

uncommons™



Matter. CBRE



Site Plan

- Office
- Residential
- Structured Parking
- Retail
- Entertainment
- Marketplace
- The Assembly
- Office Phase II



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 chefs. Thoughtfully curated food, entertainment and lifestyle brands make UnCommons the perfect work-life-harmony destination.

Phase II

Building Size

Building Three: ±103,600 RSF

Building Four: ±76,800 RSF

Typical Floor Plates

Building Three: ±25,900 RSF

Building Four: ±19,200 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

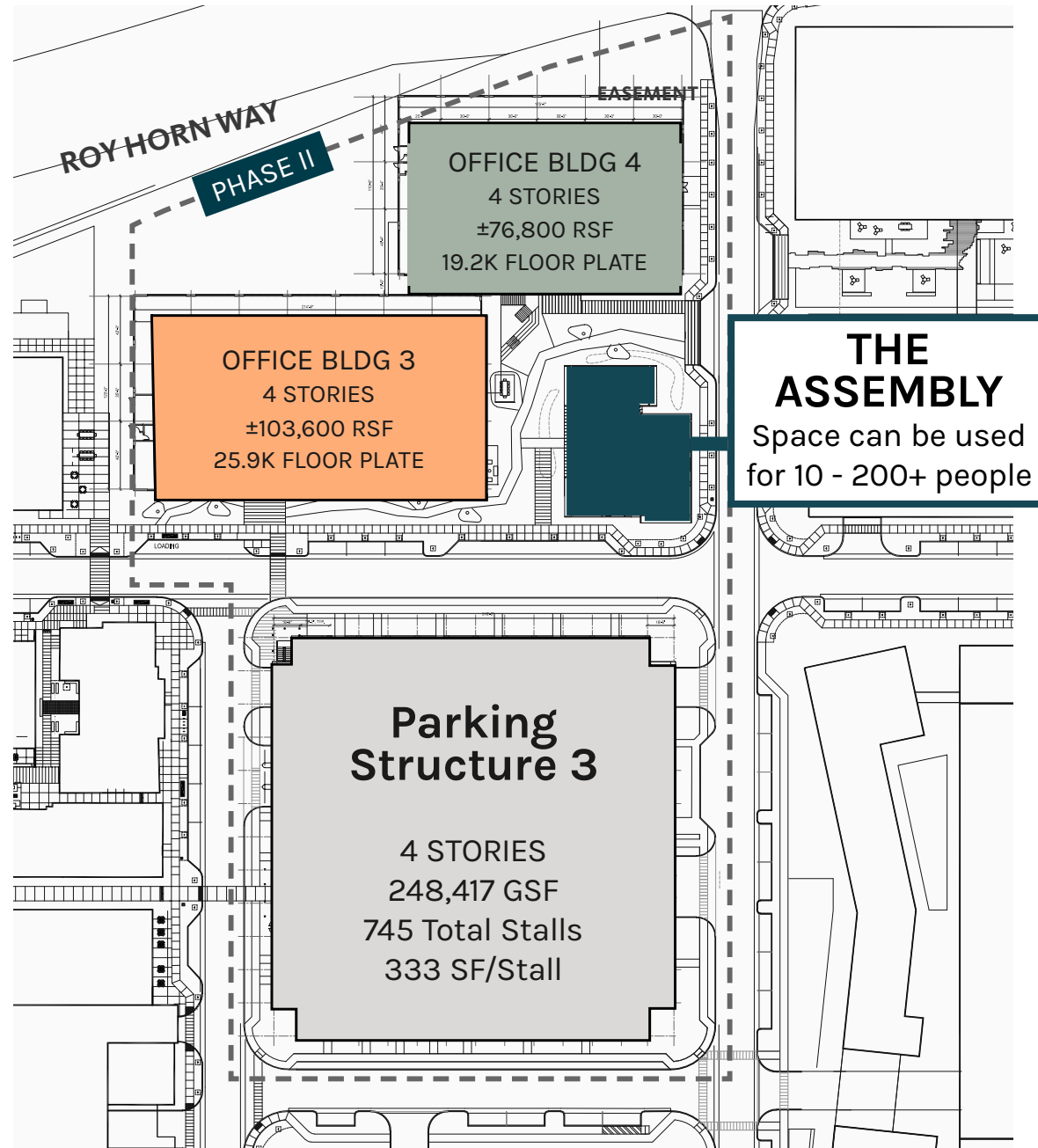
State of the Art VRF System

Ceiling Height

14' and 18' on Ground Floor

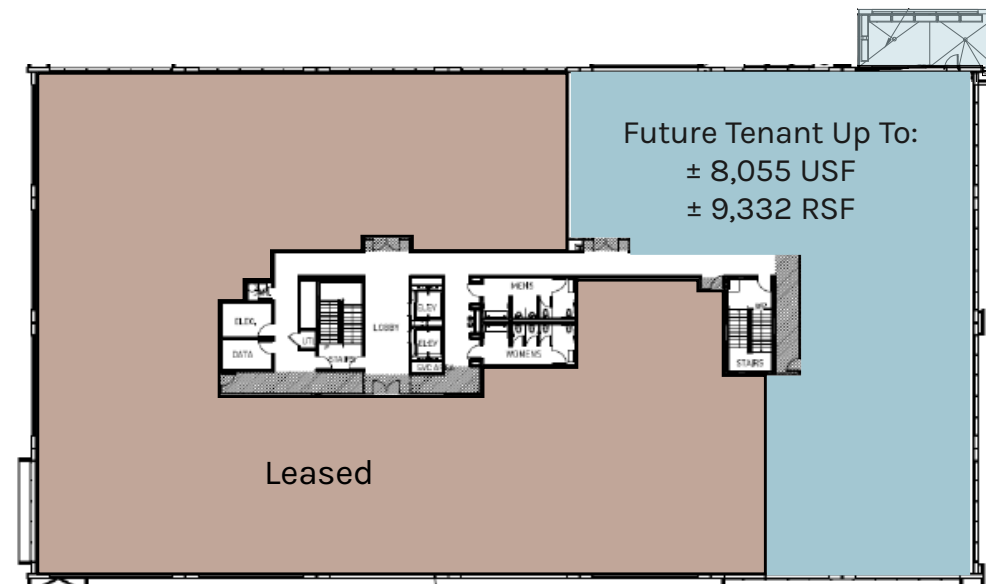
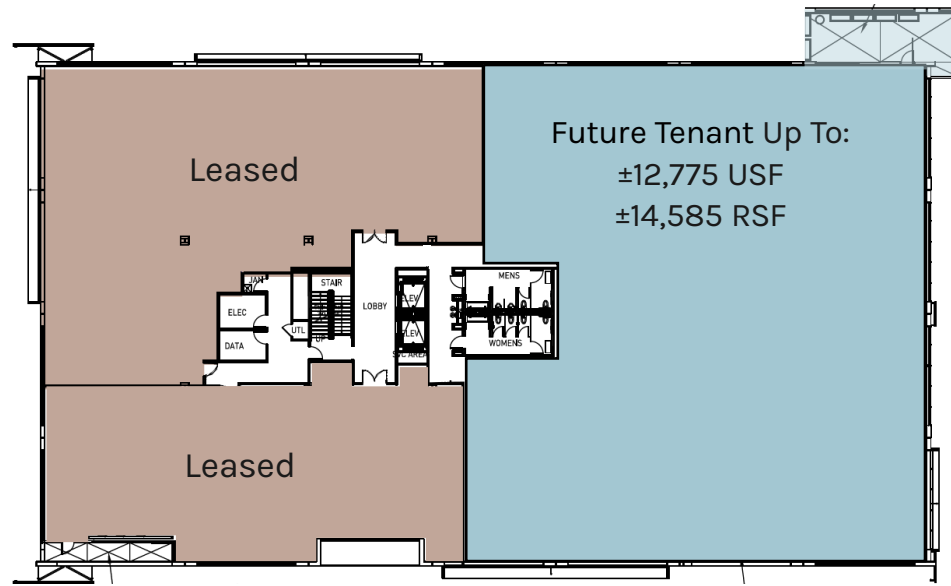
Majority of Glassline Floor to Ceiling

