwy
Henderson, NV 89052

ZONING

CC – Community Commercial
Office permitted by right

BUILDING

±33,273 gross SF
LL 10,590 • 1st 11,662 • 2nd 12,095

UTILITIES

At the site
Connection fees outstanding

PARCEL

APN 177-36-812-006
±1.16 AC / ±50,530 SF

CORNER

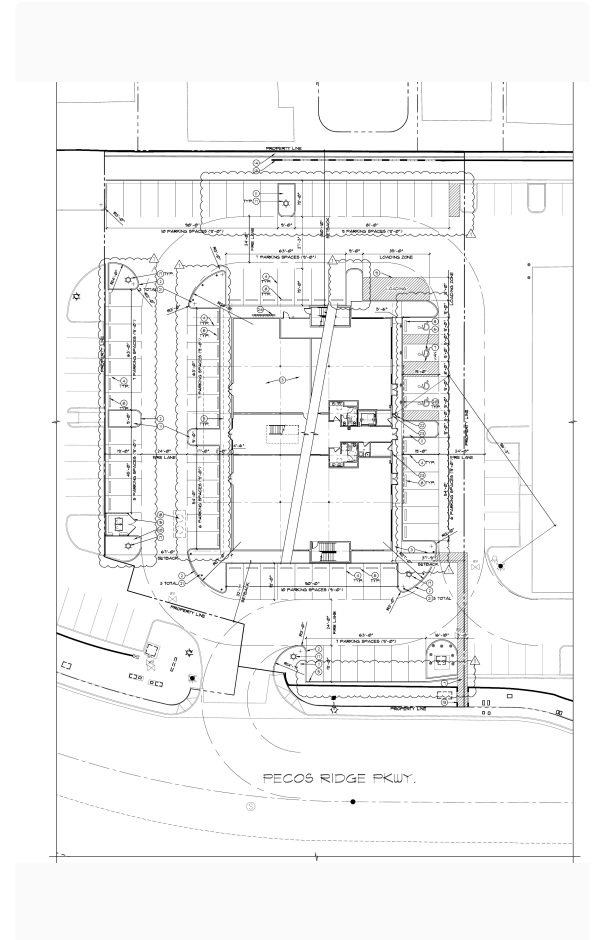
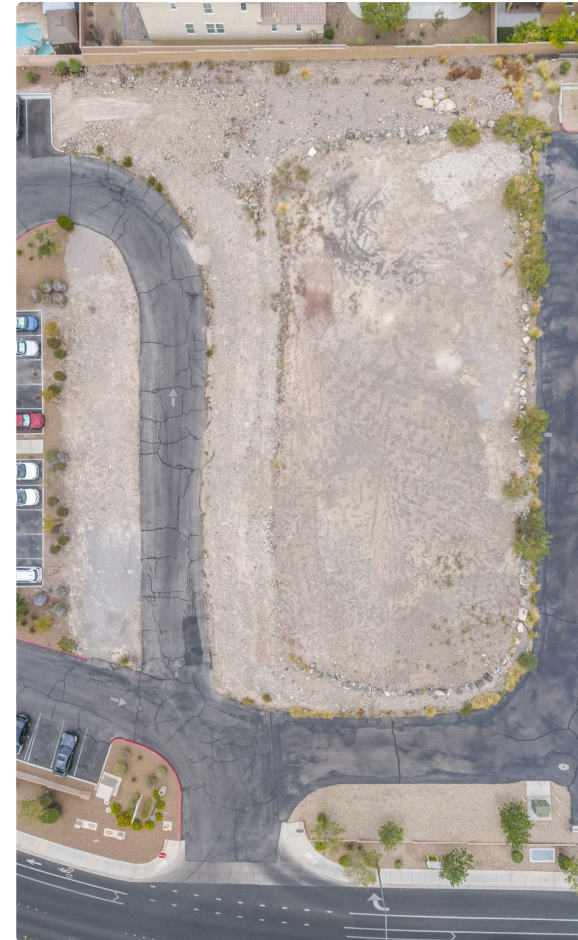
Eastern Ave & Pecos Ridge
Recorded cross access with adjacent center

PARKING

80 stalls, 4 ADA
74 required at 3.3 / 1,000 SF

DESIGN TEAM

SCA Design • MG Engineering
Drawings convey



The pad today, and the approved site plan (SCA Design)

