



LAS VEGAS, NEVADA

# unCOMMONS

JUST 3 SUITES REMAIN

**Matter. CBRE**

unCOMMONS

# Unlike Anything in Vegas

A new **35-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.



# Site Plan

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



# 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

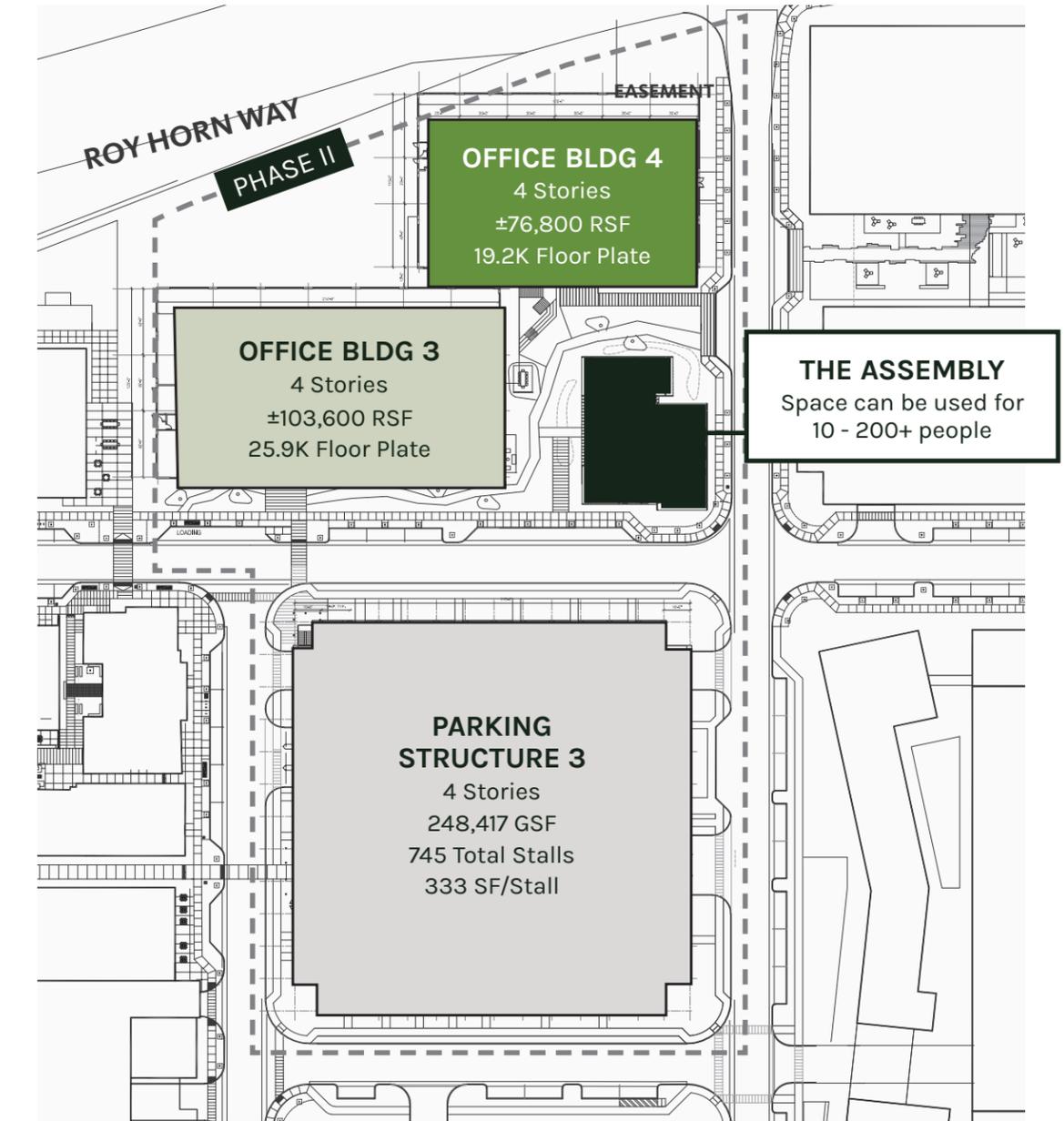
State of the Art VRF System

## Ceiling Height

14' and 18' on Ground Floor

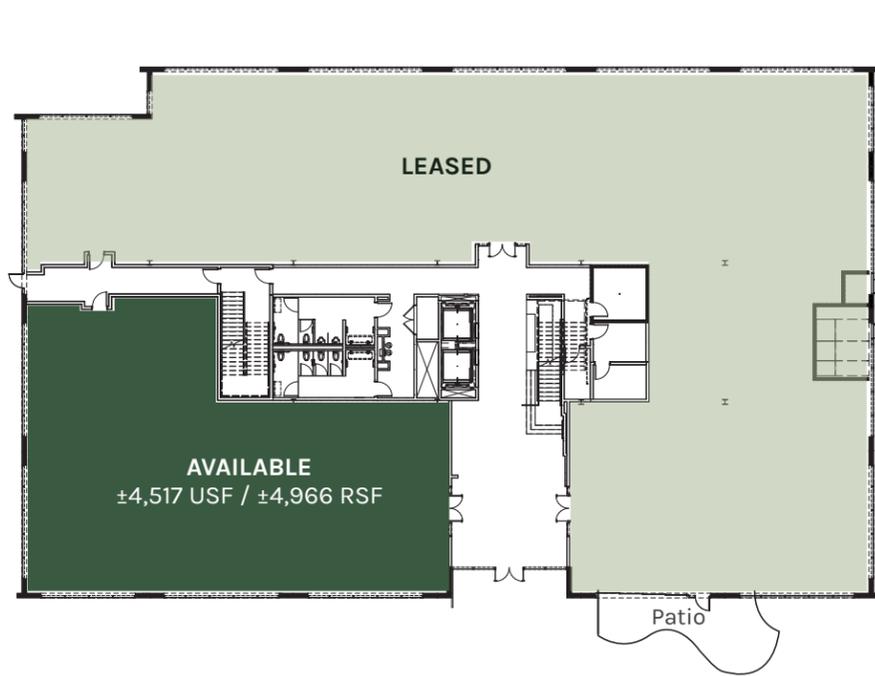
## Majority of Glassline Floor-to-Ceiling