Sliding Doors and Outdoor Patios



8488 Rozita Lee Avenue

Remaining Availability



Available Space

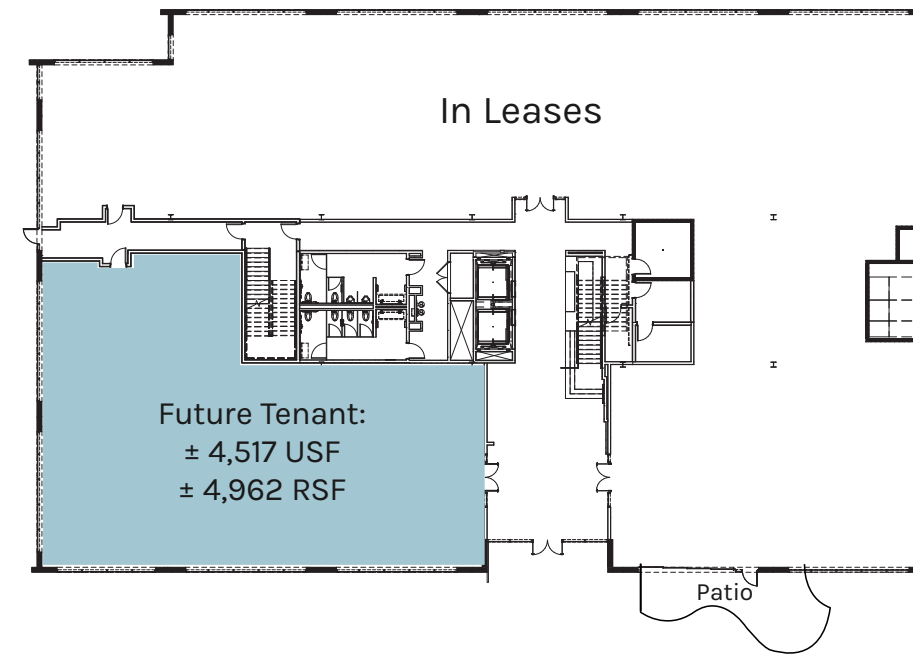
Third Floor: Up to ±12,775 USF / ±14,585 RSF

