



lulunemol

Now Leasing
UNCOMMONS'
NEWEST RETAIL
OPPORTUNITY

unCOMMONS



Welcome to UnCommons.

Introducing UnCommons, a new 40 acre community that serves the needs of discerning companies and their teams. UnCommons captures the latest thinking in workplace design, wellness, 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 offerings that reflect wellness trends, cult-like restaurants like Urth Caffe, Salt & Straw, Sunlife Organics, All'Antico Vinaio and dining options from world renowned chefs. Thoughtfully curated food, entertainment and lifestyle brands make UnCommons the perfect work-life-harmony destination.

- 345K SF Office
- 62K SF F&B and Market Hall
- 352 units Multifamily
- 3.6K SF Conferencing Space
- 455 units Future Multifamily
- 58K SF Future Office & Retail Building
- 2.68 acre Future Development

Accolades and Certifications

- ULI 2022 Placemaking Award for Healthy Place
- NAIOP 2023 Mixed Use Project of the Year
- Costar 2023 Commercial Development of the Year
- AGC 2025 Private Building Project of the Year
- ENR 2025 Regional Best Projects Winner
- Green Globes Certification
- WELL Certification



UnCommons

It's uncommon, for Vegas.



WORK

Market leading workplace setting an uncommon office experience.

DINE

Captivate your taste buds with immersive culinary experiences.



MEET

Function spaces to host social or business events between 10-200+ people.

PLAY

Everyone has a different take on how to have a good time. UnCommons offers a diverse range of services and experiences to fulfill your purpose.



STAY

A curated collection of apartment homes that is attuned to you and apace with your every mood and moment.

The Quad





IT ALL COMES TOGETHER AT UNCOMMONS.

CLASS A OFFICE SPACE WITH BLUE CHIP TENANCY
Refreshing workspaces with a sense of community built in so everyone here can thrive

ARTWORK
Inspiring artwork throughout with local artists

FIRE PIT
Outdoor seating encouraging you to unplug and be in the moment

THE QUAD
Open air dining space with live music, events, and recreation space

RIDE SHARE
Designated drop off and pick up location

PEDESTRIAN PATHWAY
Scenic outdoor pedestrian realm to relax or people watch

THE ASSEMBLY
Flexible function, conference and business spaces

PARKING
We make it easy for you to get to where you need to go with the latest technology for seamless access

unCOMMONS



240,000 CARS
PER DAY

Premise
19K SF RETAIL
39K SF OFFICE*

Office
345K SF EXISTING OFFICE
4 BUILDINGS

The Quad
18K SF FOOD HALL
44K SF F&B/RETAIL

FUTURE DEVELOPMENT

Parking
1,800+ PARKING STALLS
2 PARKING STRUCTURES

VESTRA
352 MULTIFAMILY UNITS
3 BUILDINGS

Domus
455 MULTIFAMILY UNITS
FUTURE DEVELOPMENT

DURANGO DR

W MAULE AVE

*Rendering displays future development concept. Premise is not existing.



TOP FIRMS FIND COMMON GROUND HERE.

Deloitte.

Morgan Stanley



WELLS
FARGO

CBRE

Sotheby's



NEWMARK

The win-win work-
place is here.

WHAT THE BEST
COMPANIES NEED.

An office experience that puts
them on the map, where top
talent can see themselves.

WHAT AN IN-DEMAND
WORKFORCE WANTS.

A range of amenities and
choice lunch options that
put work and life in the same
neighborhood.

First-to-market, globally admired brands.



All'AnticoVinaio



SALT & STRAW

wineaux

drybar®



GENERAL ADMISSION



crsvr®

AMARI
ITALIAN KITCHEN & WINE SHOP



POKE
MARKET
By Chef Michael

Athletics
EXPERIENCE CENTER



STIX
ASIA
COMING FALL 2026

HEIGHTS
WELLNESS RETREAT
OPENING SUMMER 2026

[solidcore]
OPENING SUMMER 2026

THE
WISE OX
BUTCHER & EATERY
COMING FALL 2026

évolué
medspa and wellness
OPENING SUMMER 2026

COLUMBIA BANK
OPENING SUMMER 2026

BARRY'S
COMING FALL 2026



Rare Society Steakhouse

PRESS

“

UnCommons Emerges as One of the Valley’s Most Engaging Live-Work-Play Developments