## Sliding Doors and Outdoor Patios



# Remaining Availability

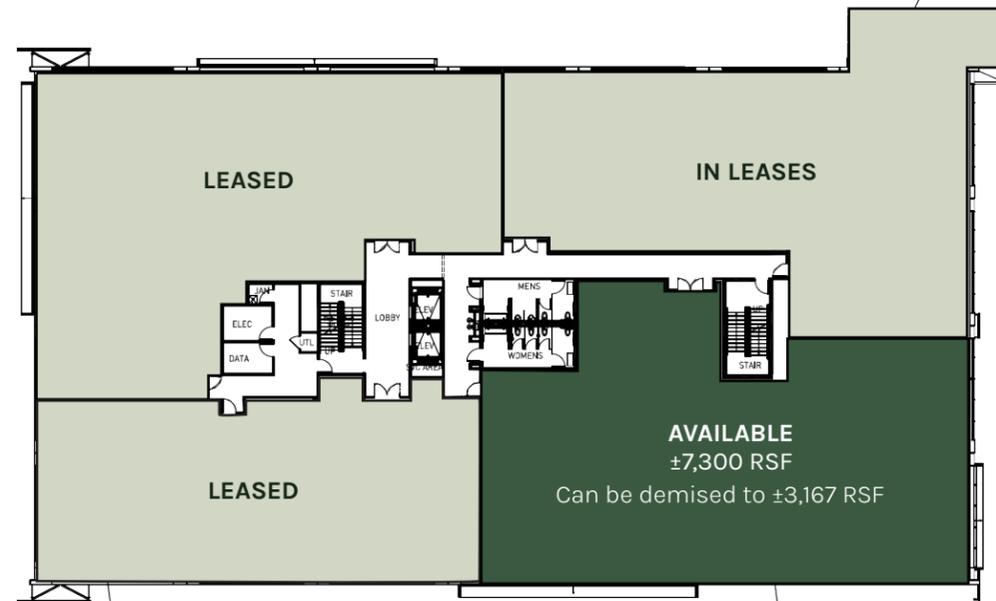
Office Building 4



## Available Space

**FIRST FLOOR**  
Up to ±4,517 USF / ±4,966 RSF

Office Building 3

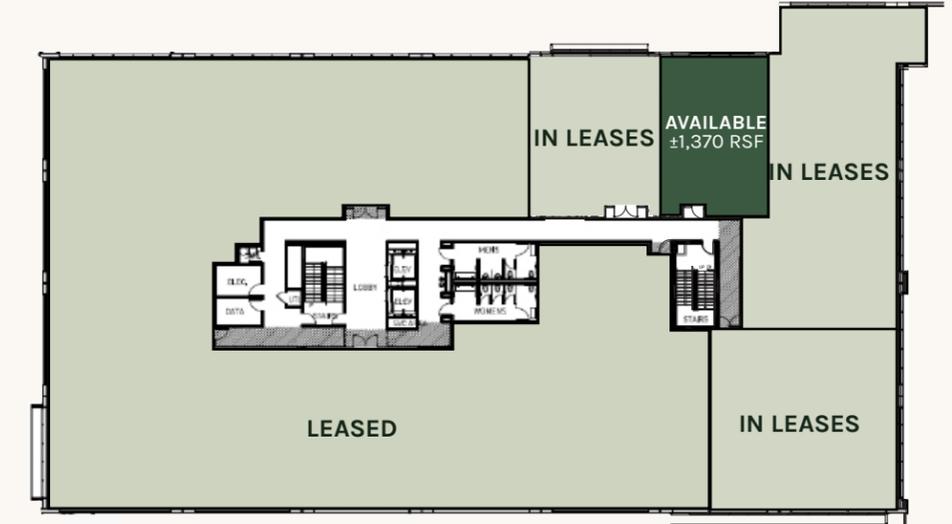
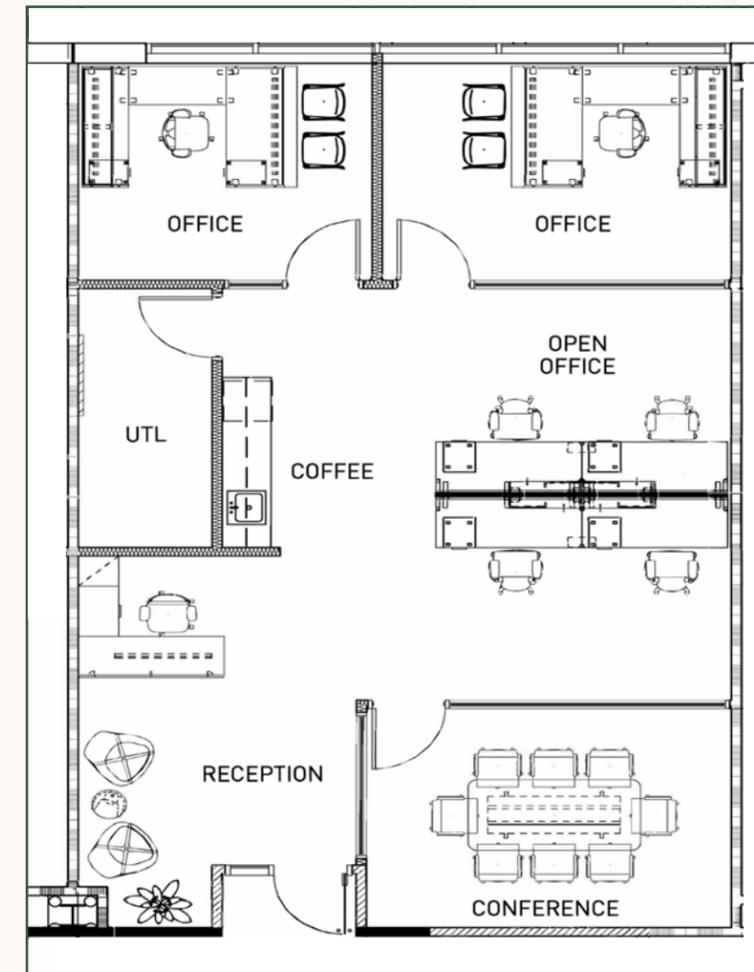


