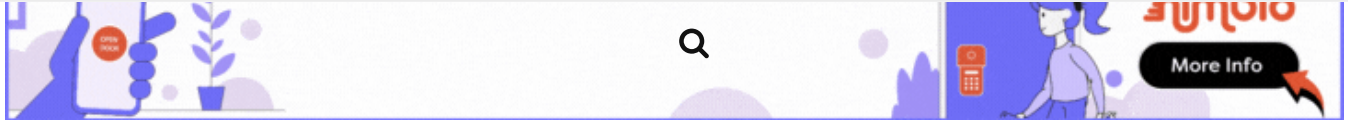


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Deals & Dealmakers

UnCommons Unveils Vestra, Matter Real Estate Group's Inspired Entry into Residential Development

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Residents have begun to move into Vestra at UnCommons, the first residential pro at the new mixed-use community in Southwest Las

Vegas by Matter Real Estate Group, a leading commercial real estate development firm.



The stylish urban residential community is designed by globally renowned architecture firm, EDI International, with interiors by luxury design agency, Jules Wilson Design Studio. Vestra at UnCommons will ultimately offer a total of 352 units across three midrise towers, with 86 units of building two ready for move-in by October and the final building, with 219 units, available in early 2024.

“As this was our first residential development, we had the opportunity to design this project with purpose and intention from a completely blank canvas,” said Jim Stuart, partner at Matter Real Estate Group.

“Community is at the heart of all we do at UnCommons, and we developed ample common areas indoors and out to bring people together, including co-working spaces to keep the many people who work remotely or hybrid connected. Vestra also has one of the best “backyards” in the city, with 40-acres that offer beautiful outdoor common areas and some of Las Vegas’ best bars and restaurants found anywhere. “From the beginning we realized this was an extraordinary opportunity to bring Las Vegas a truly walkable neighborhood with a cool vibe unlike anything in town.”







Vestra residents benefit from the same ‘human-centered’ principles that have distinguished the 40-acre UnCommons from the onset of construction. A mix of floor plans includes studios; one-bedroom, one-bathroom; two-bedroom, two-bathroom; and three-bedroom, two-bathroom units. Residences provide the latest smart home technology, including a control panel that gives remote access to smart door locks, thermostat, electrical switches and sensors. Each unit showcases quartz countertops and modern, flat-panel cabinets with under-cabinet lighting as well as walk-in





closets, and a washer and dryer, plus private lockers and a dry-cleaning service. In addition, Vestra has a limited number of penthouse units that reflect the aesthetic, features and vibe of UnCommons, providing a distinct lifestyle for the most discerning resident.

Alongside the upgraded private amenities, Vestra features a variety of upscale community features including a modern pool house, a resort-style pool and resort court with cabanas, fireplaces and BBQs. The community spaces also feature a large indoor/outdoor fitness center, lawn space, pet park and spa. Co-working spaces with “Zoom rooms” make it possible for residents to maximize their work-from-home experience, plus Vestra offers a multi-purpose “flex” lounge and a spacious media room. A 100% controlled access parking garage offers secure parking, plus electric vehicle charging stations.

Unique to Vestra residents is their neighbors – some of the most buzzed-about projects in the Las Vegas Valley. UnCommons is home to the second-largest North America headquarters for DraftKings, in addition to other renowned companies like CBRE, Sotheby’s, Deloitte, EY, Morgan Stanley and more. Additionally, UnCommons houses several in-demand dining and lifestyle destinations, including The Sundry, a distinctive culinary experience by Michael Mina, Urth Caffè, Salt & Straw, Amari, SunLife Organics and more. In all, residents of Vestra will enjoy over 20 distinct food and beverage offerings literally outside their door.

To learn more about Vestra, visit the leasing gallery at the UnCommons campus or visit the website at www.VestraLiving.com. For more information about UnCommons, visit www.UnCommons.com.