+ LAS VEGAS WEEKLY

“

New Asian Street Market Concept to Take Over UnCommons Food Hall in Las Vegas

+ NEWS3 LAS VEGAS

“

This Las Vegas Neighborhood Is Transforming Thanks To Incredible Restaurants And A \$750-Million Casino — And It’s 10 Miles Off The Strip

+ TRAVEL + LEISURE

“

Uncharted Territory: Las Vegas Development Sets Stage for Office Market Off the Strip

+ COSTAR

“

UnCommons Is First Mixed-Use Campus of Its Kind in Las Vegas

+ COSTAR

“

Solution File: UnCommons Addresses Walkable Urbanism, Mixed Use in Las Vegas

+ URBAN LAND INSTITUTE

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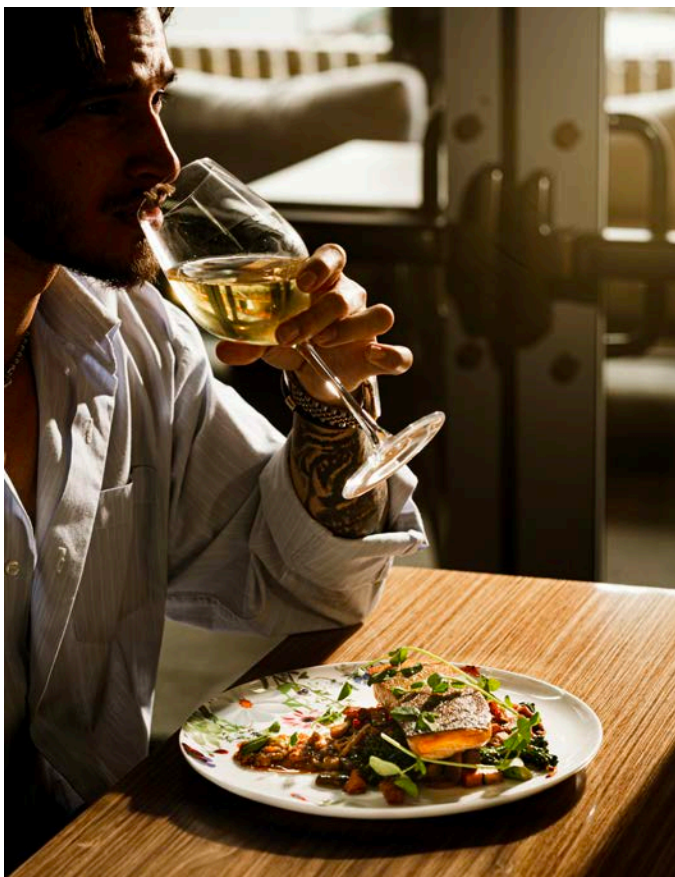
UnCommons: A Las Vegas Development Loaded with Possibilities

+ BROADBAND COMMUNITIES

“

Discover UnCommons: Las Vegas’ Dining Destination Rivaling the Strip

+ LAS VEGAS WEEKLY



2,500+
daytime
employees

A walkable layout of over 350K sq. ft.
of modern office space on campus.

15
minute
drive time

All of Las Vegas' most desirable
demographics in one short radius.

2,000
residents
on site

A thriving, livable neighborhood planned
from the start.

