

uncommons™

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Matter Real Estate Group Announces Plans for “UnCommons” – a Curated Mixed-Use Development Catering to Today’s Modern Workforce

Office Space Preleasing at First-of-its-Kind Project in Las Vegas’ Southwest Market

LAS VEGAS (Feb. 15, 2019) – [Matter Real Estate Group](#) has announced plans for “UnCommons” – a curated office, retail and lifestyle center designed to attract and retain top talent to forward thinking companies by offering an environment designed for work and life.

Ideally located in the southwest along Interstate 215, the complex will feature 500,000 square feet of modern office space and 875 urban style residential units, alongside nearly 100,000 square feet of carefully selected retail, a food hall with artisan dining concepts, coffee shops, bars, live music and entertainment options, health and fitness studios and more – all within a walkable, connected campus featuring open spaces and public art. Three “modern farmhouse” designed buildings will also be available for tenants and the Las Vegas community at large to utilize for conference space, cultural events and more.

Office space is now preleasing, with options ranging from small creative office spaces to large continuous floors for corporate users. Office move-ins are slated for mid-2021.

According to Jim Stuart, a Matter partner and developer of Town Square – the popular, sprawling open-air retail, dining and office center on Las Vegas Boulevard – UnCommons will appeal to the modern workers’ desire for a workplace that enhances their lives, with innovative design focusing on the needs of today’s employees and giving businesses a distinct competitive advantage when seeking talent to join their teams.

“The traditional work-life divide has become a thing of the past, with today’s employees increasingly living integrated lives which meld work and play,” said Stuart. “UnCommons will fill the ‘amenity gap’ that exists today in Las Vegas’ office landscape, providing the area’s leading companies with an environment that attracts exceptional talent, promotes collaboration, and inspires top quality work and productivity. But perhaps more than anything,” he added, “UnCommons gives us a chance to alter course and focus once again on our innate desire for human connection.”

The project – designed by internationally acclaimed architectural firm Gensler – addresses the shift in the workforce’s hierarchy of career desires, with millennials prioritizing community, inspiration and lifestyle over salary and advancement opportunities, according to a 2016 millennial survey by Deloitte. Employees will be able to start their day with a studio style workout, grab a healthy breakfast or artisanal coffee, head into the office for a brainstorming session, meet clients for lunch at the food hall or any number of restaurants, and finish off the day with happy hour at a social bar with live music before heading home to their luxury onsite apartment.

According to Gensler Design Principal Duncan Paterson, the project is a testament to the firm’s commitment to creating vibrant, experience-driven architecture. “The final design of UnCommons is as thoughtful as anything we have done in the North America, with our approach inspired by people’s increasing desire to reconnect in

meaningful ways every day. Gone are the days of isolated cubicles and big box offices – UnCommons will break down those walls, enhancing work/life interactions.”

The location at the interchange of I-215 at Durango is the singular choice for Las Vegas as the midpoint between Summerlin’s master planned community and Henderson. The project is the first of its kind in the Las Vegas market and will include 500,000 square feet of both corporate and creative office space, nearly 100,000 square feet of retail and dining, and 875 ‘urban stylized’ apartments at completion.

“Las Vegas is ready for this transformative project,” said Michael Newman, managing director with CBRE – the commercial real estate firm handling project leasing. “Companies must think about their space in a new way to survive and thrive. UnCommons will address this with a superior, integrated design, while offering rents on par with market rates for Class A office space in the region.”

In addition to UnCommons, Matter – launched in 2018 by real estate veterans and longtime colleagues Stuart, Matt Root and Kevin Burke – has \$500 million in development projects now underway in Las Vegas, Austin, Los Angeles and Phoenix. By adopting a creative, entrepreneurial approach, the firm is focused on constructing sustainable, modern and community-centric projects throughout the Western United States from the ground up.

For more information about the project and leasing opportunities, visit www.uncommons.com.

About Matter Real Estate Group

Matter Real Estate Group is a real estate development company that combines practiced creativity with proven capability to execute transformative real estate projects based on opportunities and changing trends. The company combines design, construction and operating strategy under one roof, so every part of every project reflects a unified vision. Headquartered in San Diego, California, Matter focuses on developing within the Western United States with projects in planning or under construction in major cities including Austin, Las Vegas, Los Angeles and Phoenix. To learn more, visit www.matterrealestate.com.

About Gensler

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. To learn more, visit www.gensler.com.

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