



uncommons™

Matter. CBRE



Site Plan

- Office
- Residential
- Structured Parking
- Retail
- Entertainment
- Marketplace



The first of its kind in Las Vegas

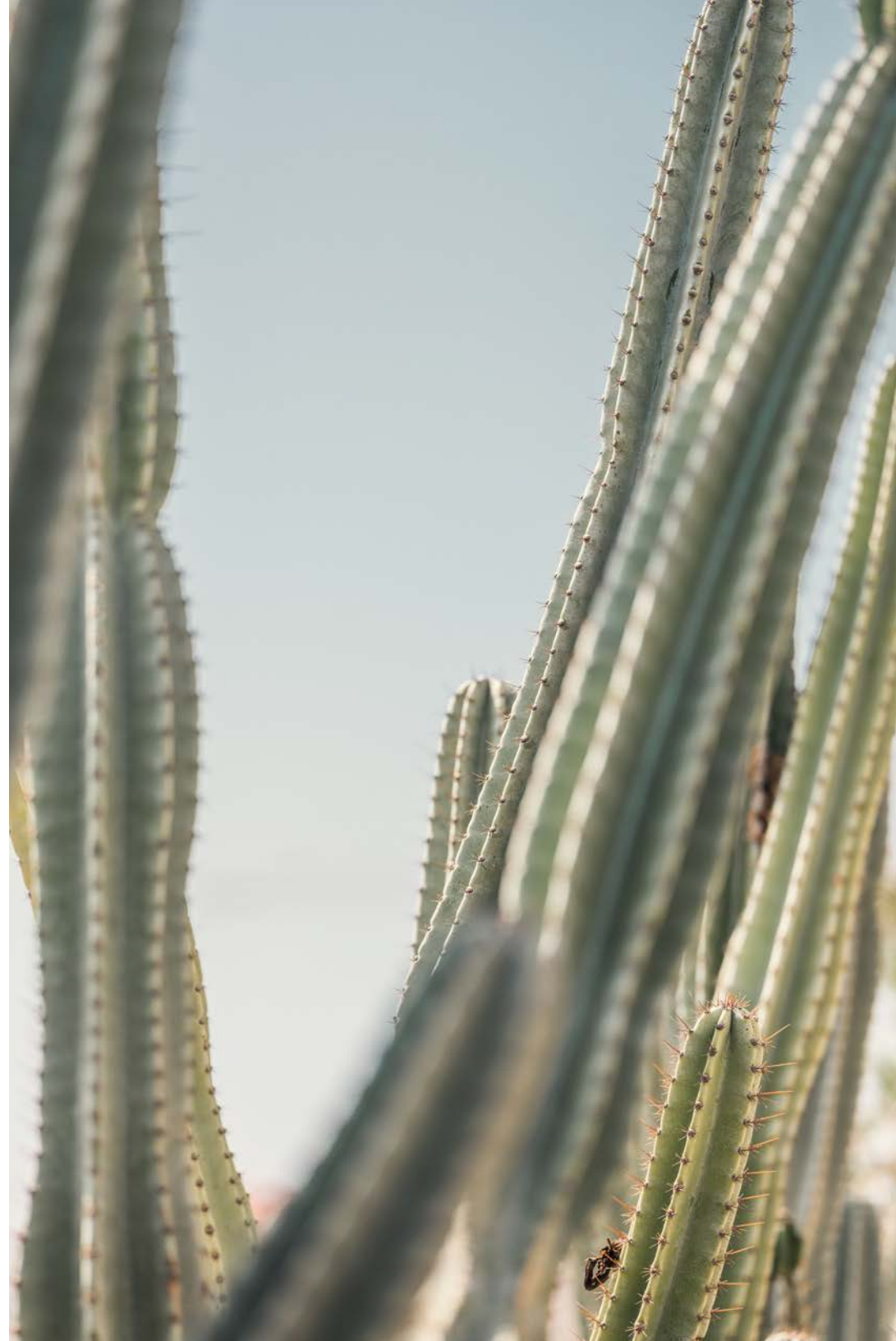
A new 40-acre community is born to serve the needs of discerning companies and their teams. UnCommons captures the latest thinking in workplace design, safety and the right benefits to enhance productivity. Modern office space with inspired food, fitness and lifestyle options are placed to perfection 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 and pop-up shops that reflect wellness trends, cult-like restaurants like Urth Caffe, 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.