10

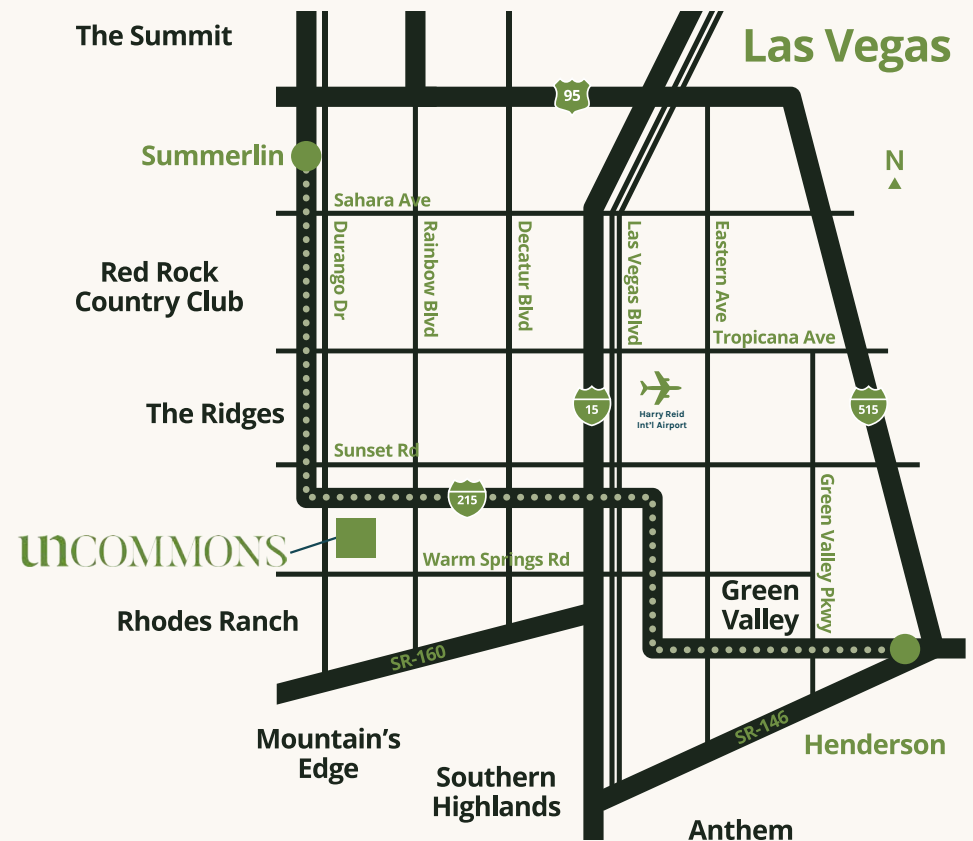
Minute
Drive time from
Summerlin

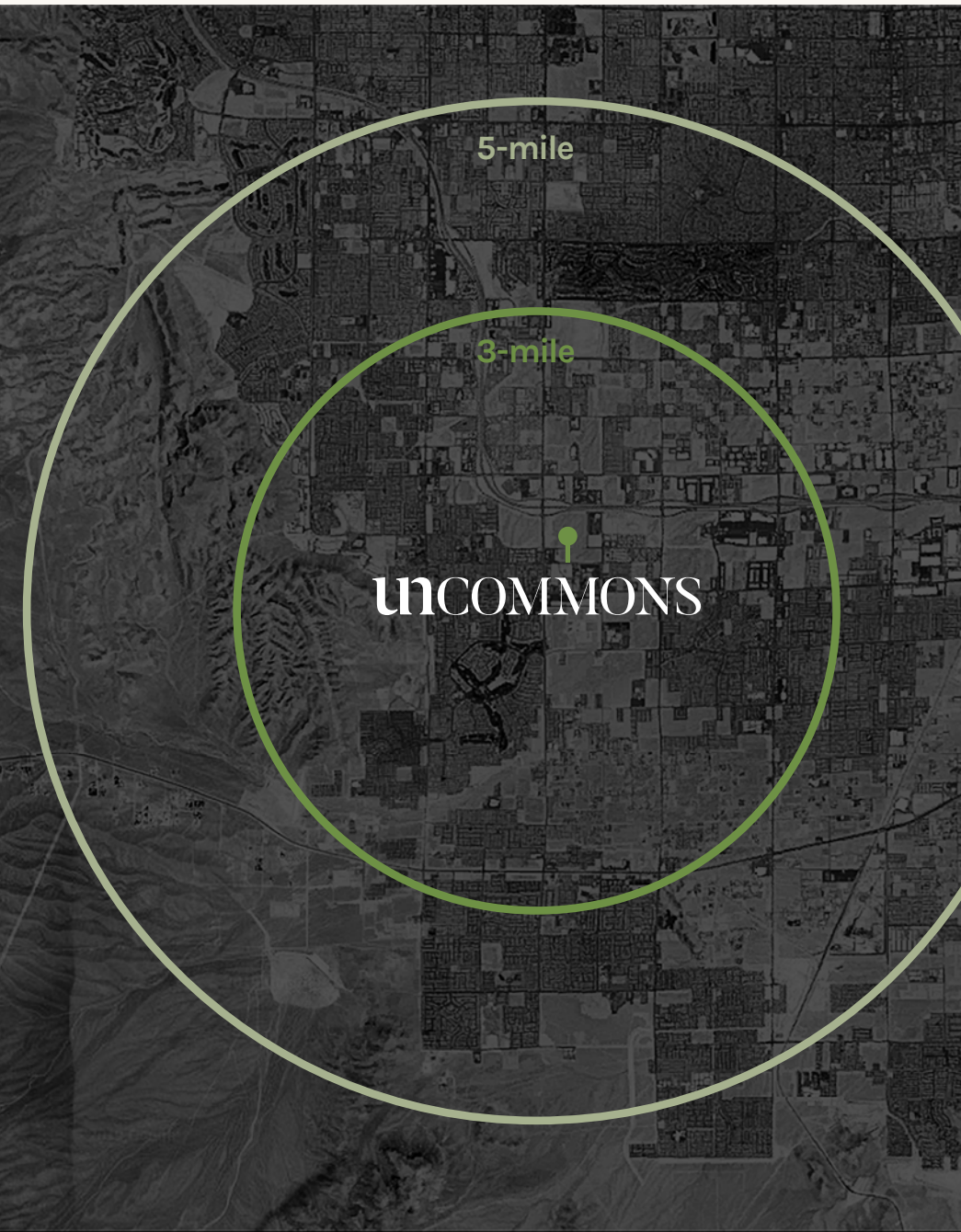
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Minute
Drive time from
Henderson

