



unCOMMONS

THE ART OF LIVING WELL



Welcome to UnCommons.

Introducing UnCommons, a new 40 acre community that serves the needs of discerning companies and their teams. UnCommons captures the latest thinking in workplace design, wellness, and the right benefits to enhance productivity. Modern office space with inspired food, fitness and lifestyle options are placed to perfection throughout a campus like utopia midway between Henderson and Summerlin.



Imagine a workplace campus that's all about you and your team. You'll discover retail offerings that reflect wellness trends, cult-like restaurants like Urth Caffe, Salt & Straw, SunLife Organics, All'Antico Vinaio and dining options from world renowned chefs. Thoughtfully curated food, entertainment and lifestyle brands make UnCommons the perfect work-life-harmony destination.

- 345K SF Office
- 62K SF F&B and Market Hall
- 352 units Multifamily - Phase I
- 3.6K SF Conferencing Space
- 455 units Future Multifamily - 8.35 Acres
- 65K SF Future Entertainment Pad

Accolades and Certifications

- ULI 2022 Placemaking Award for Healthy Place
- NAIOP 2023 Mixed Use Project of the Year
- CoStar 2023 Commercial Development of the Year
- Green Globes Certification
- WELL Certification



It's uncommon, for Vegas.



WORK

Market leading workplace setting an uncommon office experience.

DINE

Captivate your taste buds with immersive culinary experiences.



MEET

Function spaces to host social or business events between 10-200+ people.

PLAY

Everyone has a different take on how to have a good time. UnCommons offers a diverse range of services and experiences to fulfill your purpose.



STAY

A curated collection of apartment homes that is attuned to you and apace with your every mood and moment.



IT ALL COMES TOGETHER AT UNCOMMONS.

CLASS A OFFICE SPACE WITH BLUE CHIP TENANCY

Refreshing workspaces with a sense of community built in so everyone here can thrive

ARTWORK

Inspiring artwork throughout with local artists

FIRE PIT

Outdoor seating encouraging you to unplug and be in the moment

THE QUAD

Open air dining space with live music, events, and recreation space

RIDE SHARE

Designated drop off and pick up location

PEDESTRIAN PATHWAY

Scenic outdoor pedestrian realm to relax or people watch

THE ASSEMBLY

Flexible function, conference and business spaces

PARKING

We make it easy for you to get to where you need to go with the latest technology for seamless access

UnCommons - Upon Completion



AVAILABLE SPACE



TOP FIRMS FIND COMMON GROUND HERE.

Deloitte.

Morgan Stanley

EY

Athletics

**DRAFT
KINGS**

**WELLS
FARGO**

CBRE

Sotheby's

 **WOMBLE
BOND
DICKINSON**

NEWMARK

The win-win work-
place is here.

WHAT THE BEST
COMPANIES NEED.

An office experience that puts
them on the map, where top
talent can see themselves.

WHAT AN IN-DEMAND
WORKFORCE WANTS.

A range of amenities and
choice lunch options that
put work and life in the same
neighborhood.

Market leading collection of F&B and lifestyle brands.



All'AnticoVinaio



STIX
A S I A

drybar

SALT & STRAW



TUDO BIEN
ESTD 2022
TIKI TEQUILERIA
LV · NV

crsvr



GENERAL ADMISSION



wineaux



PRESS

“

UnCommons Emerges as One of the Valley’s Most Engaging Live-Work-Play Developments

+ LAS VEGAS WEEKLY

“

New Asian Street Market Concept to Take Over UnCommons Food Hall in Las Vegas

+ NEWS3 LAS VEGAS

“

This Las Vegas Neighborhood Is Transforming Thanks To Incredible Restaurants And A \$750-Million Casino — And It’s 10 Miles Off The Strip

+ TRAVEL + LEISURE

“

Uncharted Territory: Las Vegas Development Sets Stage for Office Market Off the Strip