Health & Well-Being

UnCommons has met the Green Globes Building Certification

Sustainable buildings have been shown to drive both economic and human outputs. Thoughtful design reduces operating costs and increases human productivity. The grounds and buildings of UnCommons are all designed to maximize outdoor usability and within the context of the native environment.



Building Materials

Building Materials: Copper and its alloys will be utilized for high-touch surface areas due to their ability to kill bacteria and other microbes on contact. Look for copper door handles and cabinet pulls, antimicrobial fabrics and antiviral handrails.



Common Areas

Common areas will include outdoor meeting spaces, thoughtfully programmed lobbies and the latest in safety protocols and spacing.



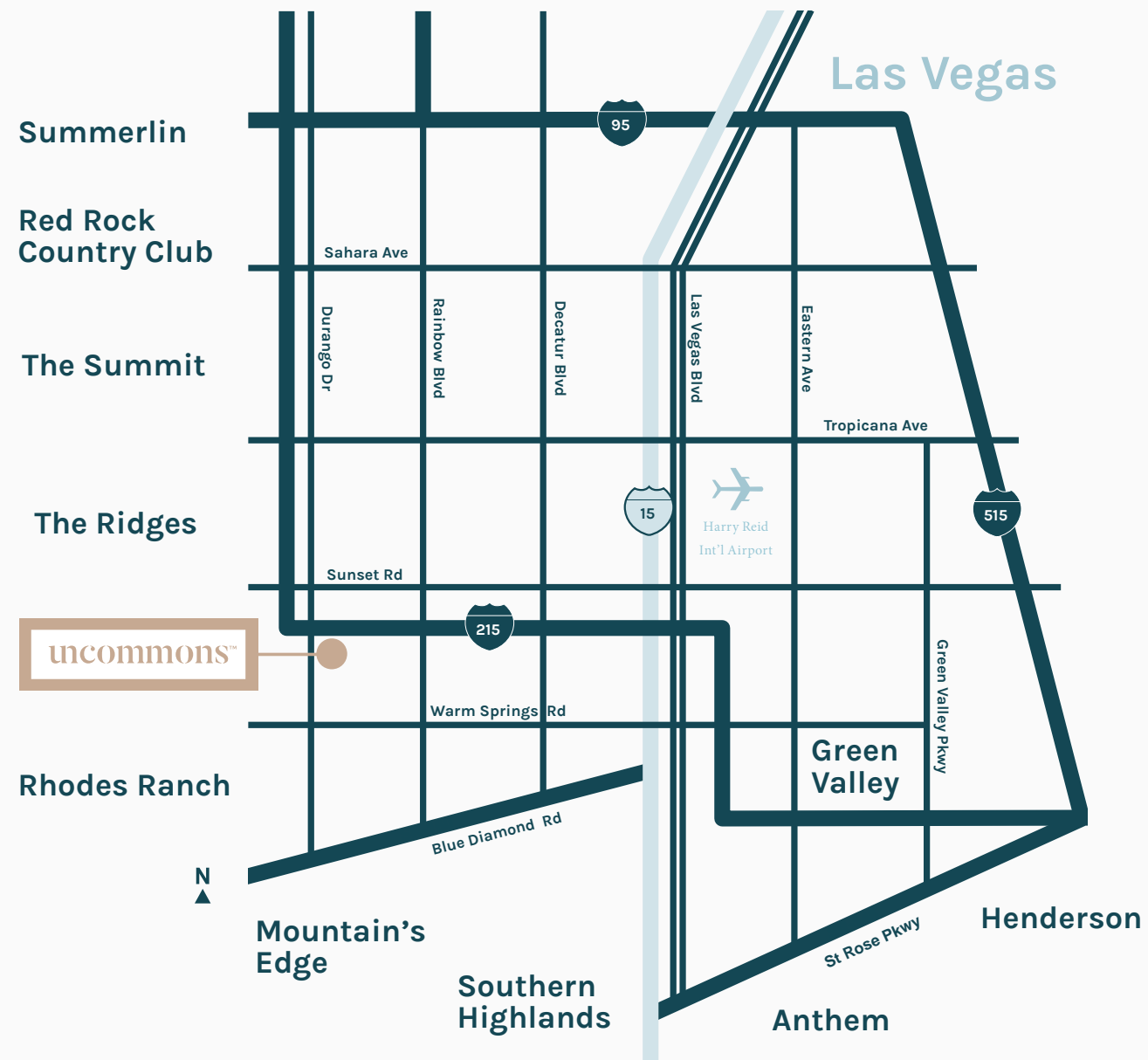
Indoor Air Quality (IAQ)

