

# uncommons™

WORK. LIFE. HARMONY.

## Fact Sheet

### Overview

UnCommons, a first-of-its-kind mixed-use development in southwest Las Vegas across from the new Durango Casino & Resort, is reshaping the urban landscape with its innovative approach to workplace design and focus on community. The \$850 million project is comprised of more than 500,000 square feet of state-of-the-art office space, 830+ residential units upon completion and The Assembly, a next-gen, 5,000-square-foot conference and event pavilion. The walkable 40-acre campus celebrates local and regional culinary talent, cultivating a vibrant dining scene through trendsetting restaurants including all'Antico Vinaio; AMARI Italian Kitchen & Wine Shop; General Admission; Mercadito; Salt & Straw; SunLife Organics; Teaspoon; Todo Bien; Urth Caffé; and Wineaux, plus more to open later this year. Complemented by local lifestyle brands including Speakeasy Candle Co., Capelli Salon, Daela Cosmetic Tattoos in addition to fitness venues such as The Good Place opening soon, UnCommons offers a dynamic environment that fosters creativity, collaboration and well-being. Designed by globally renowned architectural firm, Gensler, UnCommons prioritizes sustainability and environmental stewardship, earning coveted certifications from [WELL™ Certification](#) and [Green Globes®](#). More information is available on the website at [www.UnCommons.com](http://www.UnCommons.com), on [Facebook](#), [Instagram](#) and [LinkedIn](#).

### Developer

Matter Real Estate Group is a real estate development company created to elevate the everyday human experience, enabling people, businesses and communities to thrive. The company is led by three partners, Jim Stuart, Matt Root and Kevin Burke, each with more than 20 years of experience in the development of place-making projects that combine design, construction and operating strategy under one roof.

The team behind Matter strongly believes that development can be a curated experience designed around business needs while focusing on flexibility, purpose and inclusiveness. Headquartered in San Diego, Matter focuses on developing in the Western United States, primarily in Las Vegas. To learn more, visit [www.MatterRealEstate.com](http://www.MatterRealEstate.com).

### Architect

Gensler is a global architecture, design, and planning firm with 48 locations and more than 6,000 professionals networked across Asia, Europe, Australia, the Middle East, and the Americas. Founded in 1965, the firm serves more than 3,500 active clients in virtually every industry. Gensler designers strive to make the places people live, work, and play more inspiring, more resilient, and more impactful.

Gensler's multidisciplinary practice brings together an integrated network of experts to create successful mixed-use developments. These environments offer activities and a pulse of city life that draw people to them. The most successful examples function as social hubs that enable shared experiences, helping to shape the future of cities. To learn more, visit [www.Gensler.com](http://www.Gensler.com).

### General Contractor

Burke Construction Group is an award-winning general contracting firm headquartered in Las Vegas, Nevada with regional offices located in North Dakota. Licensed and registered in 26 states and uniquely positioned to meet the demands of a geographically diverse marketplace, Burke provides comprehensive preconstruction, development, virtual design and construction (VD&C), construction management, LEED® and sustainable building under a variety of project delivery methods.

Affording customized solutions and support to our clients and partners, Burke Construction Group handles both public and private projects throughout various market sectors, including Educational, cultural, and religious, Government, Financial, Healthcare, Hospitality / Entertainment, Data and call Center, Office, Industrial, Retail and Senior Care / Multi-family. For more information, please visit [www.BurkeCGI.com](http://www.BurkeCGI.com).

### Construction Timeline

- August 2020 - Phase I breaks ground
- Summer 2022 - Phase I completion
- April 2022 - Phase II construction begins
- Summer 2023 - Phase II completion
- TBD - Phase III construction begins
- TBD - Phase III completion

### Building Specs

- Phase I
  - Building I Size: 100,071 RSF; Typical Floor Plates: 24,903 RSF
  - Building II Size: 75,448 RSF; Typical Floor Plates: 18,910 RSF
- Phase II
  - Building III Size: 103,600 RSF; Typical Floor Plates: 25,900 RSF
  - Building IV Size: 78,450 RSF; Typical Floor Plates: 19,600 RSF
- Floor Levels: Four per building
- Parking: 4:1000 ratio; structured parking offering reserved covered spaces
- HVAC: State-of-the-art VRF system
- Ceiling Height: 14' and 18' on ground level
- Majority of glassline floor-to-ceiling
- Operable doors and outdoor patios

