

# ACCELERATOR BUILDING

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295 HAGEY BOULEVARD



# COMMUNITY OF INNOVATION

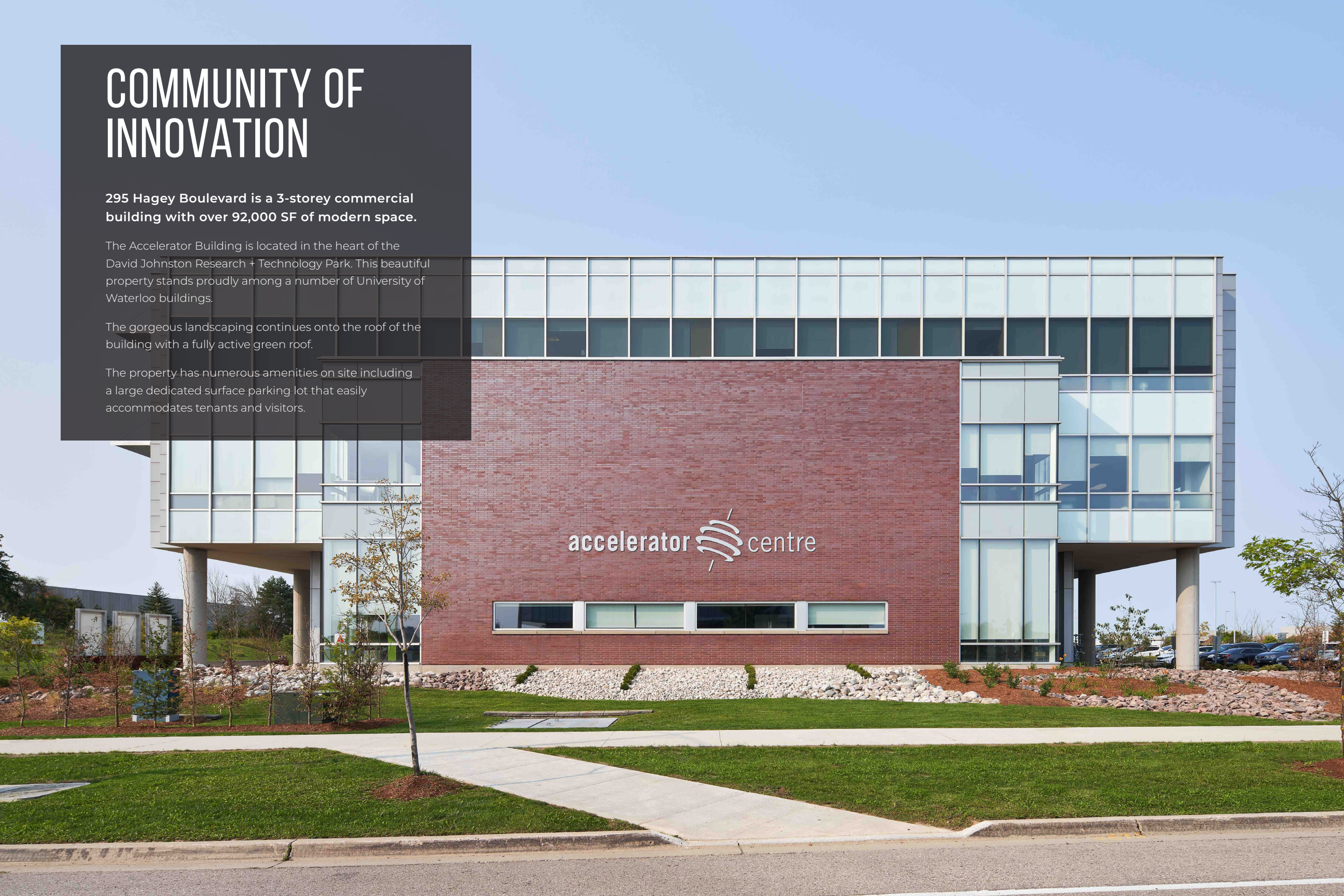
**295 Hagey Boulevard is a 3-storey commercial building with over 92,000 SF of modern space.**

The Accelerator Building is located in the heart of the David Johnston Research + Technology Park. This beautiful property stands proudly among a number of University of Waterloo buildings.

The gorgeous landscaping continues onto the roof of the building with a fully active green roof.

The property has numerous amenities on site including a large dedicated surface parking lot that easily accommodates tenants and visitors.

accelerator  centre



# A PERFECT BALANCE

Buffering Columbia Lake and an Environmental Reserve, positioned along the Trans Canada trail, this beautiful property is the perfect balance between accessibility, technology, and a quality workspace.

Large offerings are available at the Accelerator Building ranging from 7,000 SF to 34,500 SF, with full floor options available.



WORK ALONGSIDE  
CANADA'S MOST  
INNOVATIVE COMPANIES  
IN A MODERN AND TECH-  
FORWARD BUSINESS  
PARK.