+ COSTAR

“

UnCommons Is First Mixed-Use Campus of Its Kind in Las Vegas

+ COSTAR

“

Solution File: UnCommons Addresses Walkable Urbanism, Mixed Use in Las Vegas

+ URBAN LAND INSTITUTE

“

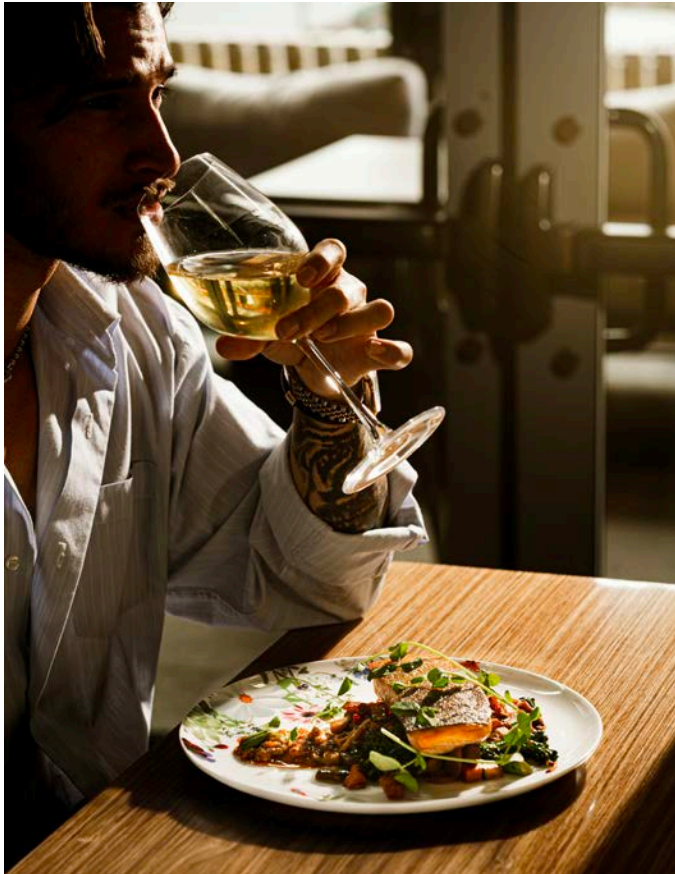
UnCommons: A Las Vegas Development Loaded with Possibilities

+ BROADBAND COMMUNITIES

“

Discover UnCommons: Las Vegas’ Dining Destination Rivaling the Strip

+ LAS VEGAS WEEKLY



2,500+
daytime
employees

A walkable layout of over 350K sq. ft.
of modern office space on campus.

15
minute
drive time

All of Las Vegas' most desirable
demographics in one short radius.

2,000
residents
on site*

A thriving, livable neighborhood planned
from the start.

*Upon Completion

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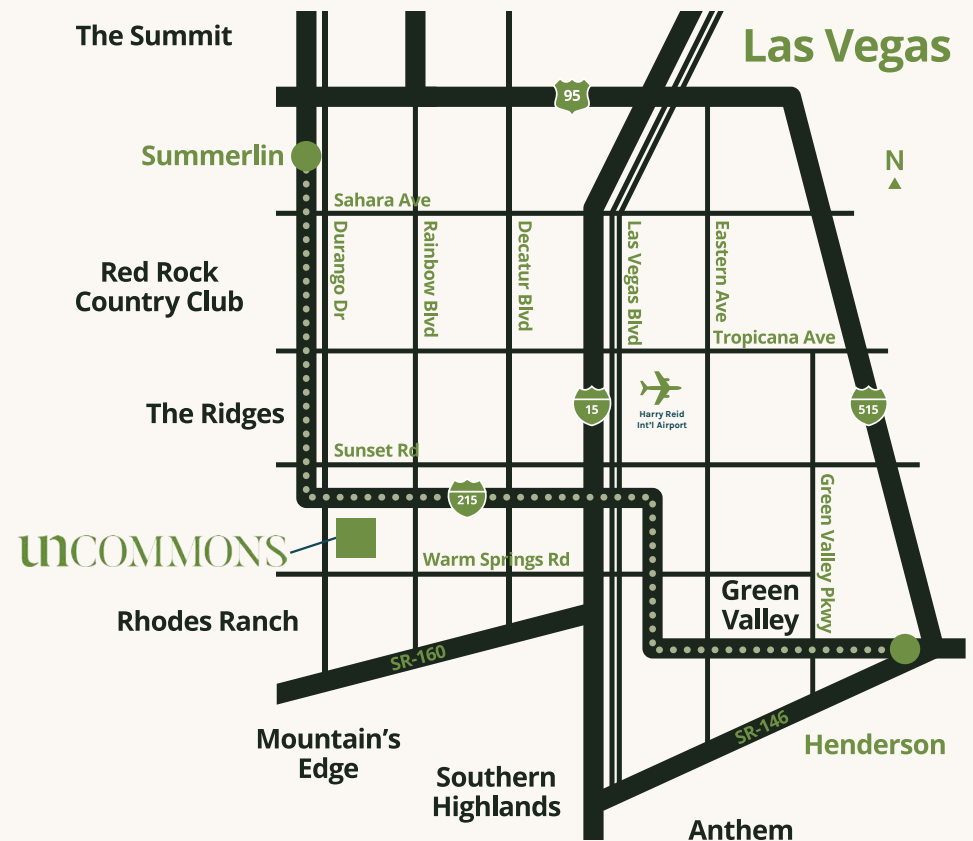
Minute
Drive time from
Summerlin