### Conference and Event Pavilion

- [The Assembly](#) - indoor and outdoor event space; 5,000 square feet
  - Developed by the innovative team behind Matter Real Estate Group with thoughtful design by the incomparable talents at Gensler, the next-gen conference and event pavilion provides a modern meeting space for what is becoming the city's new central business district. In addition to its striking design and customizable spaces, The Assembly offers catering from UnCommons' hotbed of culinary talent. Spanning 5,000 square feet, The Assembly provides flexibility in the size and shape for all types of indoor and outdoor events for anywhere from 10 to over 200 people. Amenities at The Assembly include high-speed internet, built-in TV monitors, functional conference set-ups and on-site restrooms.

### Residential

- [Vestra at UnCommons](#) - three buildings; 352 total units
  - Designed by globally renowned architecture firm, EDI International, with interiors by high-end design agency, Jules Wilson Design Studio, the stylish

urban residential community provides the latest smart home technology, including a control panel that will give remote access to smart door locks, thermostat, electrical switches and sensors. Residential spaces will include studios; one-bedroom, one-bathroom; two-bedroom, two-bathroom; and three-bedroom, two-bathroom units. Each residence showcases quartz countertops and modern, flat-panel cabinets that include under-cabinet lighting as well as walk-in closets, and a washer and dryer, plus private lockers for a dry-cleaning service. In addition, Vestra offers a limited number of penthouse units that reflect the aesthetic, features and vibe providing a distinctive lifestyle for the most discerning resident. Residents also have access to upscale community amenities including a modern pool house, a resort-style pool with cabanas, fireplaces and BBQs. Residents also have access to an indoor/outdoor fitness center, “Zoom rooms” and a spacious media room among other top-tier facilities.

- o Unit breakdown per tower:
  - Building 1: 47 units
  - Building 2: 86 units
  - Building 3: 219 units
- o [Photos available to download here.](#)

## Office Tenants

- [Abnormal Security](#) - Building X; Floor X; X square feet
  - o A leading cloud-native email security platform, Abnormal Security leverages AI-based behavioral data science to stop socially-engineered email attacks. The company will open its office at UnCommons on Monday, August 26, 2024.
- [BDO](#) - Building II; Floor III; 12,945 square feet
  - o Founded over 100 years ago, BDO’s core purpose is to help people thrive every day while serving as an international leader in assurance, tax and financial advisory services. BDO opened at UnCommons in June 2022.
- [Berkadia](#) - Building I; Floor III; 1,415 square feet
  - o Berkadia, a joint venture of Berkshire Hathaway and Jefferies Financial Group, is a leader in the commercial real estate industry. It offers a robust suite of services to its multifamily and commercial property clients. Through its integrated mortgage banking, investment sales and servicing platform, Berkadia delivers comprehensive real estate solutions for the entire life cycle of its clients’ assets. Berkadia opened its office at UnCommons in December 2022.
- [CBRE](#) - Building II; Floor II; 17,817 square feet
  - o The world’s largest commercial real estate services and investment firm, CBRE opened its office in July 2022 and offers a range of integrated services including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services. The Fortune 500 Company occupies an entire floor of one of UnCommons’ five office buildings.
- [Deloitte](#) - Building II; Floor III; 13,794 square feet
  - o One of the largest professional services organizations, helping support global and private businesses. Deloitte’s office at UnCommons opened in Summer 2023.
- [DraftKings](#) - Building I; Floors I, II, III and IV; 85,438 square feet
  - o A leader in the digital sports entertainment and gaming industries, created to fuel the competitive spirit of sports fans with products that range across daily

fantasy, regulated gaming and digital media. DraftKings' office opened in March 2023 and is comprised of more than 130 dedicated sports trading desks surrounded by full multimedia walls, a 7,500-square-foot cafeteria and event space, a custom casino training pit, a 500-square-foot interactive putt-view putting green, private and public outdoor spaces, and mothers' rooms, making this the second largest DraftKings headquarters in the United States.

