

FOR LEASE | 420 WES GRAHAM WAY
WATERLOO

WHITNEY
Commercial Real Estate Services



CANADA'S FIRST DESIGN CERTIFIED ZERO-CARBON BUILDING



evolv1 evolv1 is a three-storey, 110,000 SF LEED Platinum building within the David Johnston Research + Technology Park. It is currently 95% leased with Ernst & Young and TextNow as anchor tenants. The building is located immediately adjacent to an ION LRT station and near many amenities.

- Beautifully Finished 110,000 SF modern building
- **1,700, 2,500 & 4,000 SF available**
- Large atrium with a three-storey Living Green Wall
- Main floor Cora Hub, lounge and event space
- Bike storage, showers, parking, EV charging
- Space for Café on-site and Matter of Taste nearby
- LEED Platinum Certification
- Geo-Exchange/ VRF HVAC system
- Walking trails to Columbia Lake, volleyball nets, Frisbee golf course

\$22-\$25/SF NET | \$14.50/SF TMI

Includes utilities and cleaning

519.746.6300 | www.whitneyre.com



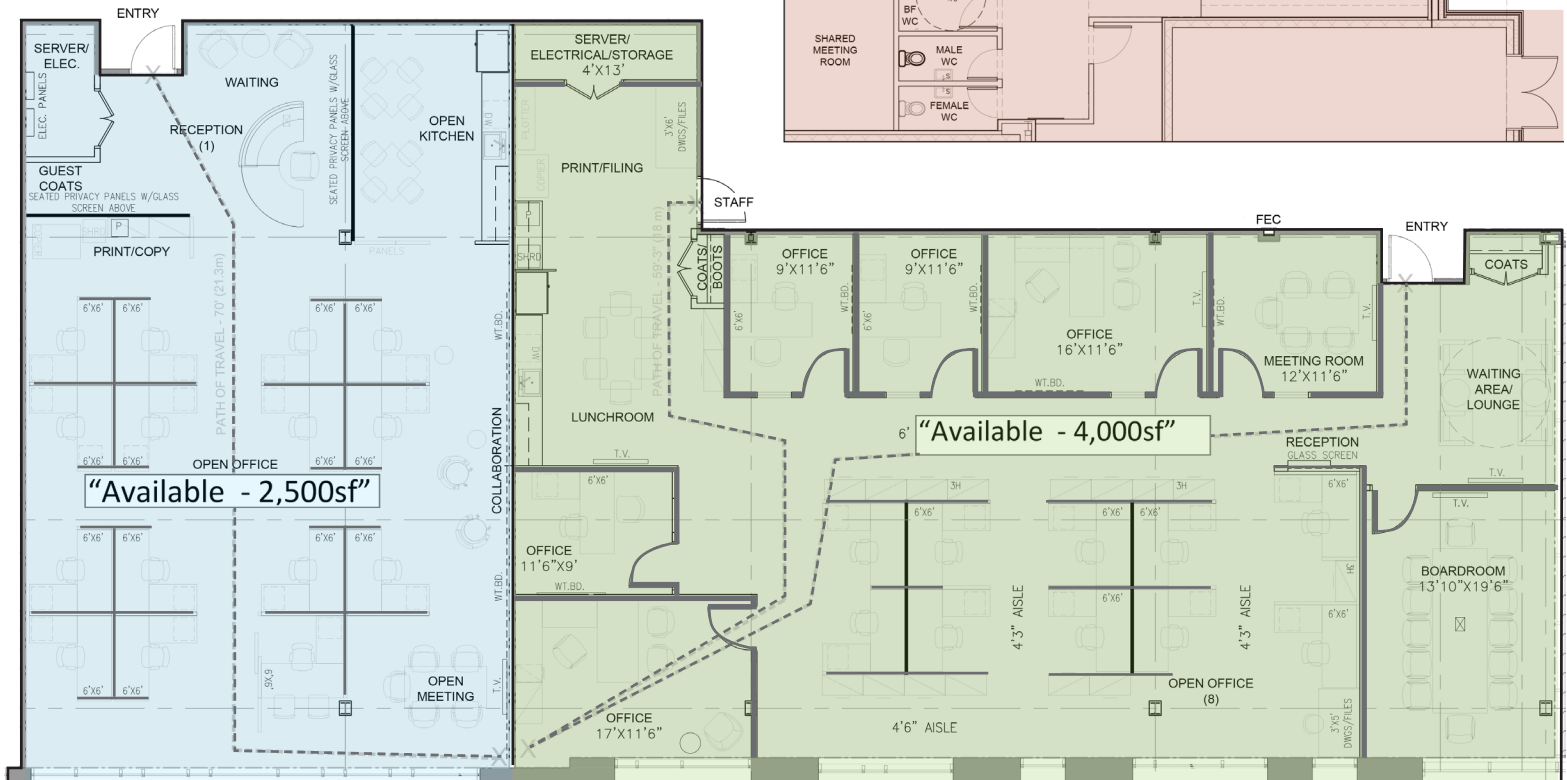
JOIN OTHER TECH COMPANIES IN THE DAVID JOHNSTON R+T PARK



FLOOR PLAN

[1,700, 2,500 & 4,000 SF available]

1,700 SF Available
Sample Floor Plan



2,500 SF Available
Sample Floor Plan
Sublease

4,000 SF Available
Sample Floor Plan

FEATURES

- 110,000 SF LEED Platinum building
- 1,700, 2,500 & 4,000 SF available immediately
- Located in the David Johnston R+T Park
- Across from the University of Waterloo
- Canada's first design certified zero-carbon building
- Home to EY, TextNow, Borealis AI, Accelerator Centre, University of Waterloo

- Beside ION LRT stop
- Three-storey living green wall
- HUB lounge and event space
- Bike storage, showers, parking
- EV charging stations
- Space for Café on-site
- Close to many amenities

EXCLUSIVE GREEN SPACE LOCATED BESIDE THE EVOLV BUILDING



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