Available Space

Fourth Floor: Up to ±8,055 USF / ±9,332 RSF

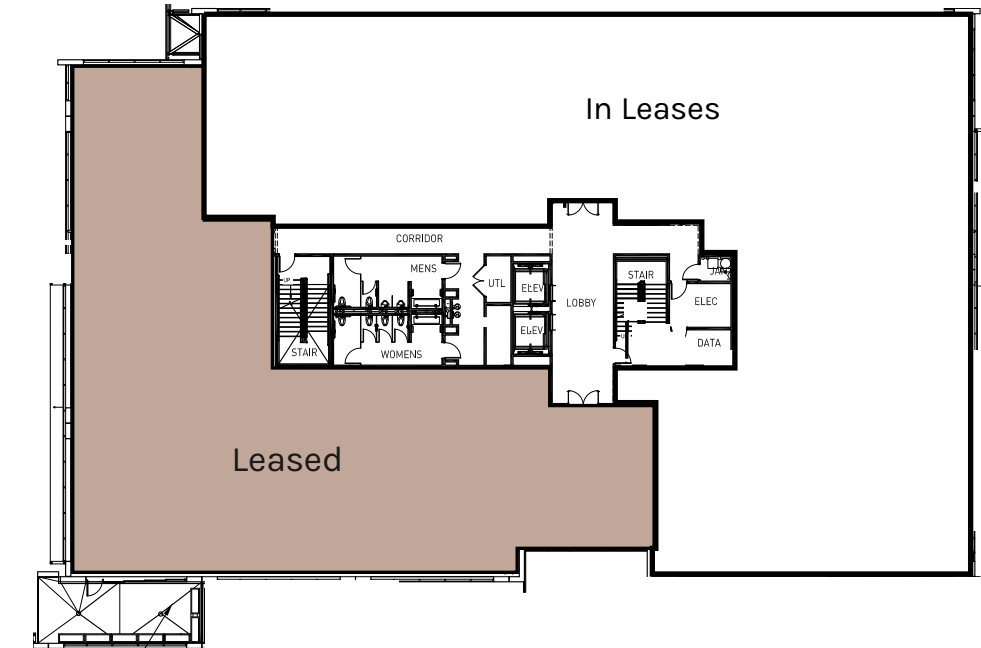
8474 Rozita Lee Avenue

Remaining Availability



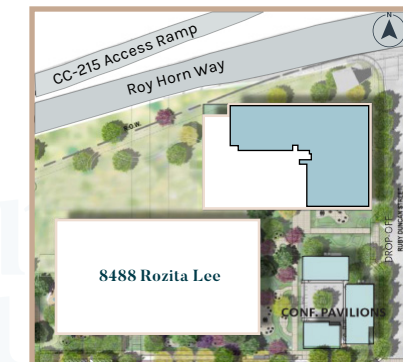
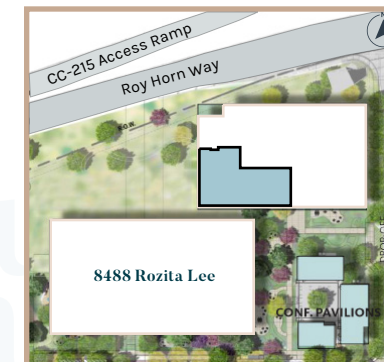
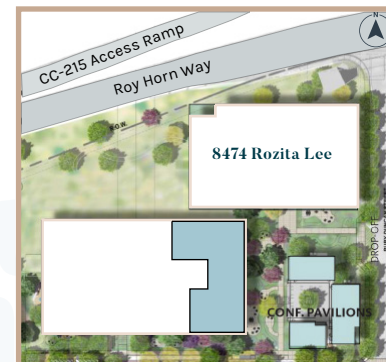
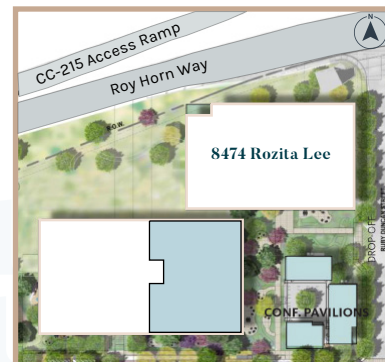
Available Space