- [Ernst & Young](#) - Building II; Floor III; 7,229 square feet
  - Located in over 150 countries, global professional services network Ernst & Young will open a new Las Vegas office at UnCommons in May 2024.
- [GenuBank](#) - Building II; Floor I; 12,255 square feet
  - GenuBank, a fast growing modern bank blending leading technology and a customer-focused approach with locations throughout Las Vegas, will relocate its headquarters to UnCommons in early 2024.
- [Kiln](#) - Building III; Floors I and II; approximately 32,000 square feet
  - Kiln is a collection of boutique flex-office communities, each hand-crafted and programmed to elevate lifestyle and performance. Kiln offers month-to-month memberships to meet the demands of creatives, startups, and enterprise teams. The company will be opening its first location in Nevada at UnCommons, taking over the Assembly space, set to open in October 2024, as well as their own office location in April 2025.
- [Luzich Partners LLC](#) - Building X; Floor X; X square feet
  - A Las Vegas-based multi-strategy investment firm formed in 2013, Luzich Partners LLC will open at UnCommons in late 2024, with construction starting on Monday, August 5.
- [MidFirst Bank](#) - Building X; Floor X; 6,068 square feet
  - The largest privately owned in the U.S., MidFirst Bank will open its Las Vegas office at UnCommons on Saturday, October 26, 2024, with construction starting on Monday, August 19.
- [Morgan Stanley](#) - Building II; Floors III and IV; 19,974 square feet
  - A global financial leader, multinational investment bank and financial service company. After more than two decades at the Howard Hughes Center, Morgan Stanley opened its office at UnCommons in July 2022.
- [Sotheby's International Realty](#) - Building II; Floor I; 11,319 square feet
  - Sotheby's International Realty was founded in 1976 as a real estate service for discerning clients of Sotheby's auction house. Today, the company's global footprint spans approximately 1,000 offices located in 75 countries worldwide. Sotheby's opened its office at UnCommons in November 2022.
- [Wells Fargo Advisors](#) - Building IV; Floor IV; 16,132 square feet
  - The global financial leader's advisory branches will consolidate several local locations into one at UnCommons, making it the company's largest footprint in the Las Vegas Valley. Wells Fargo Advisors will open its office at UnCommons on Monday, July 29, 2024.

### Food and Beverage Brands

- [All'Antico Vinaio](#) - 1,417 square feet
  - All'Antico Vinaio, the legendary Florentine sandwich shop with 14 locations in Italy, opened at UnCommons in January 2024. Since 1991, the Mazzanti family has been passionately running the three Florence locations of all'Antico Vinaio drawing crowds of both Italians and tourists. Made with exceptional ingredients and freshly baked Tuscan schiacciata bread, All'Antico Vinaio is "home of the world's best sandwiches," according to Saveur magazine. All'Antico Vinaio, which translates to 'at the ancient wine merchant's,' was

introduced to the United States by Tommy Mazzanti and revered restaurateur, Joe Bastianich. Serving the very same ingredients and freshly baked bread as the original, UnCommons will be home to the third all'Antico Vinaio in the United States and the first in the U.S. outside of New York City.