## Available Space

**THIRD FLOOR**  
±7,300 RSF  
Can be demised to ±3,167 RSF

# Remaining Availability

Office Building 3 | Fourth Floor Spec Suite



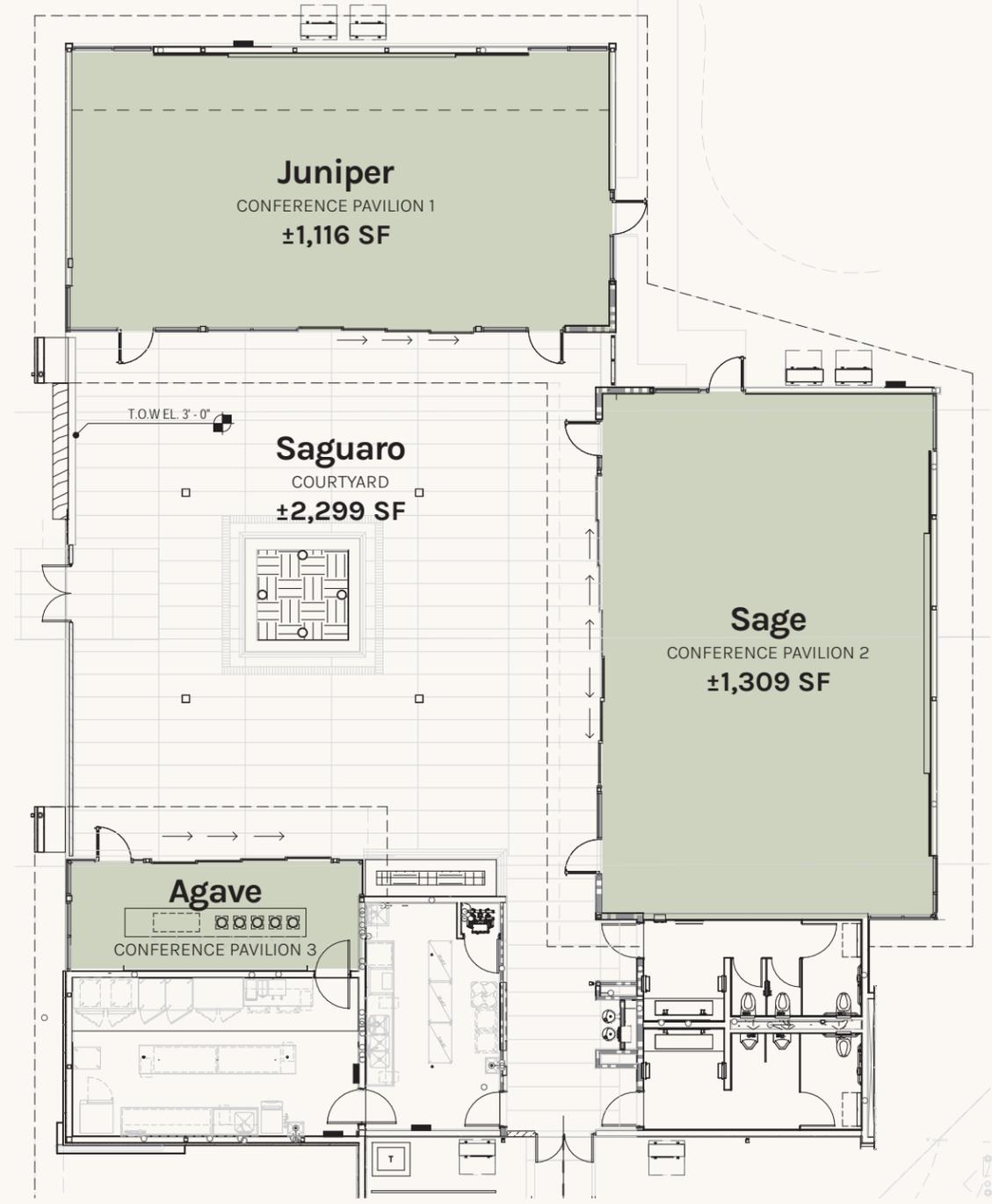
## Available Space

**FOURTH FLOOR**  
±1,370 RSF

# The Assembly

## Conference Pavillions

Space can be used for  
10 - 200+ people





# 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



BLUE BOTTLE  
COFFEE

CAPELLI SALON

crsvr<sup>®</sup>

drybar<sup>®</sup>

GA | GENERAL ADMISSION

RARE  
society