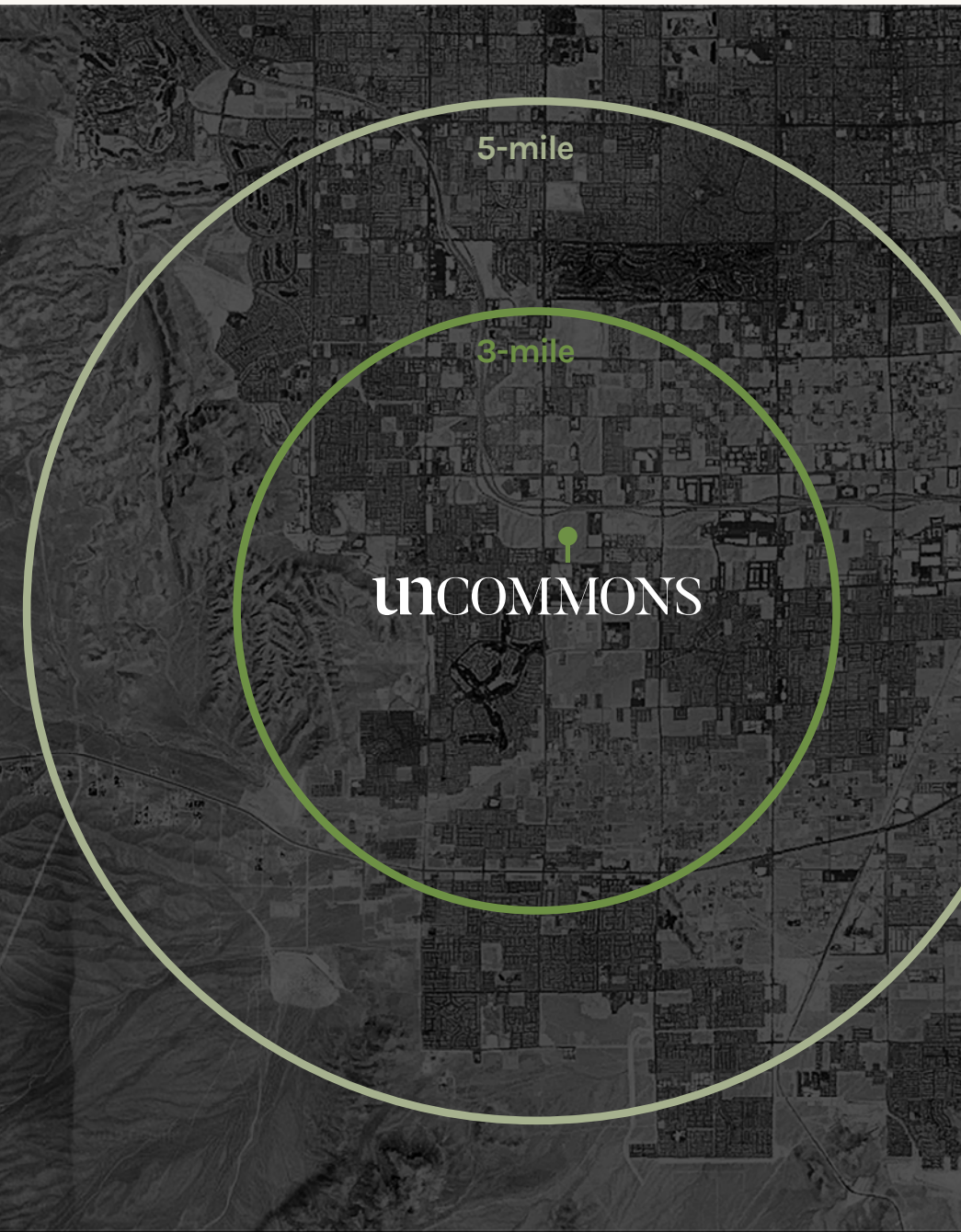
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Minute
Drive time from
Henderson

220K

Cars
passing by
every day





A region on the rise.