THE APPROVED BUILDING

±33,273 SF of Class A Office

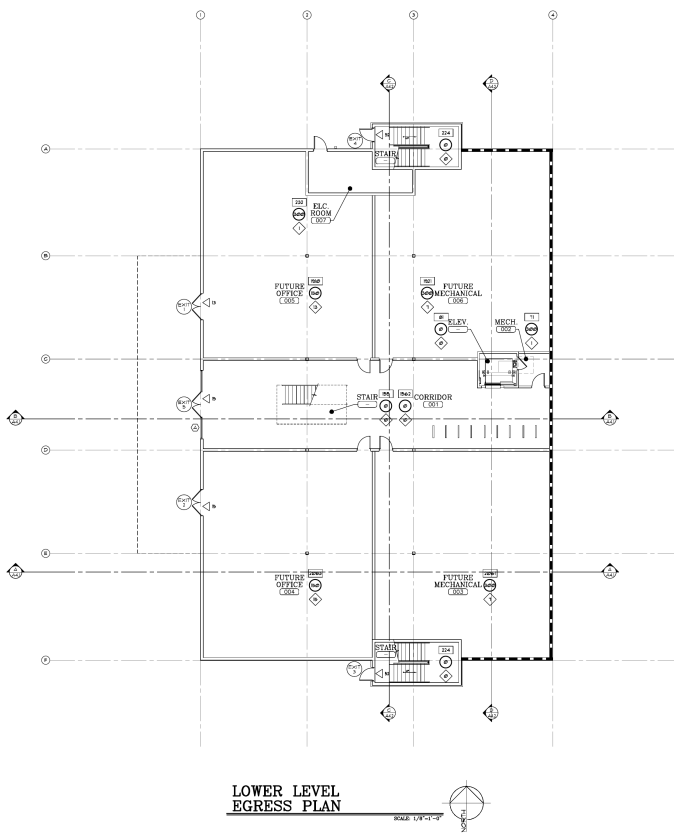


SCA Design conceptual rendering

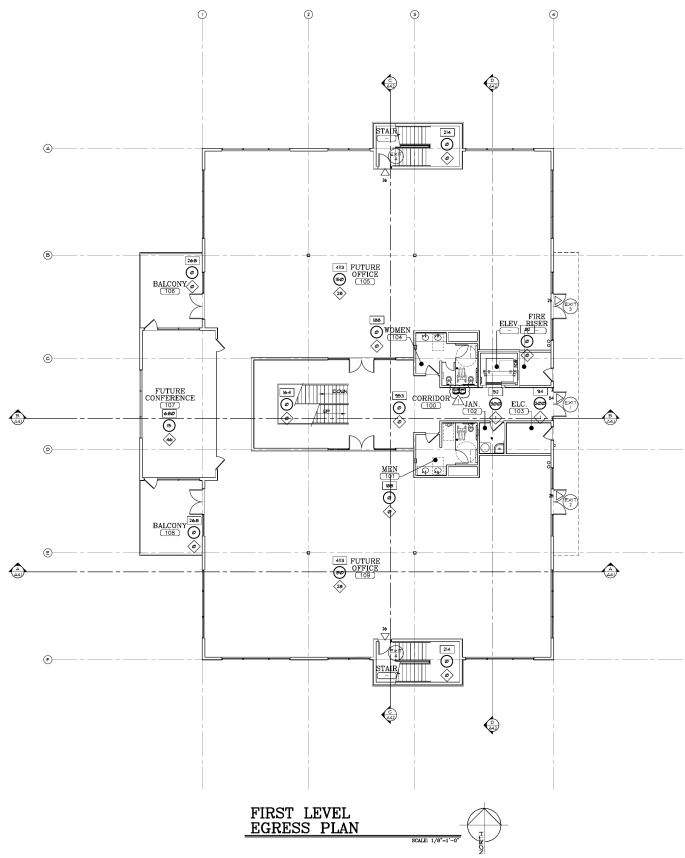
LEVEL	GROSS SF	USE
Second	12,095	Office suites or operator floor
First	11,662	Owner-user or tenants
Lower	10,590	Offices, mechanical, storage
Total	33,273	

- Two full office floors with balconies on both sides
- Sprinklered, elevator, two stairs, central core
- Desert-modern elevations with corner tower element
- 80-stall surface lot with north-side loading