First Floor: ±4,517 USF / ±4,962 RSF



Available Space

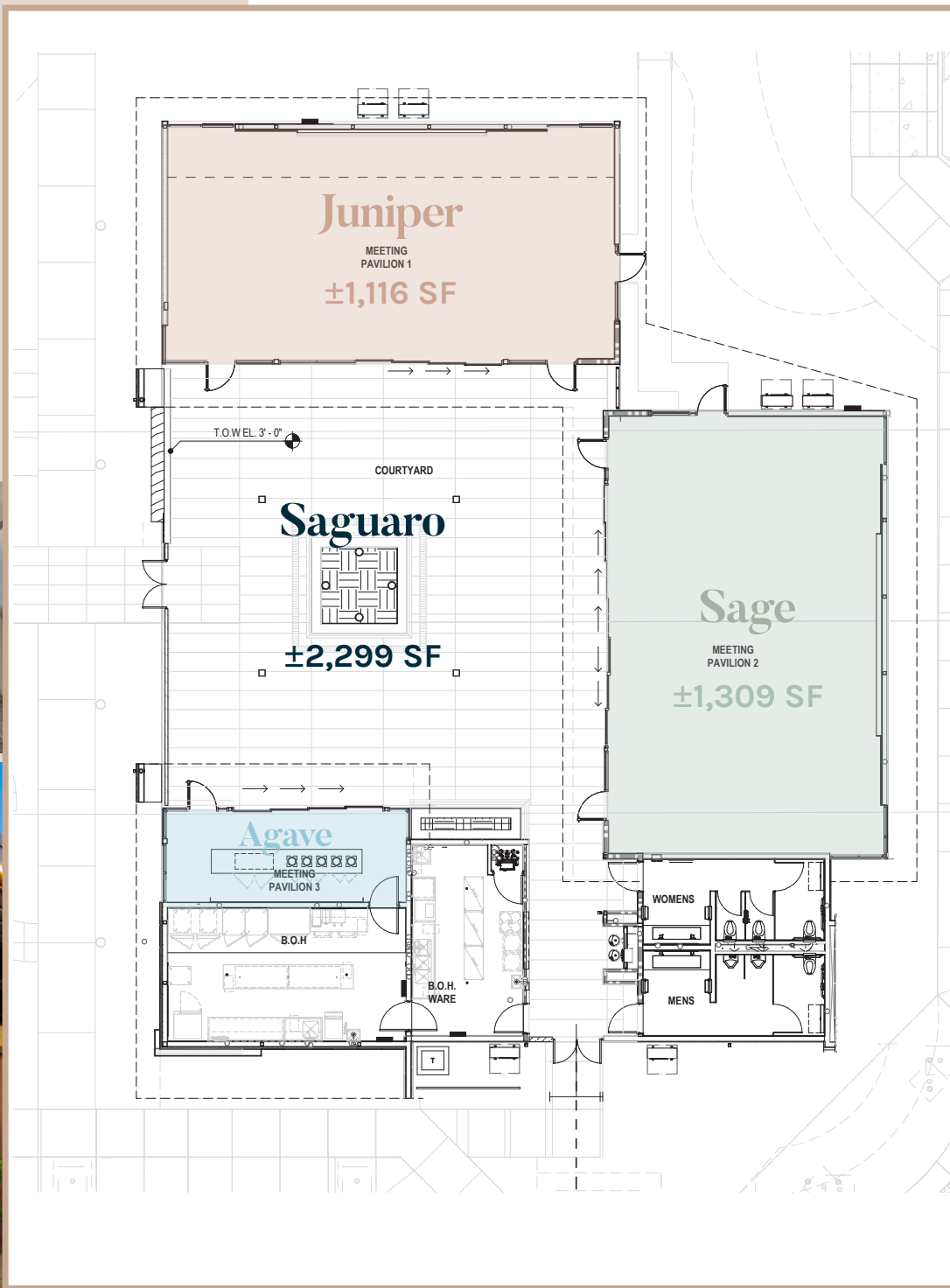
Second Floor: Remaining Space Pending



The Assembly

Conference Pavilions

Space can be used for 10-200+ people



Summerlin

Red Rock
Country Club

The Summit

The Ridges

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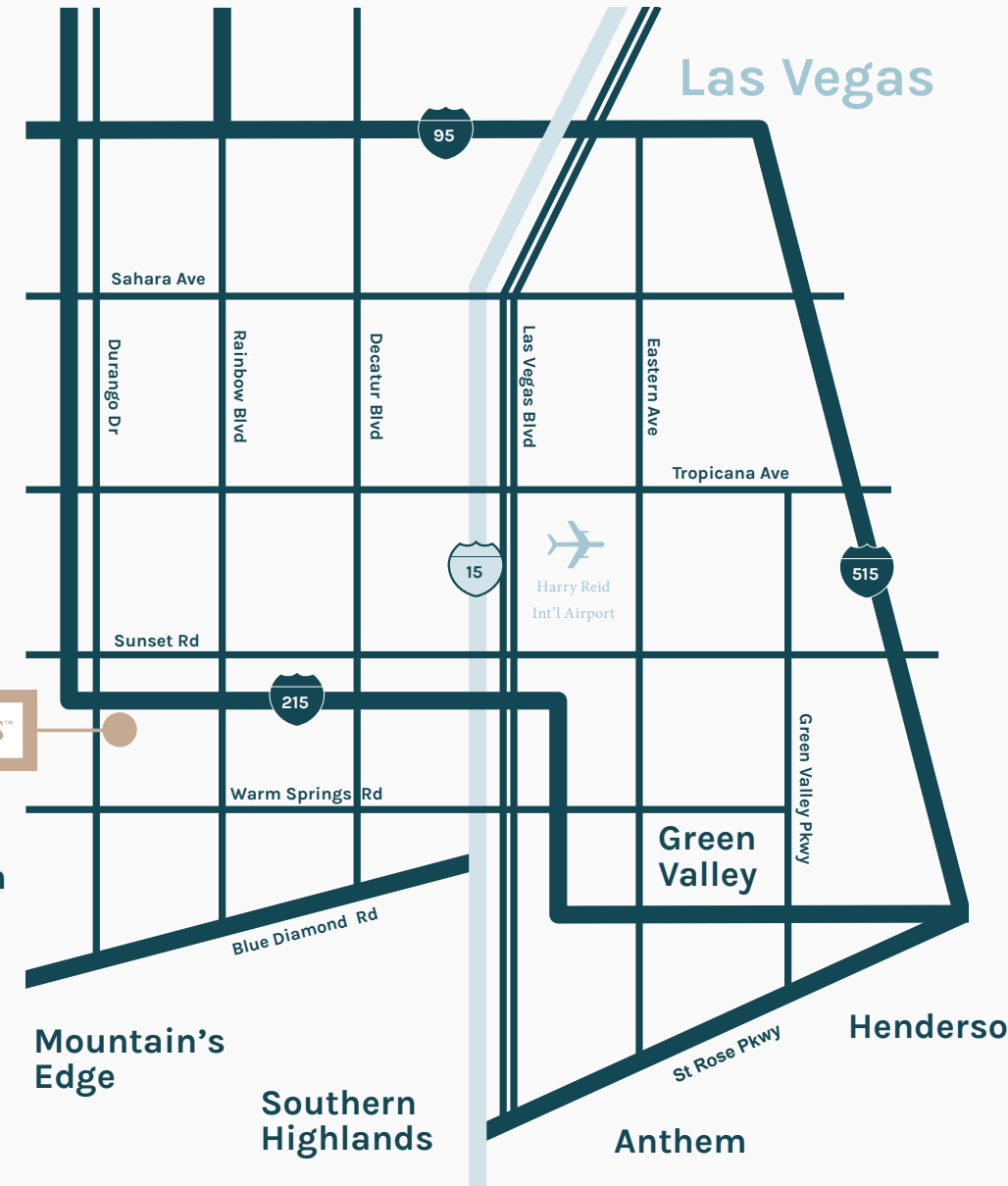
Rhodes Ranch

Mountain's
Edge

Southern
Highlands

Anthem

Las Vegas



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

Onsite Amenities



All'AnticoVinaio

AMARI
ITALIAN KITCHEN & WINE SHOP

GA | GENERAL ADMISSION

KAIYŌ
PERUVIAN NIKKEI

CAPELLI SALON

DAELA
COSMETIC, TATTOO
Las Vegas

drybar®

RARE
society

SALT & STRAW

Siempre

SPEAKEASY
CANDLE CO.
ESTD 1978 2012
LAS VEGAS, NEVADA

SUNLIFE
Organics
EST. 2011 IN MALIBU, CALIFORNIA

TEASPOON®



the good place

TODO BIEN
ESTD 2022
TIKI TEQUILERIA
LV, NV

Urth Caffé

Wineaux
MARKET • BAR • ESCAPE



Current Tenants

BDO

DRAFT
KINGS

CBRE

Sotheby's

Morgan Stanley

Berkadia

Deloitte.