2018	2024
Total Population	Total Population
117,890 3-mile	151,663 3-mile
299,267 5-mile	358,802 5-mile
Average Household Income	Average Household Income
\$86,011 3-mile	\$125,067 3-mile
\$80,931 5-mile	\$119,853 5-mile

The Quad



unCOMMONS

I 215 ENTRANCE
ROY HORN WAY

OFFICE BUILDING 4

DEVELOPMENT
PAD 2

OFFICE BUILDING 2
GA | GENERAL ADMISSION

OFFICE BUILDING 3

THE
ASSEMBLY

DURANGO RESORT

ROZITA LEE AVE

P2

crsvr
CAPELLI

PENDING TENANT
All'AnticoVino
SUNLIFE
TODO BIEN
BARRY'S
POKE
TEASPOON
drybar
SALT & STRAW
Lith Cafe
THE QUAD
AMARI

P3

the good place

DEVELOPMENT
PAD 1

MICHAEL CHERRY AVE

STIX
ASIA

P1

VESTRA BUILDING 1

PENDING TENANT

VESTRA
BUILDING 2

VESTRA
BUILDING 3

S DURANGO DR

THE ALLEY
solidcore
HEIGTS
Wineaux
OFFICE BUILDING 1
AVAILABLE

HELEN TOLAND STREET

RARE
society

TOM RODRIGUEZ STREET

RUBY DUNCAN STREET

W MAULE AVE

GAGNIER BLVD



A rare opportunity
to join Vegas'
newest community.

WITH APPROXIMATELY \$2.4M IN TENANT
IMPROVEMENTS ALREADY COMPLETE.



The space.

76

Indoor Seats

16

Bar Seats

12

Private Dining Seats

12

Patio Seats

BUILT IN FEATURES:

Custom backbar millwork with lighting, custom wine display & POS stations

Custom fabricated booth seating, tables, & chairs

2 - TV Insets in backbar millwork

Custom 12 person showcase Private Dining Room table with removable glass, custom millwork shelving and storage