- [AMARI Italian Kitchen & Wine Shop](#) - 4,472 square feet
  - A neighborhood Italian restaurant and wine shop, AMARI offers classic Italian American cuisine, including hand-crafted pasta, pizzas and more. The restaurant houses a market in the front, where guests can purchase a bottle of wine to enjoy in the restaurant, in the quad, or to take home. AMARI opened at UnCommons in August 2023.
- [General Admission](#) - 4,753 square feet
  - An elevated sports lounge, General Admission combines electrifying live entertainment, a chef-driven menu, thrilling events and sports viewing within an upscale atmosphere. It will feature 180 seats throughout its chic dining, bar, lounge and patio spaces and will feature more than 30 televisions throughout the venue ranging from 55-inch to 98-inch, a 40-foot-long bar. General Admission opened at UnCommons in January 2024.
- [KAIYŌ](#) - 3,653 square feet
  - Popular Bay Area Nikkei restaurant, bar and lounge concept KAIYŌ will be joining UnCommons in late 2024. KAIYŌ Las Vegas will bring an approachable take on Nikkei cuisine to southwest Las Vegas, featuring high-quality ingredients, shareable plates and a thoughtfully affordable price point. The beverage menu will focus on a contemporary, creative approach to Peruvian pisco, Japanese whisky, curated craft cocktails that utilize fresh ingredients and flavors from Japan and Peru, as well as a well-curated sake selection.
- [Mercadito](#) - 889 square feet
  - A neighborhood bodega, Mercadito opened in December 2022 and serves a range of authentic sandwiches and coffee while providing grocery essentials to the UnCommons community.
- [Rare Society](#) - 5,000 square feet
  - Sink your teeth into Rare Society from Trust Restaurant Group, Chef + Restaurateur Brad Wise's West Coast-based restaurant concept that pays homage to retro steakhouses. Keeping alive the echoes of vintage upscale dining, Chef Wise has reshuffled the deck to infuse a touch of modernity into the concept adding a wood-fired grill for meats, an on-premise dry ager, a progressive cocktail program and sustainably sourced seafood. Each location, which now includes four in California and one in Washington, boasts the sights and smells of premium cuts grilled over American red oak, invoking the lore of Rat Pack gatherings and raucous Sinatra dinner parties. Rare Society will open at UnCommons in late 2024.
- [Salt & Straw](#) - 1,312 square feet
  - Founded in 2011 by cousins Kim and Tyler Malek, Salt & Straw is best known for its delicious ice cream that tells the story of artisans, farmers and meaningful food movements. Its unique menu features 12 classic flavors as well as a rotating monthly menu that reflects culinary trends, seasonality of ingredients and relevant cultural moments. The beloved ice cream brand opened its location at UnCommons in June 2023.
- [Siempre, J. B.](#) - 3,810 square feet
  - An elevated Mexican steakhouse by Las Vegas-based Ayya Hospitality Group, J. Blanco, features everything from gourmet street food to indulgent classics, inventive margaritas and an in-house Agua Fresca program, as well as exclusive tequila experiences. Serving Mexican classics prepared in traditional methods with fresh seasonal ingredients and high-quality steaks, J. Blanco's

cuisine is inspired by the rich heritage of Mexico. Siempre opened at UnCommons in July 2024.

- [SunLife Organics](#) - 1,033 square feet
  - A cult-favorite, health-centric eatery that serves organic superfood bowls, smoothies, and cold-pressed juices. SunLife Organics provides an alternative take to a modern-day juice bar. Designed by a feng shui master, each location incorporates crystals and geodes - some standing over seven feet tall - throughout the space that the founder, Khalil Rafati, has collected throughout his travels. SunLife Organics opened its first Las Vegas location at UnCommons in December 2022.
- [Teaspoon](#) - 940 square feet
  - The popular West Coast café known for its handcrafted boba tea, Teaspoon opened its first Nevada location at UnCommons in September 2022. Offering a variety of specialty drinks, teas can be customized by adding boba cooked with Teaspoon's signature honey boba process, pudding or jelly, all of which are available in a variety of flavors. The café also offers freshly baked pastries, including its in-demand mochi donuts and macarons.
- [Todo Bien](#) - 1,282 square feet
  - A tiki tequilería that serves picturesque cocktails made by expert mixologists within an immersive tropical paradise. The cocktails will celebrate Mexican flavors, each infused with unique artisanal ingredients and made with traditional Mexican spirits. Todo Bien opened at UnCommons in February 2024.
- [Urth Caffé](#) - 2,405 square feet
  - A pioneer in the craft coffee movement, Urth Caffé opened its first neighborhood location in Las Vegas at UnCommons in September 2022 and is widely regarded as the first exclusively heirloom and organic coffee roaster in America. The café offers its fine coffees and teas, exquisite desserts and health-conscious food.
- [Wineaux](#) - 2,320 square feet
  - A unique wine shopping experience and neighborhood eatery by James Beard Award-winning Chef Shawn McClain and Master Sommelier Nick Hetzel, Wineaux entices guests to explore and discover great wines. From social sippers looking to discover new wines to oenophiles who want to source rare, allocated selections and special wines for their collections, the menu showcases shareable dishes, snacks and small plates that pair beautifully with wine. Wineaux opened at UnCommons in February 2024.