240K

Cars
passing by
every day





A region on the rise.

2018

2025

Total Population

Total Population

117,890

3-mile

156,982

3-mile

299,267

5-mile

368,955

5-mile

Average Household Income

Average Household Income

\$86,011

3-mile

\$132,884

3-mile

\$80,931

5-mile

\$126,774

5-mile

It's just the beginning.

\$5B of developments are planned, under construction, or recently completed in the area surrounding UnCommons.



The neighborhood.



LIFETIME FITNESS
Fitness/Gym
60,000+ Monthly Guests



CENTRA POINT
Office
2,500 Employees



CHAPTER II LLC
Commercial
250 Employees



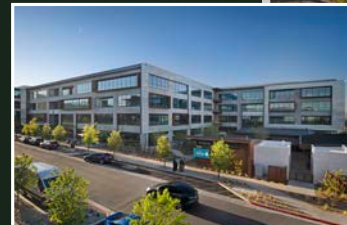
NARRATIVE
Office
600 Employees



CREDIT ONE HQ
Office
1,500 Employees



NRP
Multifamily
390 Units
702 Residents



UNCOMMONS
Mixed-Use
1,500+ Employees



215
240,000 CARS
PER DAY

UNCOMMONS

DURANGO
CASINO & RESORTS



DURANGO RESORT
Resort & Casino
300,000+ Monthly Guests
1,450 Employees



INTERMOUNTAIN HEALTHCARE
Medical Office
500 Employees



VESTRA AT UNCOMMONS
Multifamily
352 Units
600 Residents



PICERNE
Multifamily
224 Units
403 Residents



DOMUS AT UNCOMMONS
CHAPTER III LLC
Multifamily
455 Units
819 Residents

A new addition in the center of UnCommons.