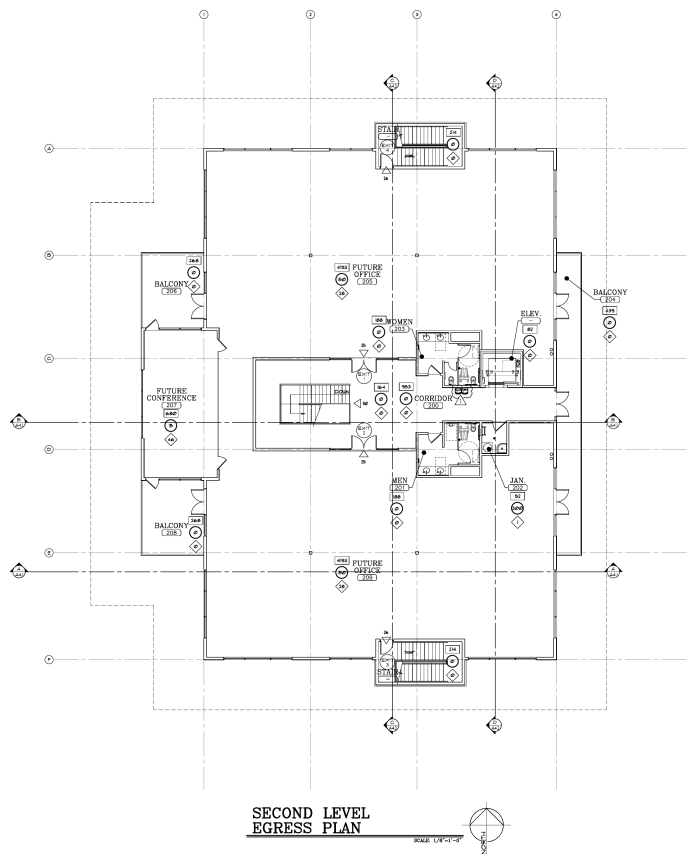
Three Levels, One Core



Lower Level • ±10,590 SF
Future offices, mechanical, storage



First Floor • ±11,662 SF
Conference, office suites, balconies



Second Floor • ±12,095 SF
Office suites, balconies

The Path to Permit

MILESTONE	STATUS	DETAIL
Design Review	APPROVED	DRA-2024016093 • approved 3/4/2025 • valid to 3/14/2027, extendable
Civil engineering	STAMPED	Grading, drainage, utilities, offsites • 12/2025
Building plan check	ACTIVE	Comments addressed; approval follows civil sign-off
Studies	COMPLETE	Drainage and traffic studies on file
Utility & impact fees	BUYER	Outstanding; Seller estimates ~\$27K for water
FAA no-hazard letter	BUYER	Routine filing before permit issuance
Building permit	BUYER	Issues on fee payment and FAA letter

A BUYER INHERITS

- The approved Design Review
- Architectural and civil drawing sets
- Drainage and traffic studies
- Plan-check history with the City
- An introduction to IWG

Seller will cooperate with a Design Review extension during escrow.

LOCATION

Eastern Avenue, South Henderson



- Eastern Avenue links Green Valley, Seven Hills and Anthem to I-215
- Goddard School, Firestone, Kneaders and Dash Car Wash adjoin; Vons, Walgreens, CVS, Starbucks, Chase and Wells Fargo on the corridor
- Minutes to I-215 and the St. Rose medical corridor

Three Ways to Own It

1 Owner-User

Build your headquarters on Eastern Avenue. Occupy one floor or both, and lease or let an operator run the rest.

2 Investor

Build the shell and lease it conventionally, or pair it with an operator such as IWG for a managed Spaces center on one or both floors.

3 Developer

Skip 12 to 18 months of pre-development. Deliver the approved design, or re-size it to your program, and hold or exit.

CONVEYS

Fee title • all plans, studies and approvals • assignment of design contracts
• introduction to IWG

DOES NOT CONVEY

No construction contract, financing or guaranty. No operator agreement is in place; any IWG terms are negotiated directly by the buyer.

Spaces by IWG Has Raised Its Hand

IWG, the world's largest workspace network, has told us it would operate a Spaces center here under its managed model, on one or both office floors, and is willing to work directly with the buyer on terms. Nothing is signed; the buyer decides whether, and how, to use it. It would be the first Spaces in Henderson.



LOCATIONS

6,000+

120+ countries • LSE: IWG

IN HENDERSON

6

Regus and HQ centers, incl.
11500 S Eastern

HOW THE MANAGED MODEL WORKS

Owner funds the fit-out; IWG brings the Spaces brand, its global sales network and day-to-day operations; owner receives the center's revenue net of IWG's fees. Multi-tenant income from opening day rather than a conventional lease-up. Indicative model in the data room.



IWG CONTACT FOR BUYERS

Chris Willis, Partnership Growth Director, IWG plc

505-339-7670 • Chris.Willis@iwgplc.com

IWG's interest is non-binding and subject to agreement on final terms with the buyer. Spaces photos courtesy of IWG. spacesworks.com • iwgplc.com

Terms & Contact

Price	\$1,395,000 • \$1.20M per acre • \$27.61 per land SF
Offers	Letter of intent to Barashy Group; reviewed as received
Due diligence	Data room on signed confidentiality agreement: approvals, drawings, studies, lender documents, IWG indicative model, title
Closing	60 to 90 days from contract preferred
Disclosures	Design Review valid to 3/14/2027, extendable. Utility and impact fees unpaid. Offered as-is; no construction has commenced.
Brokers	Cooperating brokers welcome; register clients in writing

EXCLUSIVELY OFFERED BY

Ofir Barashy

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