### **Lifestyle Brands**

- [Capelli Salon](#) - 2,029 square feet
  - A luxury salon with a range of services, including haircuts, coloring, balayage, hair extensions, makeup application and manicures. Capelli Salon opened in November 2022 and provides its team members with the best-in-class training available, allowing them to continue growing, improving their work and staying up to date on the latest trends and techniques in cutting, coloring, balayage and styling.
- [Daela](#) - 2,400 square feet
  - Daela, the nation's No. 1 most reviewed luxury permanent cosmetic tattoo studio, opened its first Nevada location at [UnCommons](#), marking the fourth location with studios in Oregon, Washington and Arizona. Known for its level of quality and luxury, Daela offers a comprehensive menu of cosmetic tattoo services includes microblading, nanoblading, lip blush tattoo, eyeliner tattoo, ombre powder brows, areola restoration, scar camouflage, and faux freckles and beauty marks with private treatment areas. Additionally, aspiring

cosmetic tattoo artists can learn from some of the best in the nation at Daela Academy, where courses cover a range of techniques. Daela opened at UnCommons in July 2024.

- [The Good Place](#) - 2,180 square feet
  - The Good Place is a locally owned and operated fun, innovative athletic reformer studio and boutique that offers fitness classes for guests of all skill levels. Founded by Ashley Ansuini, its inaugural location in Henderson has built a loyal following through its commitment to fostering a sense of community and positivity since 2022. The Good Place will open its studio at UnCommons in the summer of 2024.
- [Speakeasy Candle Co.](#) - 1,283 square feet
  - An innovative eco-conscious, plant-based luxury candle maker, whose creations are inspired by the aromas and fragrances of popular craft cocktails. Speakeasy Candle Co. debuted at UnCommons in August 2022.

## Digital

- Website - [UnCommons](#)
- Facebook - [@UnCommonsLasVegas](#)
- Instagram - [@UnCommons.LV](#)
- LinkedIn - [UnCommons](#)
- Photos - [Via Dropbox Here](#)

## Awards and Accolades

- ULI 2022 Placemaking Award for Healthy Place
- NAIOP 2023 Mixed-Use Project of the Year
- Costar 2023 Commercial Development of the Year
- NAIOP Southern Nevada Chapter's 26th Annual Spotlight Awards (2023)
  - *Mixed Use Development - UnCommons*
  - *Retail Tenant Improvement - Urth Caffé UnCommons Las Vegas*
  - *Office Tenant Improvement - CBRE Las Vegas at UnCommons*
  - *Trendsetter Firm - Matter Real Estate Group*
- Las Vegas Weekly
  - *UnCommons emerges as one of the Valley's most engaging live-work-play developments*
- Las Vegas Review-Journal "Top 100 Restaurants"
  - *All'Antico Vinaio: "This import from Florence, Italy – often called the best sandwich shop in the world – debuted a highly anticipated outpost in January 2024 in southwest Vegas."*
  - *AMARI: "Focaccia is baked fresh daily and served with dunking sauces. Pizzas – classic Margherita or topped with local mushrooms – draw on a 25-year-old starter. Ravioli are plump with seasonal fillings. Chicken Marsala, a fine old standard, is renewed with Jidori chicken."*
- Las Vegas Weekly
  - *Italian import All'Antico Vinaio exceeds the hype with worth-the-wait sandwiches*
- Eater Las Vegas
  - *The Hottest New Restaurants in Las Vegas*
  - *Take a Bite Out of the 18 Best Sandwich Shops in Las Vegas, The Happy Hoagie*
- Las Vegas Weekly
  - *UnCommons has an Italian hit with Amari*
- Vegas Magazine
  - *The 13 best ice cream shops in Vegas*
- Eater

- *The coolest ice cream shops in Las Vegas*
- Forbes
  - *Cheeseburger Lovers Need to Try These 30 Epic Spins On The Classic, Easy Slider*

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