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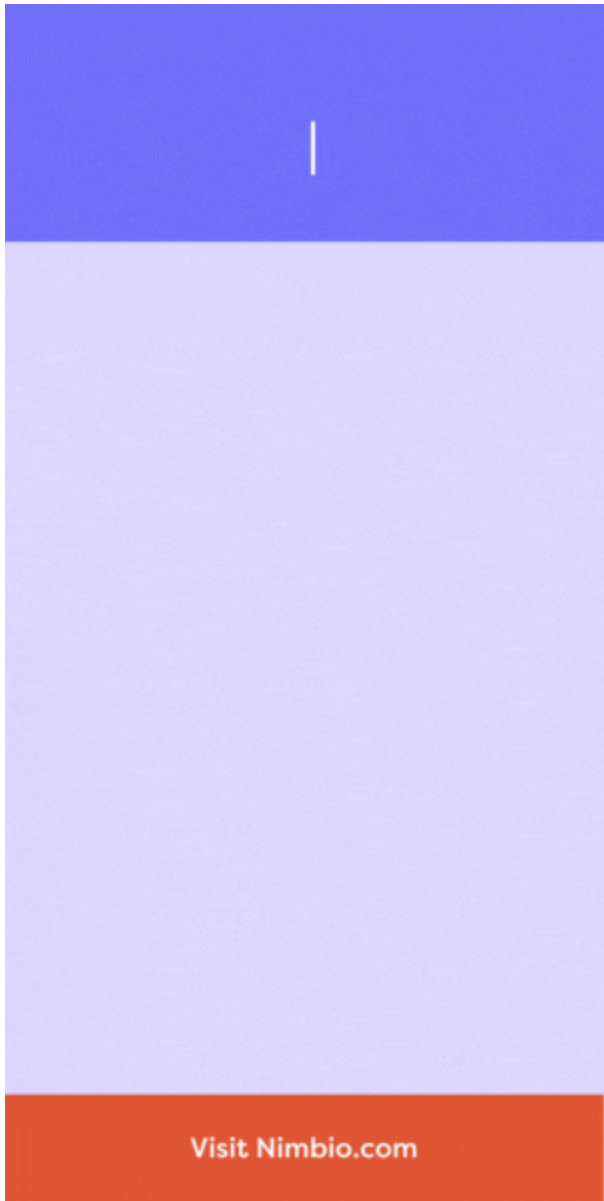
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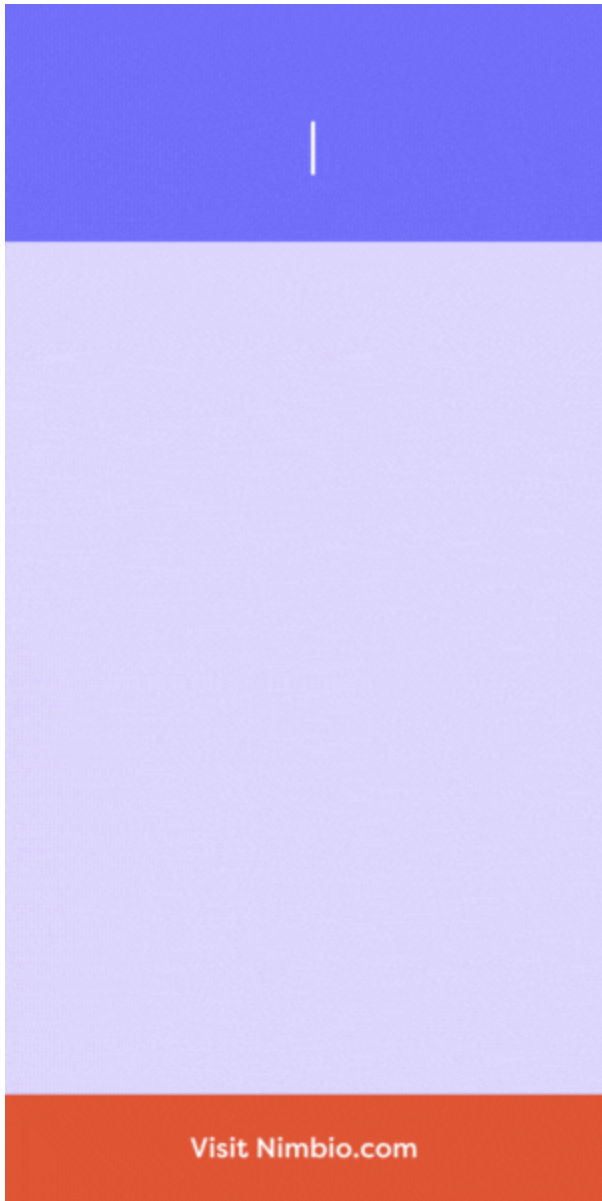
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