

uncommons™

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Fact Sheet

Overview

UnCommons, Matter Real Estate Group's highly anticipated mixed-use development in southwest Las Vegas, is now under construction with a first phase opening planned for mid-2022. The \$400 million project is designed to fulfill the modern workforce's desire for a workplace that enhances their lives through rich amenities, open space and connectivity.

Designed by globally renowned architectural firm, Gensler, the 40-acre stylized urban campus is comprised of more than 500,000 square feet of modern office space with market-leading design and technology, over 830 residential units, an entertainment venue, trendsetting restaurants and cafes, health and fitness studios, a multi-purpose conference center, a pedestrian trail, public art and a food hall showcasing the best of the local food scene.

UnCommons is the first development in Nevada to be built by the standards for [WELL™ Certification](#), which are the highest third-party endorsement of a building's performance and protection of employee health. UnCommons has also achieved certification by [Green Globes®](#), a nationally recognized green rating assessment, guidance and certification program.

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 combining design, construction and operating strategy all under one roof.

The team behind Matter strongly believes that development can be a curated experience designed around business needs while at the same time focusing on flexibility, purpose and inclusiveness. Headquartered in San Diego, Matter focuses on developing within the Western United States, primarily within Las Vegas. To learn more, visit 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 multi-disciplinary practice brings together an integrated network of experts to create successful mixed-use developments. Mixed-use 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.

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 / 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 & Religious, Government, Financial, Healthcare, Hospitality / Entertainment, Data & Call Center, Office, Industrial, Retail and Senior Care / Multi-family. For more information, please visit www.BurkeCGI.com.

Construction Financing

Mosaic Real Estate Investors co-founders Vicky Schiff and Ethan Penner (credited with being the primary driver in the creation of the Commercial Mortgage-Backed Securities market) have provided the construction financing for Phase I. The project is valued at \$400 million.

Construction Timeline

- August 2020 - Phase I breaks ground
- Summer 2022 - Phase I completion
- Spring 2022 - Phase II construction begins
- Fall 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

Office Tenants

- [BDO](#) - Building II; Floor III; 15,000 square feet
 - 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.
- [CBRE](#) - Building II; Floor II; 20,000 square feet
 - The world's largest commercial real estate services and investment firm, CBRE 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 will occupy an entire floor of one of UnCommons' five office buildings.

- [DraftKings](#) - Building I; Floors I, II, III and IV; 90,000 square feet
 - 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. The company's new office will be 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 Draft Kings headquarters in the United States.
- [Morgan Stanley](#) - Building II; Floors III and IV; 22,000 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 will be moving Las Vegas locations.
- [Sotheby's International Realty](#) - Building II; Floor I; 13,000 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 will occupy a 13,000-square-foot space on the ground floor of one of UnCommons' office buildings.

Food and Beverage Brands

- [AMARI](#) - 4,400 square feet
 - A neighborhood Italian restaurant and wine shop by award-winning Chef Nicole Brinson and Las Vegas hospitality veteran Jason Rocheleau, AMARI will offer classic Italian American cuisine, including hand-crafted pasta, pizzas and more. The restaurant will house 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.
- [The Coffee Class](#) - 1,200 square feet
 - A specialty coffee house that will serve world-class coffee, in addition to elevated breakfast, pastries and brunch dishes. Since opening in 2019, The Coffee Class has cultivated a loyal following for its thoughtful approach to coffee, popular pastries, plentiful vegan options and elevated lattes.
- [General Admission](#) - 6,550 square feet
 - An elevated sports lounge, General Admission will combine 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.
- [GYU+](#) - 850 square feet
 - A Japanese Cuisine restaurant that will provide guests with an authentic Japanese experience. The restaurant is heavily inspired and drew direct inspiration from traditional Japanese imagery found in Japan.
- [Mercadito](#) - 1,000 square feet
 - A neighborhood bodega, Mercadito will serve a range of authentic sandwiches and coffee while providing grocery essentials to the UnCommons community.
- [Concept Name TBA, MINA Group](#) - 1,500 square feet
 - A new fast-casual restaurant and first off-Strip concept by James Beard Award-winning Chef Michael Mina's innovative restaurant management company. The dynamic new concept led by MINA Group Executive Chef and Partner Adam Sobel will blend East Coast nostalgia with premium ingredients.
- [SunLife Organics](#) - 1,000 square feet

- o 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.
- [Teaspoon](#) - 940 square feet
 - o The popular West Coast café known for its handcrafted Boba tea, Teaspoon will open its first Nevada location at UnCommons. 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](#) - 1,300 square feet
 - o A tiki tequilería that will serve 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.
- [Urth Caffé](#) - 2,400 square feet
 - o A pioneer in the craft coffee movement, Urth Caffé 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.

Retail Brands

- [Speakeasy Candle Co.](#) - 1,200 square feet
 - o An innovative eco-conscious, plant-based luxury candle maker, whose creations are inspired by the aromas and fragrances of popular craft cocktails.
- [The Kingsman](#) - 1,600 square feet
 - o An elevated barbershop and retail destination, The Kingsman, will treat clients to a high-quality haircut and offer a curated collection of coveted men's shoes and sneakers.
- [Capelli Salon](#) - 2,200 square feet
 - o A luxury salon with a range of services, including haircuts, coloring, balayage, hair extensions, makeup application and manicures. Capelli Salon provides its team members with the best-in-class training available, allowing them to continue growing, improving their work and to stay up to date on the latest trends and techniques in cutting, coloring, balayage and styling.

Digital

- Website - [UnCommons](#)
- Virtual tour - [Click here](#)
- Facebook - [@UnCommonsLasVegas](#)
- Instagram - [@UnCommons.LV](#)
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