NEWMARK

WELLS
FARGO

EY

LUZICH PARTNERS LLC

MIDFIRST BANK

GenuBank

Abnormal

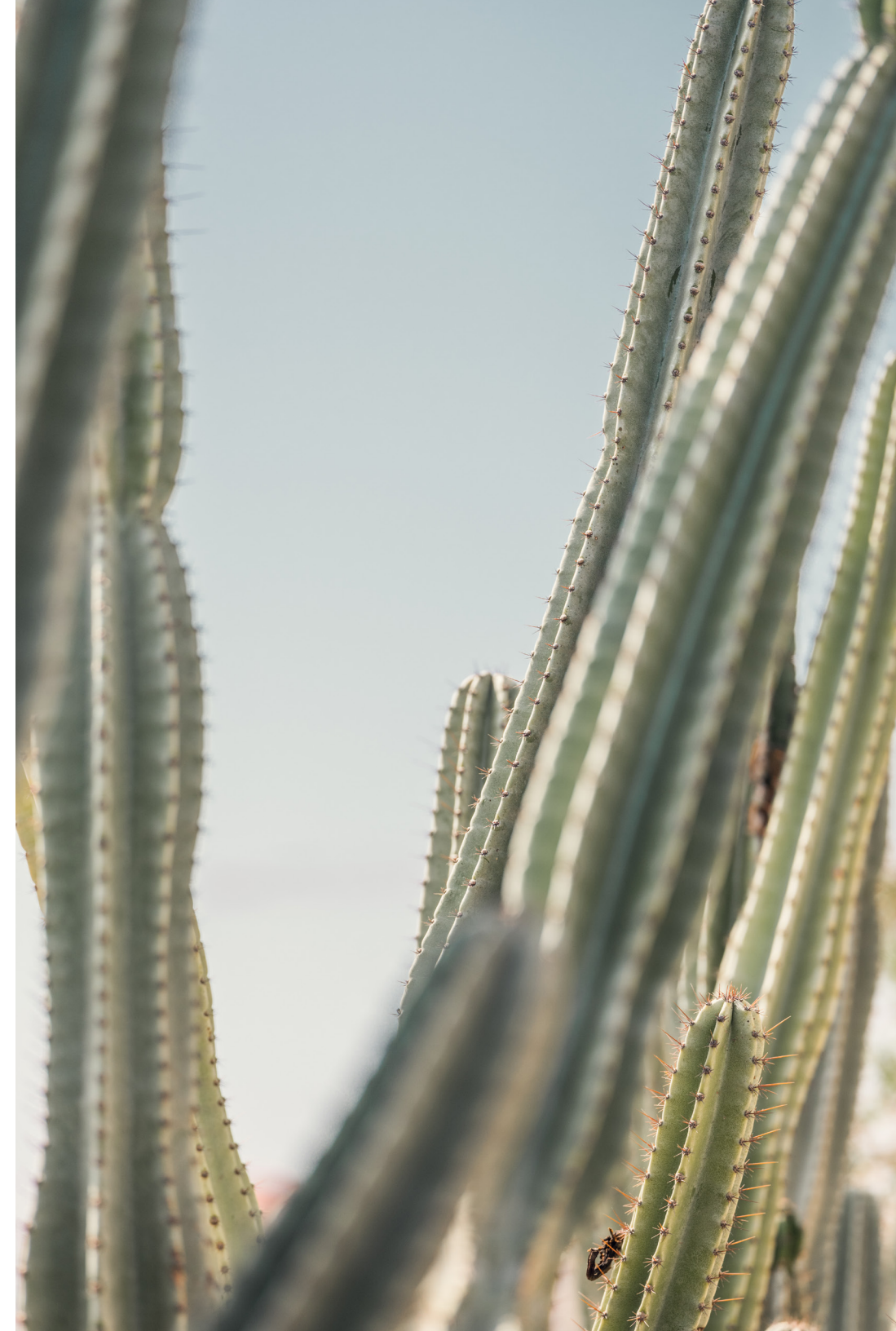
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Health & Well-Being

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.



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DEVELOPER

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