

uncommons™

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Fact Sheet

Overview

UnCommons, Matter Real Estate Group's highly anticipated mixed-use development in southwest Las Vegas, has begun to open its office and retail spaces comprising phase one with its second phase under construction. The \$800 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, more than 830 residential units, an entertainment venue, trendsetting restaurants and cafes that follow the good food movement, 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 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

Residential

- [Vestra at UnCommons](#) -- three midrise towers; 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 will provide 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 will showcase 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 will have a very limited number of penthouse units that reflect the aesthetic, features and vibe providing a distinct lifestyle for the most discerning resident. Residents will also have access to upscale community amenities including a modern pool house, a resort-style pool with cabanas, fireplaces and BBQs. Residents will also have

access to an indoor/outdoor fitness center, “Zoom rooms” and a spacious media room among other top-tier facilities.

Office Tenants

- [BDO](#) – Building II; Floor III; 12,945 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. BDO opened at UnCommons in June 2022.
- [Berkadia](#) – Building I; Floor III; 1,415 square feet
 - Berkadia, a joint venture of Berkshire Hathaway and Jefferies Financial Group, is a leader in the commercial real estate industry, offering 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
 - 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.
- [DraftKings](#) – Building I; Floors I, II, III and IV; 85,438 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. 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 3; 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 1; 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.
- [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.

Food and Beverage Brands

- [All’antico Vinaio](#) - 1,417 square feet

- All'antico Vinaio, the legendary Florentine sandwich shop with 14 locations in Italy, will open at UnCommons in December 2023. Since 1991, the Mazzanti family has been passionately running the three Florence locations of all'Antico Vinaio and has been drawing crowds of both Italians and tourists alike due to the exceptional ingredients and freshly baked Tuscan schiacciata bread. Considered one of the best street food experiences in the world and “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 late last year 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 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](#) - 1,174 square feet
 - A specialty coffee house that will serve world-class coffee, in addition to elevated breakfast, pastries and brunch dishes. Since its first location opened in Las Vegas in 2019, The Coffee Class has cultivated a loyal following for its thoughtful approach to coffee, popular pastries, plentiful vegan options and elevated lattes. The Coffee Class will open in 2023.
- [General Admission](#) - 4,753 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. General Admission will open at UnCommons in November 2023.
- [GYU+](#) - 870 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. GYU+ will debut at UnCommons in Spring 2023.
- [J. Blanco](#) - 3,810 square feet
 - An elevated Mexican steakhouse by Las Vegas-based Ayya Hospitality Group, J. Blanco is set to open in December 2023 and will highlight seasonal cocktails and a sophisticated vibe. 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. Cocktails crafted with fresh juices and a curated list of tequilas and agave spirits will complement the dishes.
- [KAIYŌ](#) - 3,653 square feet
 - Popular Bay Area Nikkei restaurant, bar and lounge concept KAIYŌ will be joining UnCommons in spring 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.
- [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.
- [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.
- [The Sundry](#) - 16,803 square feet
 - A distinctive culinary experience showcasing a renowned lineup of top chefs and rising stars from Las Vegas and California, The Sundry will feature a curated collection of regional and international cuisine, including from Michelin and James Beard Award-winning chefs making their Las Vegas debut. The first Las Vegas project from TableOne Hospitality, a dynamic new partnership from leading hospitality investment and management company, Highgate, the hospitality leadership of restaurateur and CEO, Patric Yumul, and the award-winning Mina Group, The Sundry opened in May 2023.
- [Todo Bien](#) - 1,282 square feet
 - 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. Todo Bien is set to open in October 2023.
- [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 wine market and bar with a thoughtfully selected and robust wine collection, Wineaux is a destination that wine lovers will be able to enjoy at the center of UnCommons. A team of knowledgeable experts will guide guests as they try, buy and fall in love with great wine at any price point. Wineaux is set to open in early 2024.

Retail Brands

- [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.
- [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 to stay up to date on the latest trends and techniques in cutting, coloring, balayage and styling.

Digital

- Website - [UnCommons](#)
- Facebook - [@UnCommonsLasVegas](#)
- Instagram - [@UnCommons.LV](#)
- Twitter - [@UnCommonsLV](#)
- LinkedIn - [UnCommons](#)
- #UnCommonsLV

Awards

- [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

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