New HVAC systems offer fresh air ventilation, the ability to disable recirculation and increase air change rates to minimize the risk of moisture, which could contain viruses and settle on internal surfaces, as well as help with dust management.



Touch Free Technology

Touch-free technology is next on developers' mission-critical lists as tenants and visitors expect nothing less today. Smart phone apps will become more prevalent.



Drive Times

Summerlin

8 Miles / 7-16 Minutes

Green Valley

13 Miles / 13-20 Minutes

The Las Vegas Strip

8.5 Miles / 12-18 Minutes

Harry Reid International Airport

9 Miles / 8-12 Minutes

Downtown Las Vegas

16 Miles / 18-28 Minutes



Current Tenants

BDO



CBRE

Sotheby's

Morgan Stanley

Berkadia

Deloitte.

NEWMARK

GenuBank



WELLS FARGO

Onsite Amenities



All'Antico Vinaio

AMARI
ITALIAN KITCHEN & WINE SHOP



KAIYŌ
PERUVIAN NIKKEI

J. Blanco

MERCADITO
LOCAL MARKET

CAPELLI SALON

SALT & STRAW

SPEAKEASY
CANDLE CO.
ESTD. 2022
LAS VEGAS, NEVADA



TEASPOON[®]

THE SUNDRY

TODO BIEN
ESTD 2022
TIKI TEQUILERIA
LV, NV



Wineaux
MARKET • BAR • ESCAPE



Phase II

Building Size

Bldg. Three - ±103,600 RSF

Bldg. Four - ±76,500 RSF

Typical Floor Plates

Bldg. Three - ±25,900 RSF

Bldg. Four - ±19,600 RSF

Parking

3.5-4.0:1,000/USF Parking Ratio

Structured Parking Offering

Reserved Covered Spaces

Signage

Building, Eyebrow and Monument

Signage Opportunities

HVAC

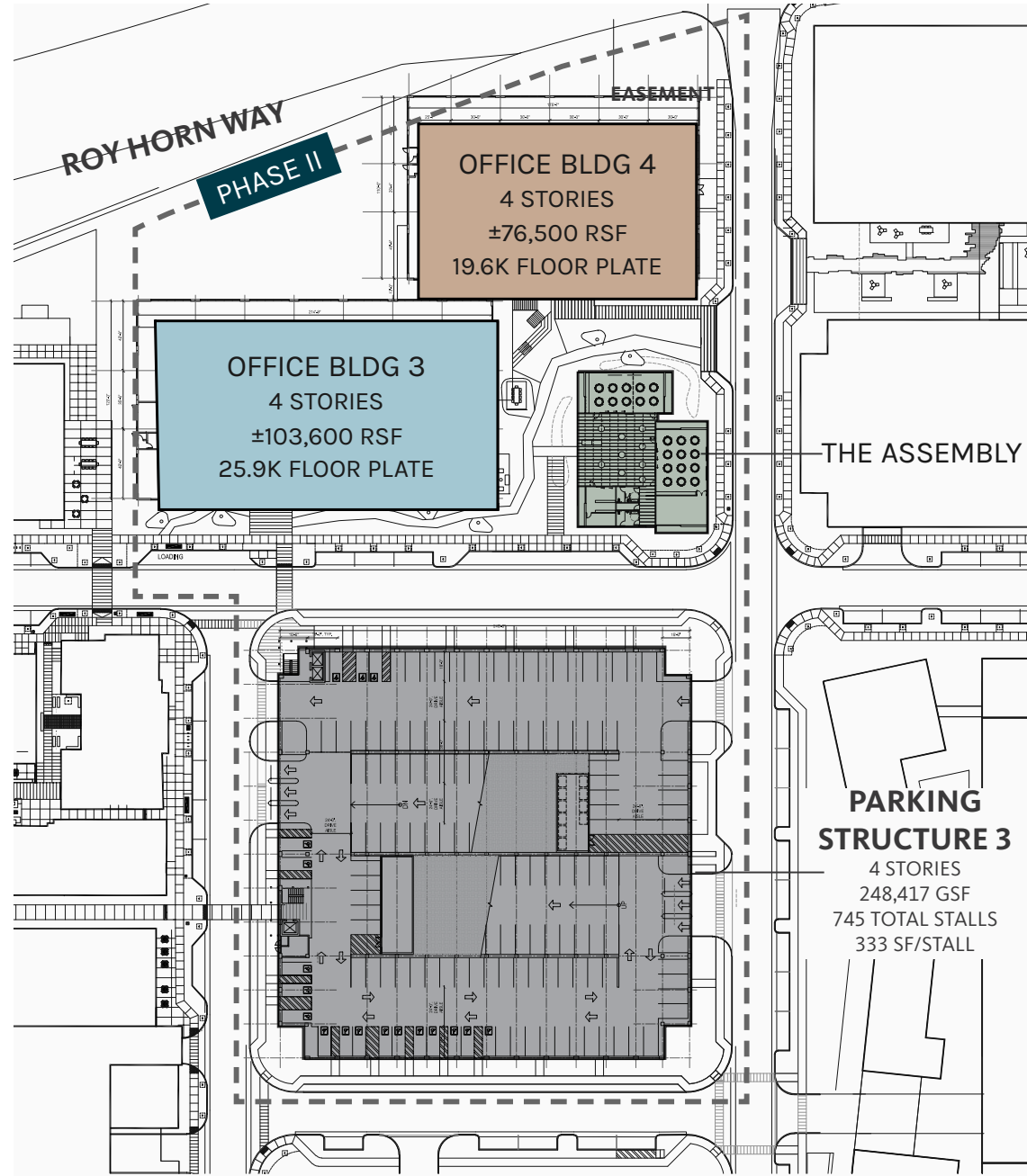
State of the Art VRF System

Ceiling Height

14' and 18' on Ground Floor

Majority of Glassline Floor to Ceiling

Operable Doors and Outdoor Patios



First Floor

Available Space:

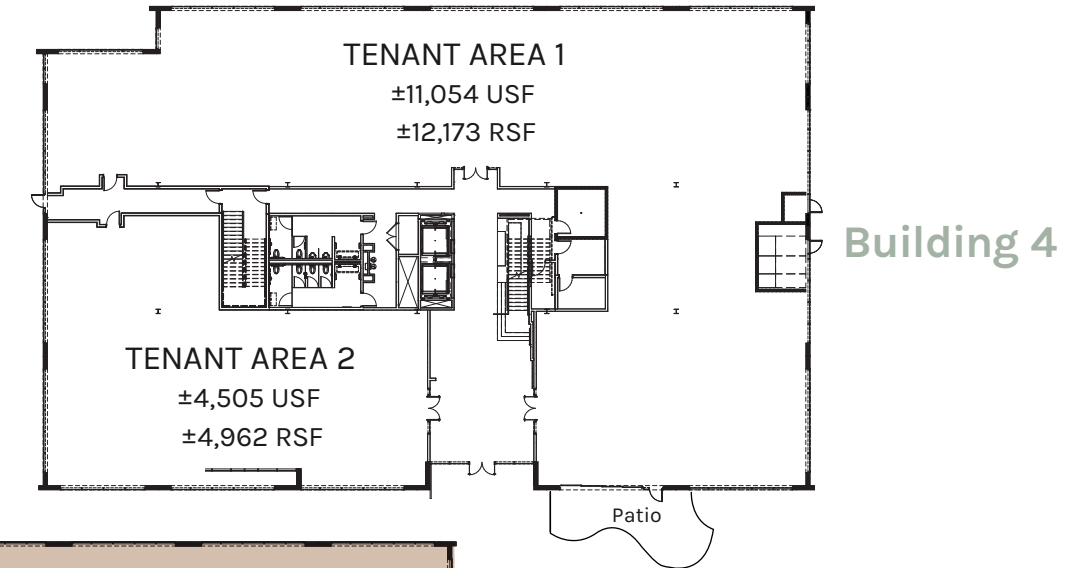
Bldg. Three - ±6,600 RSF

Bldg. Four - ±16,700 RSF

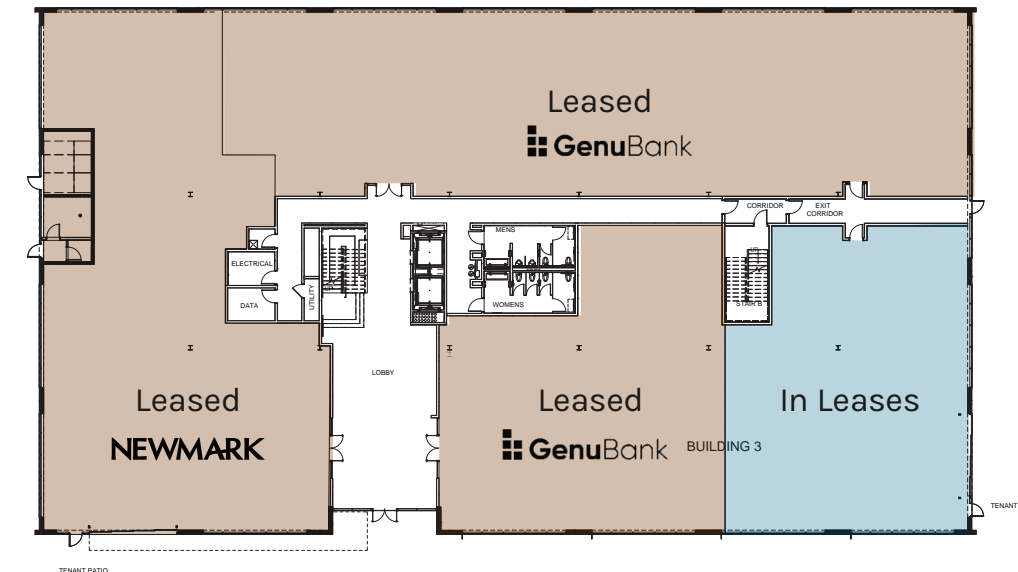
Building 4 Potential Suite Sizes:

Tenant Area 1: ±11,054 USF / ±12,173 RSF

Tenant Area 2: ±4,505 USF / ±4,962 RSF



Building 3





Second Floor

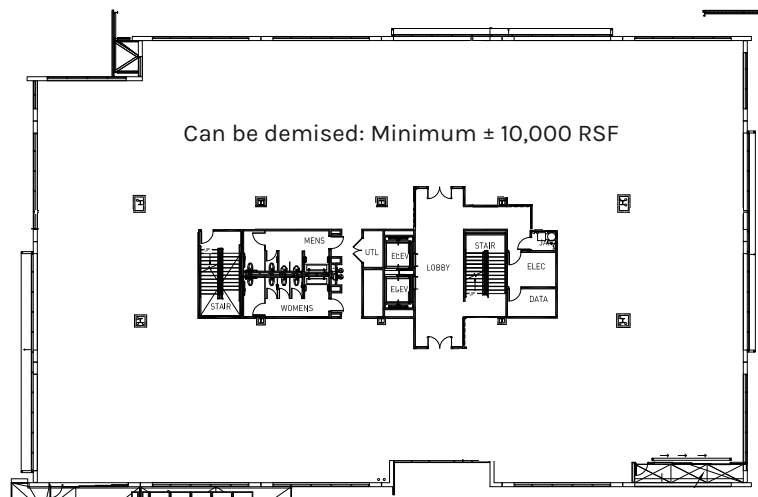
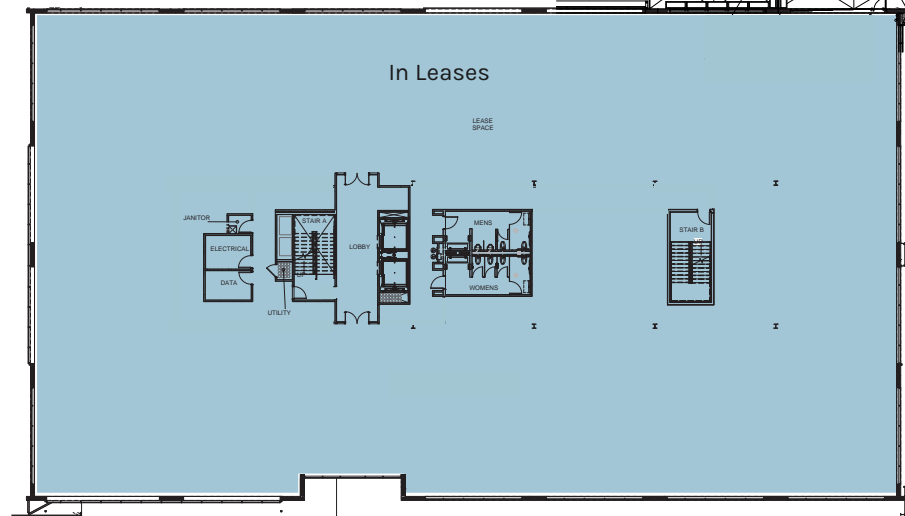
Available Space:

Bldg. Three - ±26,800 RSF

Bldg. Four - ±19,800 RSF