19,804 SF RETAIL | 39,262 SF OFFICE



UNCOMMONS

SITE PLAN

DURANGO RESORT

S DURANGO DR

I 215 ENTRANCE
ROY HORN WAY

OFFICE BUILDING 4

FUTURE
DEVELOPMENT

OFFICE BUILDING 2

OFFICE BUILDING 3

THE
ASSEMBLY

GA | GENERAL ADMISSION

ROZITA LEE AVE

P2

crsvr®

CAPELLI
HAIR SALON

PREMISE

évolué
All'Antico Vinato
SUNLIFE
TODD BIEN
BARRY'S
LIFETIME
TEASPOON
drybar
SALT & STRAW
With Cafe
THE QUAD
AMARI

P3

the good place

STIX
ASIA

MICHAEL CHERRY AVE

P1

VESTRA BUILDING 1

THE WISE OX
BUTCHER & BAKERY

VESTRA
BUILDING 3

THE ALLEY
[solidcore] Wineaux
HEIGHTS
OFFICE BUILDING 1
PENDING TENANT

RARE
society

VESTRA
BUILDING 2

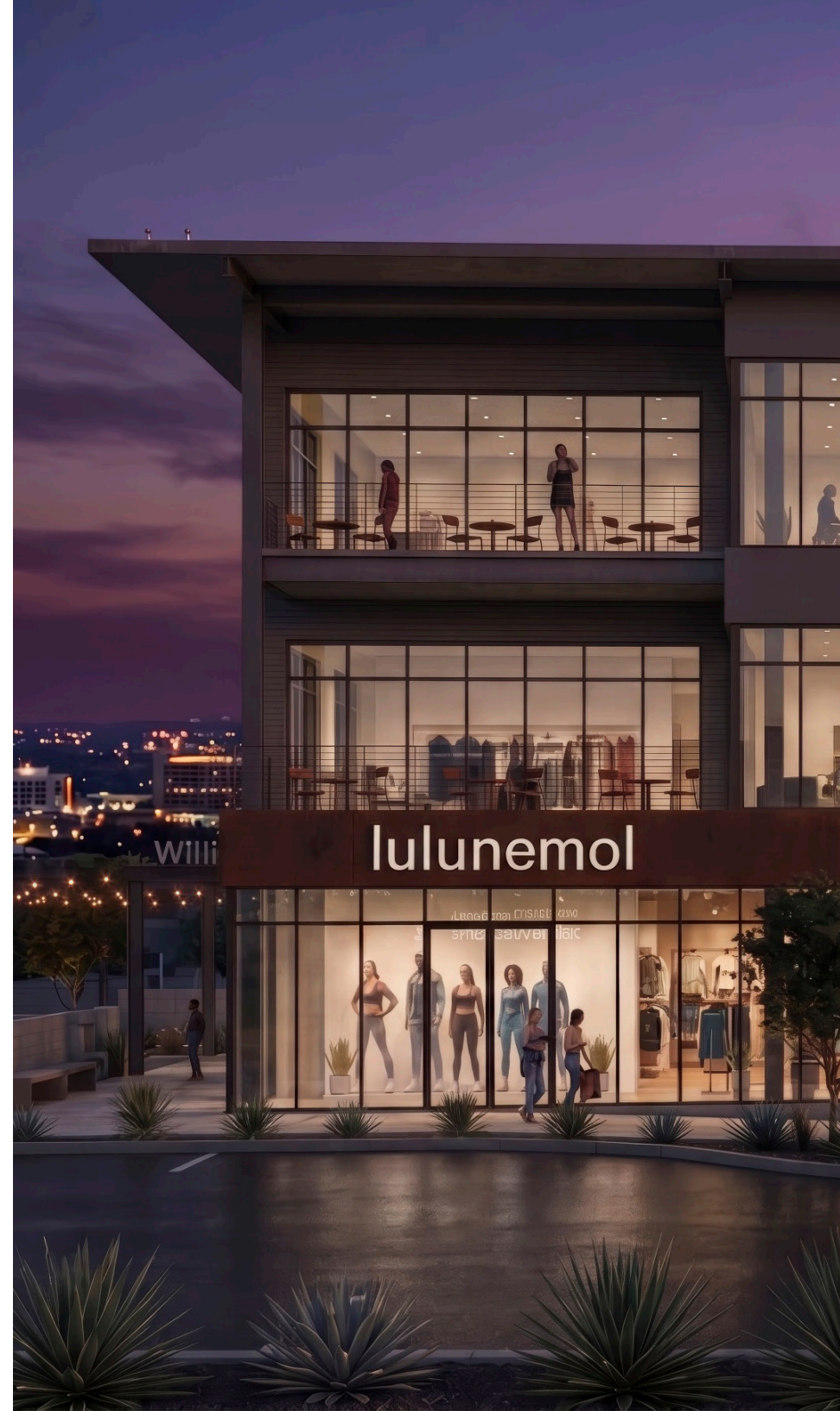
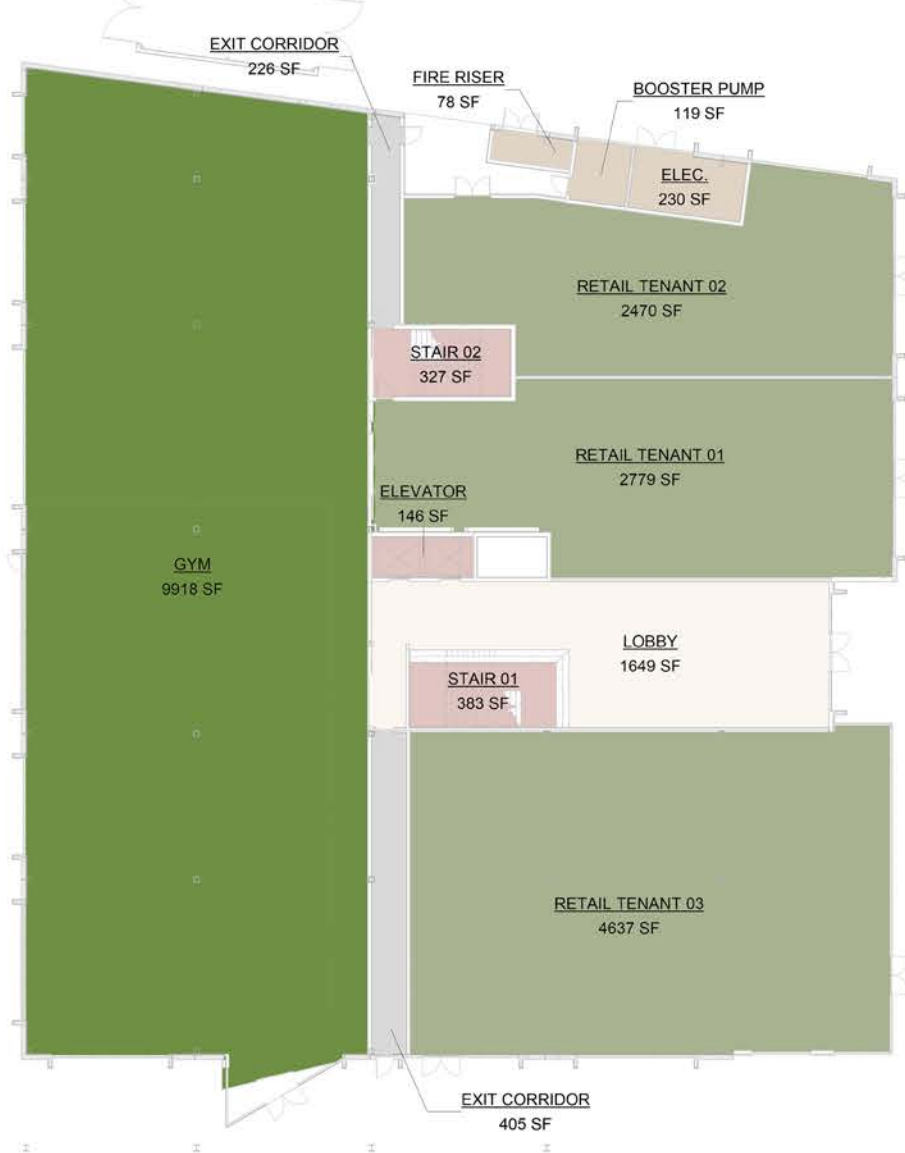
TOM RODRIGUEZ STREET

RUBY DUNCAN STREET

GAGNIER BLVD

W MAULE AVE

Groundlevel Retail





unCOMMONS

THE ART OF LIVING WELL

Leasing Contacts

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CBRE

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