Bluetooth sound system with DJ plugin in the FOH

Interior



Floorplan

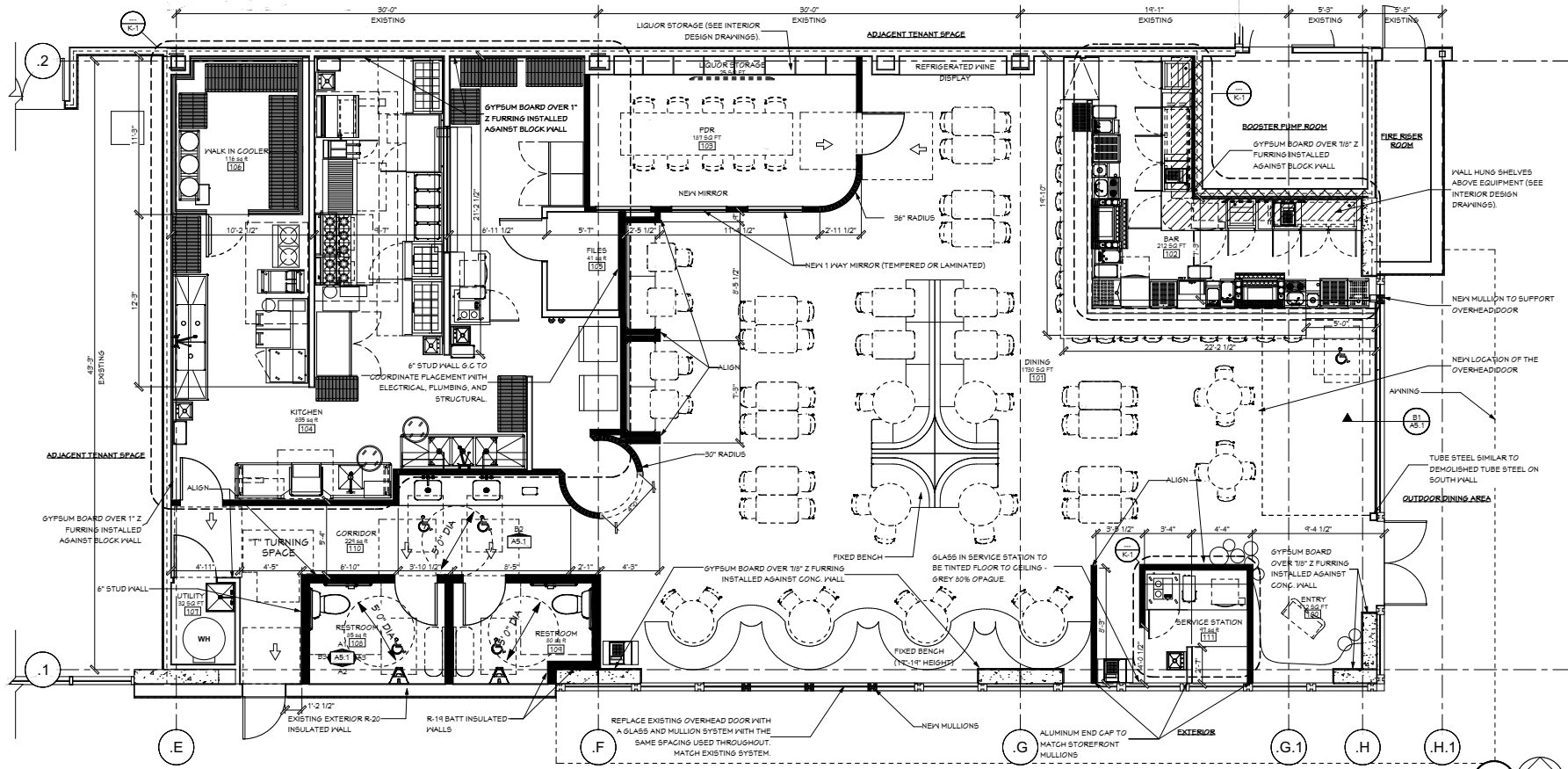
Clark County Building Department

Application # 8023-0992

Date: 4/18/2023

Reviewed By: Anwar Ahsan

Clark County makes no representations by this review as to the accuracy or completeness of these plans. This review shall not be construed to be a permit fee, or approval of any violation of Code or County laws.



FLOOR PLAN

SCALE: 1/4" = 1'





Included furniture.

DINING

- 4 Large Custom Fabricated Banquettes
- 1 Four-Table Sectional with built in fabricated banquettes
- 2 Inset booth seats built into back wall
- 1 Back to Back custom fabricated booth
- 44 Custom Fabricated Dining Chairs
- 12 Alternate Fabricated Dining Chairs (Private Dining Room)
- 2 High-top Stone Tables
- 18 High-top Chairs
- 2 ADA Bar Chairs
- 6 Stone 2-top tables
- 8 Stone 4-top tables
- 4 Circular Black Stone Booth Tables
- 4 Large Black Stone Banquette Tables

PATIO

- 6 Custom stone 2-top tables
- 12 Mexican iron chairs

EXTRAS

- 1 Custom Barrel DJ Booth Stand
- 1 Fabricated POS area with station & back shelving in the FOH

Patio





Included equipment.

OVER \$250,000 IN KITCHEN & BAR EQUIPMENT.