**Floors can be combined utilizing patio connector for an approximate 45,500 RSF Super Floor*

Building 3



Building 4

Third Floor

Available Space:

Bldg. Three - ±19,586 RSF

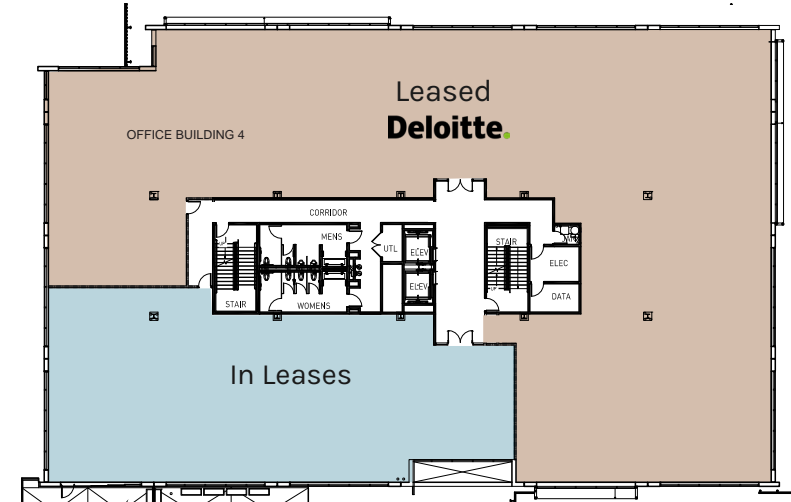
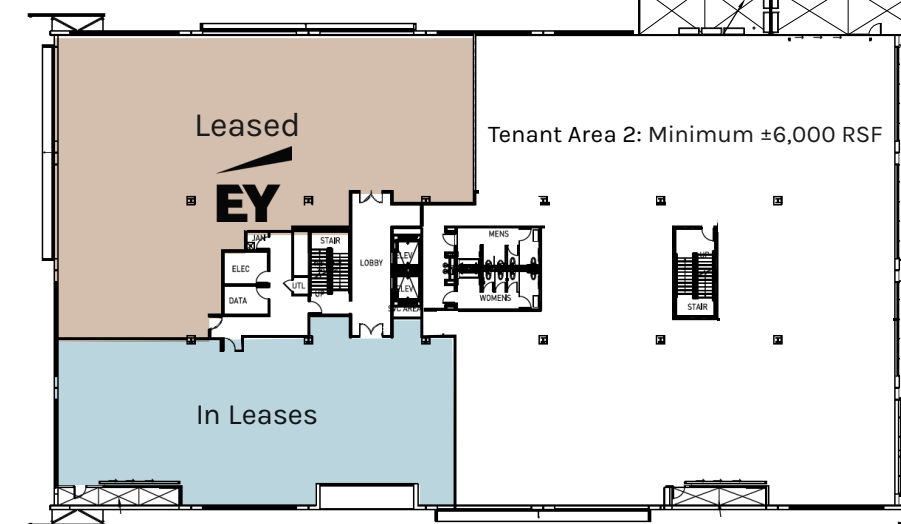
Bldg. Four - ±6,086 RSF

