

For LEASE

WHITNEY

Commercial Real Estate Services

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**



THE CORA GROUP

Developers & Managers of Commercial Real Estate

evolv²

519.746.6300

www.whitneyre.com

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Net Positive Energy

evolv² 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.

evolv² 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.

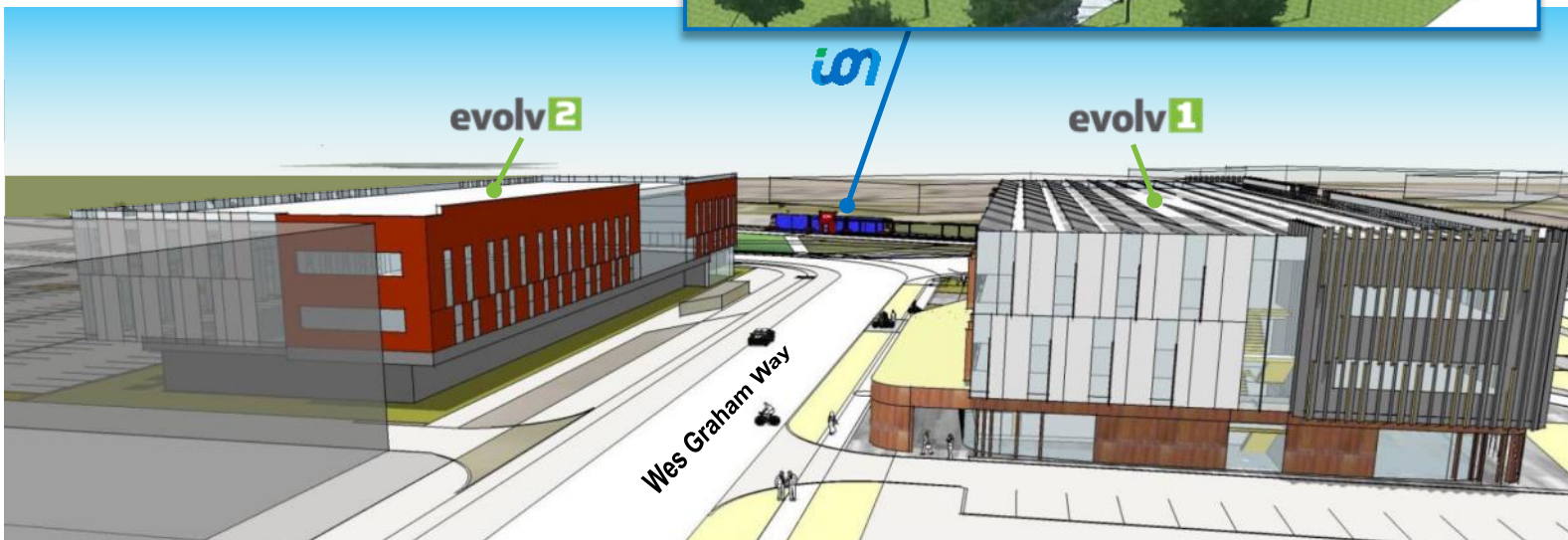
Home to technology-intensive companies undertaking applied research & innovative development. Providing a powerfully supportive base for radical, high-impact research, the park is an ideal place for innovative entrepreneurs seeking a commercial advantage through technological leadership.

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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evolv²

415 Wes Graham Way, Waterloo



Join other R+T Tenants:



OPENTEXT



Miller
Thomson
lawyers | avocats



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