For LEASE

415 Wes Graham Way
Waterloo | Ontario

New Build Opportunity
130,000 SF of Office Space in Waterloo’s R + T Park
Unit sizes ranging from 4,000 SF - 130,000 SF

Net Rent: $22/SF  Additional Rent: $13.50/SF
Net Positive Energy

evolv1 will be the first Net Positive Energy multi-Tenant office building in Canada. 110,000 SF Building that is 95% LEASED with Text Now, EY & SWR as anchor tenants.

Sustainable features include:
- Solar wall for preheated ventilation
- Geo-exchange / VRF HVAC system
- Smart dimmable 1-10V LED lighting
- Carport & roof mounted photovoltaics producing 700kW of electricity back to the grid
- Building produces more energy than it consumes

Building Features:
- This three-storey 130,000 SF building will be pursuing LEED Platinum certification
- Class A office space available: 4,000 - 130,000 SF
- Fitness Centre located on the main floor
- Main floor loading access with loading dock and double man doors
- Indoor bicycle parking & showers
- 3.5/1,000 SF on-site parking spaces provided including Electric Vehicle charging stations, solar carport structure
- Prime signage, immediate access to LRT & many walking trails
- Opportunity to design & have input into the site
- Available November 2019

Locally Owned & Managed

evolv1 is the latest addition to The Cora Group’s property portfolio. A partnership with Sustainable Waterloo Region, Ernst & Young and the David Johnston Research + Technology Park. The Cora Group Inc. is a premier developer & manager of Class A office space in Waterloo Region. Their properties are built for sustainability using state of the art LEED building principals. They are perfectly situated for entrepreneurs, growing technology & professional services companies.
**David Johnston Research + Technology Park**

The **R + T Park** is one of the largest research & technology parks in Canada, with 390 acres in total, including a beautiful 270 acre environmental reserve.

Home to technology-intensive companies undertaking applied research & innovative development. Providing a powerfully supportive base for radical, high-impact research, the park is an ideal place for innovative entrepreneurs seeking a commercial advantage though technological leadership.

The Park is designed to accommodate 1.2 million SF of office space, will house thousands of researchers, create new technology jobs, & generate billions of dollars on economic impact.

The **Accelerator Centre** is an elite incubator dedicated to building strong, lasting, globally competitive technology firms; & to commercializing advanced research technologies. The AC has supported more than 300 companies, including some of Waterloo Region’s most prominent businesses.

The R + T Park is a vital addition to The Waterloo Region. With access to more than 150 research institutions, more than 400 high tech & 500 technology services enterprises.

Advanced connectivity featuring a state-of-the-art fibre optic network is available to all park tenants.

**Idea Quarter**

The Idea Quarter is home to 3.2 million SF of office space with over 175 innovative companies. Comprised of the David Johnston Research + Technology Park & the Albert/Phillip/Columbia Street corridor. The mission is to create a vibrant epicentre for world changing ideas by bringing together the brightest people, most innovative companies & the best resources.
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Join other R+T Tenants:

Ginger Whitney, SIOR, CCIM
Broker, Vice President
519.590.5242
ginger.whitney@whitneyre.com

WHITNEY & Company Realty Ltd. | 103 Bauer Pl, Suite 2 | Waterloo, Ontario | N2L 6B5

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