BLAST CHILLER FREEZER, REACH-IN
TURBO AIR DELUXE REFRIGERATOR

GLASS FILLER STATION

SANDWICH/SALAD PREP

REFRIGERATORS

ICE MAKER, CUBE STYLE

ICE BINS

ICE FLAKER

PASS-THRU SHELF

WARMING DRAWERS

TURBO AIR REACH-IN FREEZER

HOT FOOD SERVING COUNTER

2 SECTION TURBO AIR REFRIGERATOR

HEAT LAMPS

23 SALAMANDER BROILER, GAS

60" RANGE WITH 10 BURNERS

2 ROYAL RANGE OF CALIFORNIA

1-THREE RING BURNER

COUNTER-TOP GAS GRIDDLE

2 GAS FLOOR FRYER

18" WORK TABLE

72" WORK TABLE

2 WORK TABLE, CABINET BASE

OVERSHELVES

SORTING SHELVES

EQUIPMENT STAND

DISH TABLES

WIRE SHELVING

TWO COMPARTMENT SINK

FAUCETS

HAND SINKS

WALK IN COOLER

MOP SINK

SHELVING, WALL MOUNTED

3 COMPARTMENT SINK

WINE CELLAR CABINET

REFRIGERATED BACK BAR

BOTTLE COOLER

GLASS RACK

DRAINBOARD

UNDERBAR DRAINBOARD

ICE BIN WITH BOTTLE WELLS

BLENDER STATION

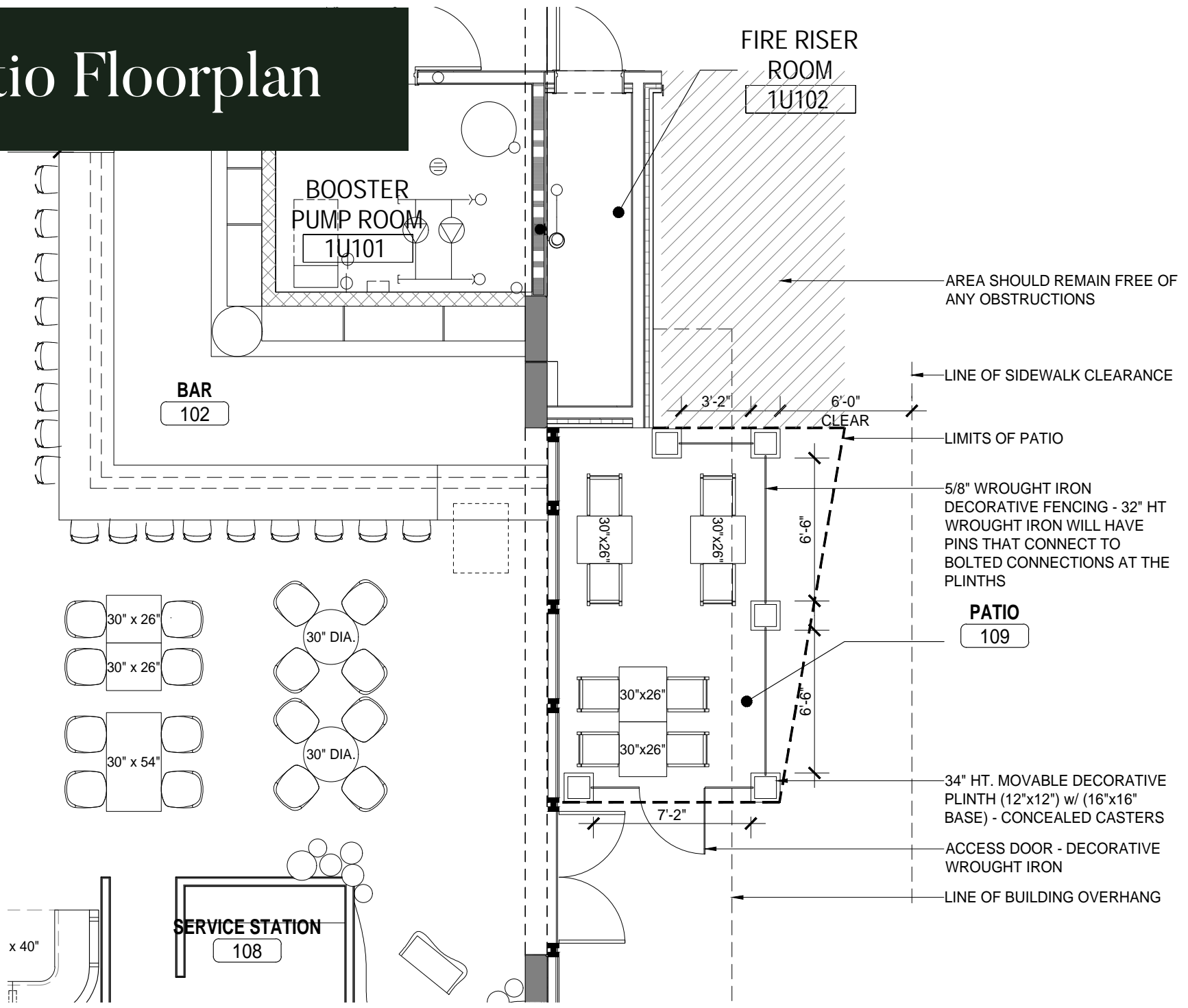
UNDERBAR GLASS RACK

DRIP TROUGHS

TRASH CANS



Patio Floorplan



Details.

SQUARE FOOTAGE

3,755 USF | 3,782 RSF with a 133 SF patio

YEAR BUILT

2022

CEILING HEIGHT

11'-11"6"

RESTROOMS

2 ADA compliant gender-neutral restrooms

ELECTRICAL

400 amps, 480/277V 3-Phase

FIRE PROTECTION

Space is fully sprinklered per code for the current build out.

GREASE INTERCEPTORS

Serviced by grease interceptor for restaurant operations.

DELIVERY CONDITION

Turnkey with FF & E included

SIGNAGE

2 Building facade locations



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THE ART OF LIVING WELL

Leasing Contacts

RETAIL

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Executive Vice President

CBRE

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