SALT & STRAW

Siempre



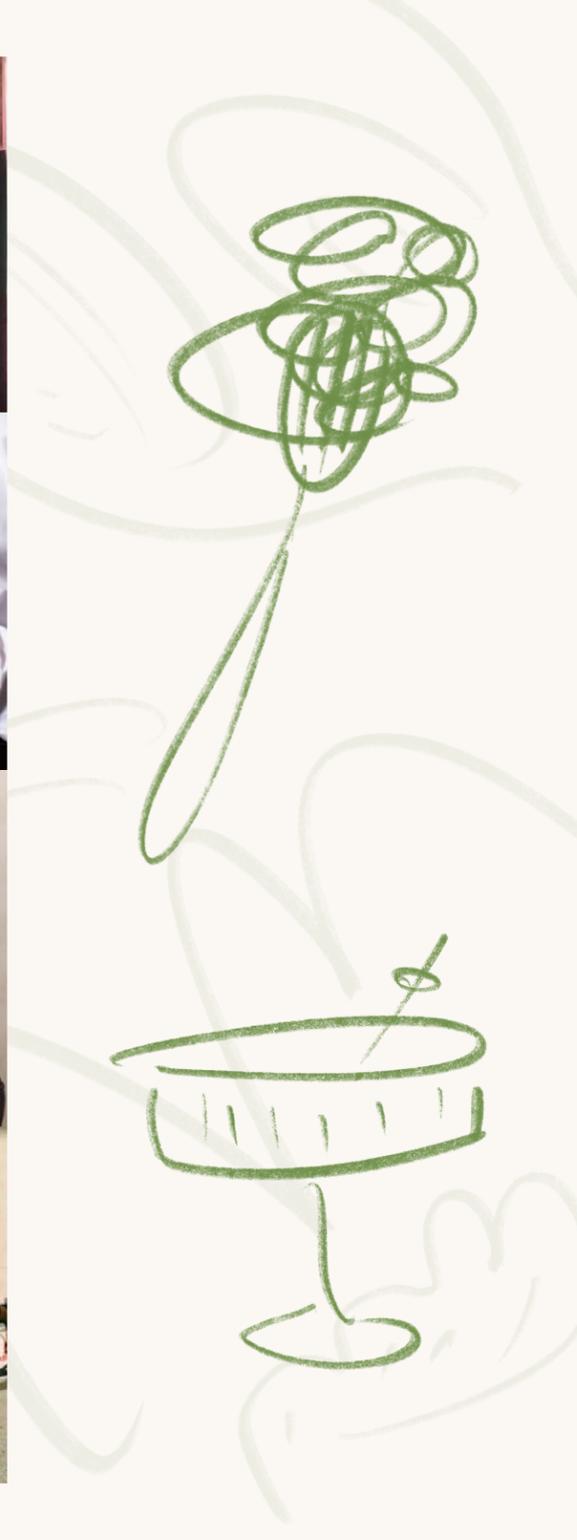
TEASPOON<sup>®</sup>



TODO BIEN  
ESTD 2022  
TIKI TEQUILERIA  
LV, NV



Wineaux



# Current Tenants

Abnormal

Athletics

BERKADIA<sup>®</sup>

BDO

CBRE

Deloitte.

DRAFT  
KINGS

EY

GenuBank

kiln.

Littler

LUZICH PARTNERS LLC

MIDFIRST BANK

Morgan Stanley

NEWMARK

Sotheby's

WELLS  
FARGO

# Health & Wellbeing

## 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.



# UNCOMMONS

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