



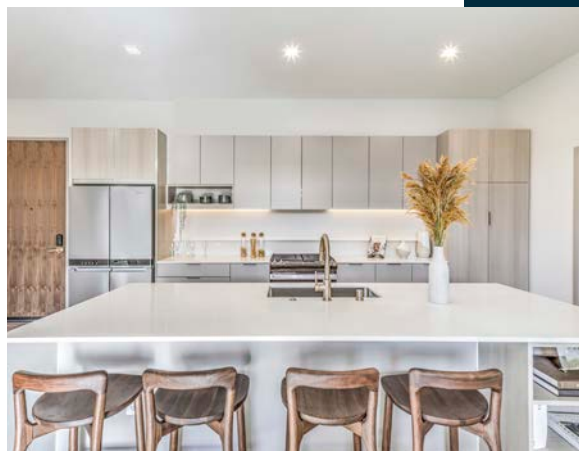
uncommons™

WORK. LIFE. HARMONY.



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 chef Michael Mina, among others. 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
123 Key Hotel Future Hospitality
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



NAIOP



The first of its kind in Las 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





Top firms find common ground here.

Deloitte.

Morgan Stanley



Sotheby's



WELLS
FARGO

CBRE

NEWMARK

 **GenuBank**

IBDO

BERKADIA

The win-win
workplace 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.

Introducing a distinctive culinary experience showcasing a renowned lineup of top chefs and rising stars from Las Vegas and California.

AMARI
ITALIAN KITCHEN & WINE SHOP

All'Antico Vinaio

*Bar
Oysterette*

BARZOTTO
AN AMERICAN PASTA BAR

B.S. TAQUERIA

QWABA ji

DIANE MINA'S
GARDEN GROWN BLENDS

**Easy
SLIDER**

GENERAL ADMISSION

**The
HAPPY HOAGIE**

Siempre
-JB

KAIYŌ PERUVIAN
NIKKEI

KÁVOS
COASTAL GREEK GRILL

Kombi

MERCADITO
LOCAL MARKET

MIZUNARA

Petite
PESO
FILIPINO FOOD WITH THOUGHTFUL INGREDIENTS

SAINT HONORÉ
DOUGHNUTS & BEIGNETS

SALT & STRAW

Smitten
ICE CREAM

SOULBELLY
BBQ

SUNLIFE
Organics
EST. 2011 IN HOLISTO, CALIFORNIA

TEASPOON

TODO BIEN
ESTD 2022
TIKI TEQUILERIA
LV • NV

Urth Caffé

Wineaux
MARKET • BAR • ESCAPE

PRESS

“

UnCommons emerges as one of the Valley’s most engaging live-work-play developments

+ LAS VEGAS WEEKLY

“

The Sundry Debuts In Vegas With Matt Horn’s Kowbird And Much More

+ FORBES

“

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

+ UBRAN LAND INSTITUTE

“

UnCommons: A Las Vegas Development Loaded with Possibilities

+ BROADBAND COMMUNITIES

“

The Sundry takes the food hall concept to the next level at Las Vegas’ UnCommons

+ 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.

10

Minute
Drive time from
Summerlin

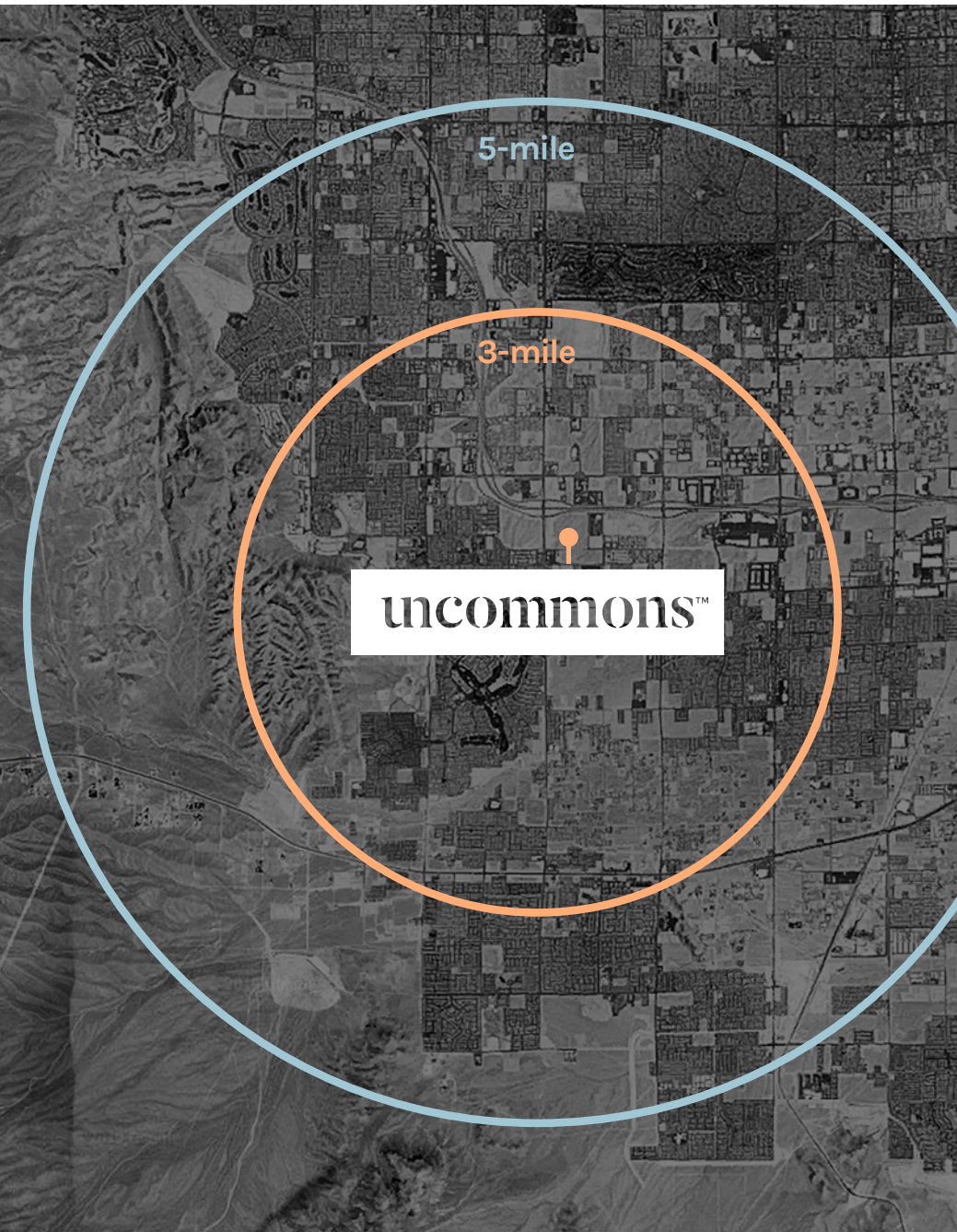
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Minute
Drive time from
Henderson

220K

Cars
passing by
every day





A region on the rise.

2018	2023
Total Population	Total Population
117,890 3-mile	144,904 3-mile
299,267 5-mile	345,844 5-mile
Average Household Income	Average Household Income
\$86,011 3-mile	\$111,326 3-mile
\$80,931 5-mile	\$106,030 5-mile

The Team

DEVELOPER

Matter.

ARCHITECT

Gensler

PROJECT TEAM & CONSULTANTS

BURKE

JW
DESIGN STUDIO

GROUNDLEVEL
LANDSCAPE ARCHITECTURE



SARES REGIS GROUP

Lochsa
engineering

CBRE



uncommons

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