Potential Suite Sizes:

Tenant Area 1: ±4,358 USF / ±5,001 RSF

Tenant Area 2: Minimum ±6,000 RSF

Building 3



Building 4



The Assembly

Conference Pavilions

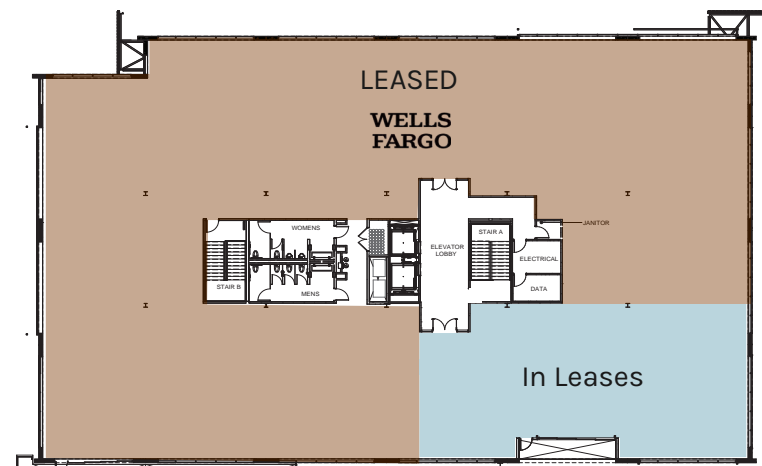
Space can be used for 10-200+ people

Fourth Floor

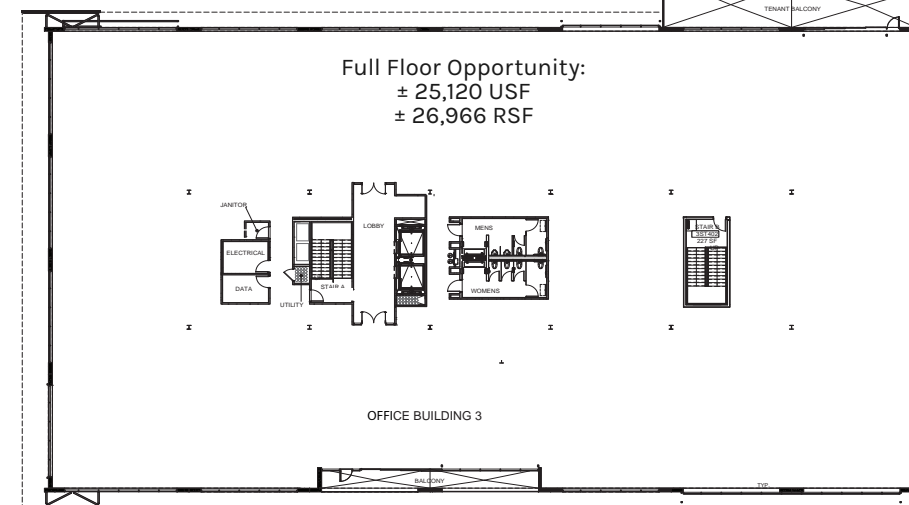
Available Space:

Bldg. Three - ±26,966 RSF

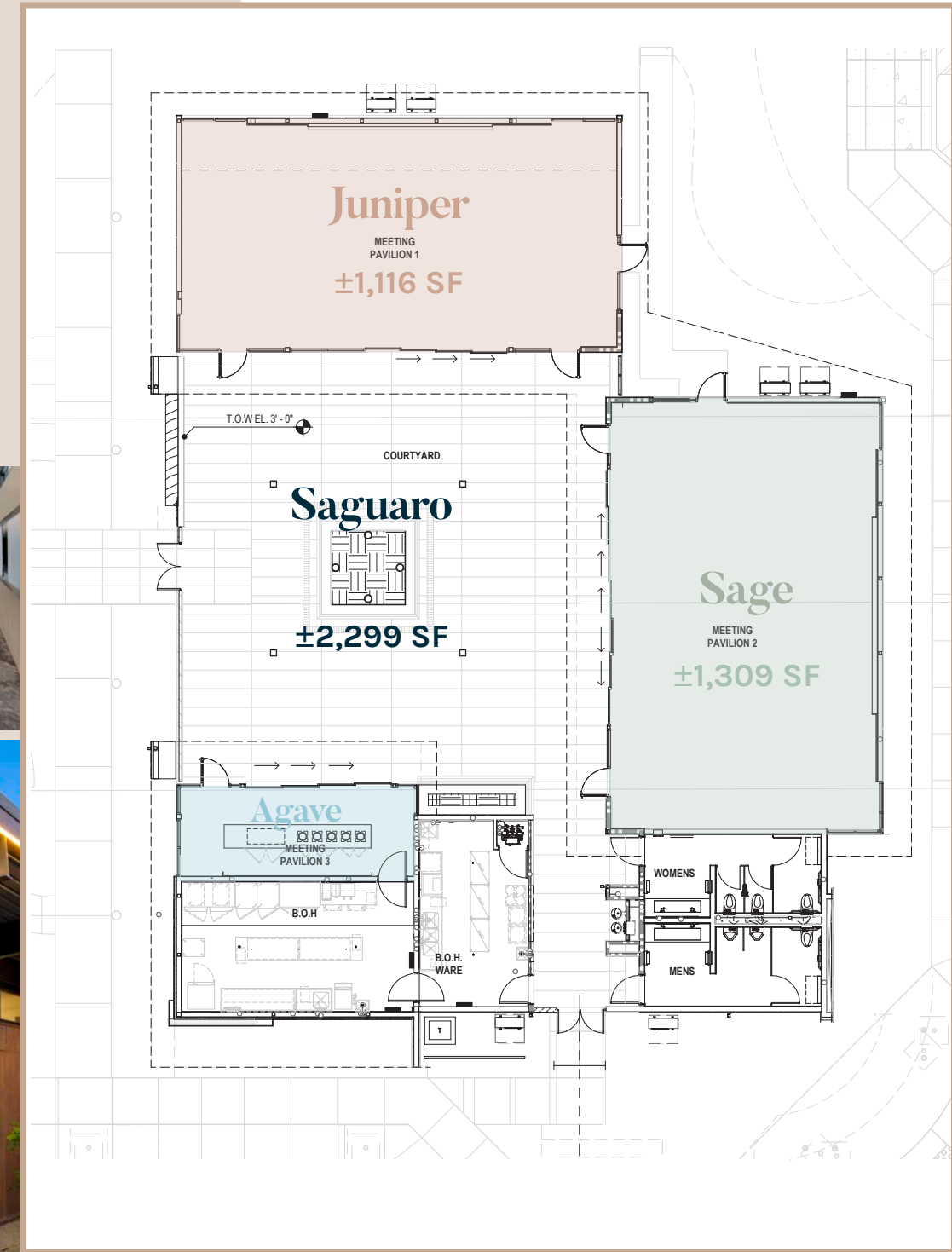
Bldg. Four - ±4,119 RSF



Building 4



Building 3





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CBRE

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