# SUITES THAT EXCEED EXPECTATIONS

Work with our design and construction teams to build a unique workspace that is simply an extension of your business; an environment that fosters creativity, drives productivity, and, more importantly, a workplace that your team, clients and visitors love to be in.



LARGE WINDOW VIEWS



UNIT SECURITY



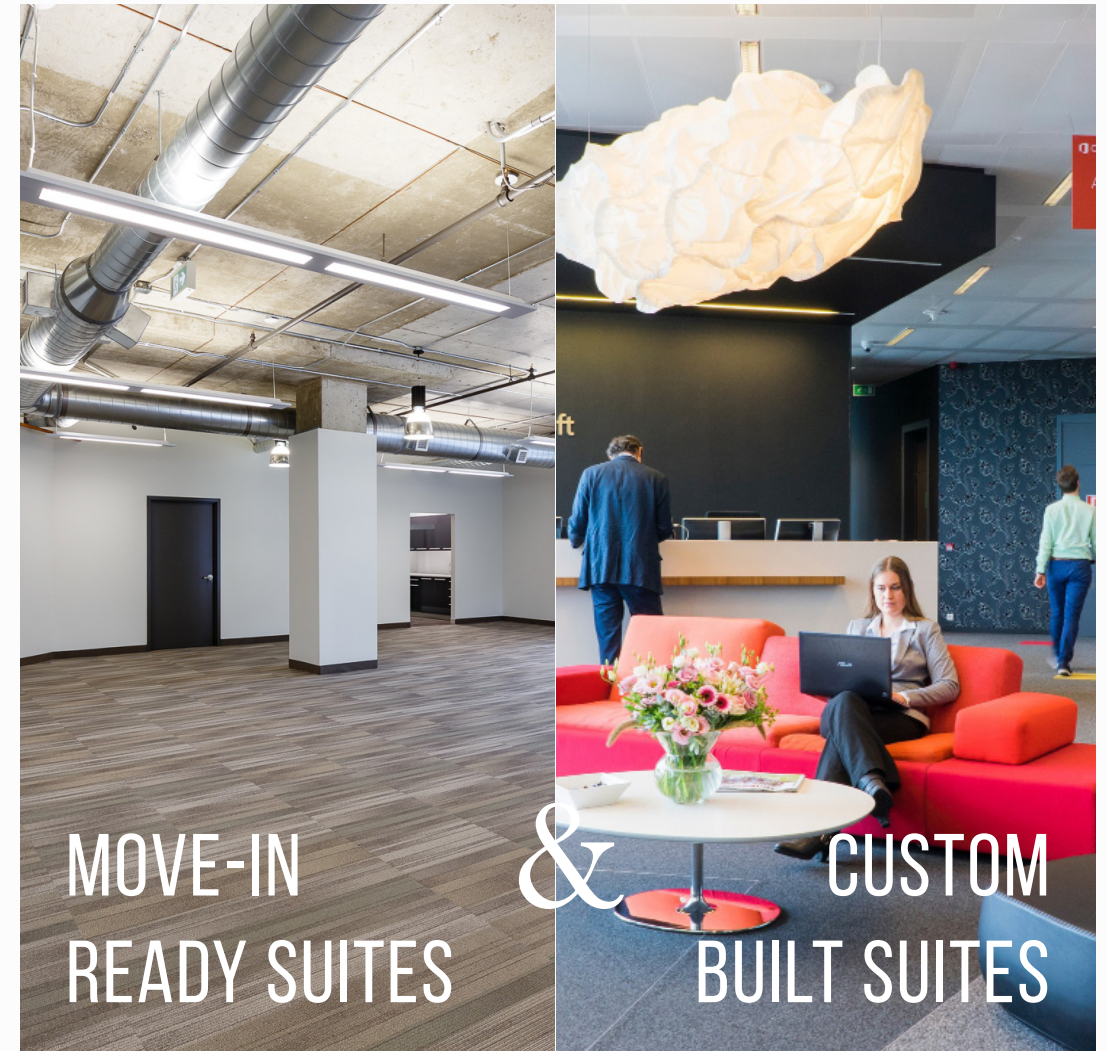
FIBER INTERNET LINE



LED LIGHTING



MODERN WASHROOMS



MOVE-IN  
READY SUITES

&  
CUSTOM  
BUILT SUITES

Turnkey units are available with Europro's standard finishes throughout. Skip the obstacles associated with an office relocation and move in to one of these ready-to-occupy units.

Tailor your suite to match all of your requirements with brand-centric finishes. Have specific aspects in mind? Work with our design and construction teams to make it happen!

## SUITES AND DEAL TERMS THAT SUIT YOUR NEEDS

At Europro, we understand the importance of tailored solutions. As such, we offer deal terms and suites specific to each tenant. Understanding all of the requirements allows us to offer the perfect solution for your next office space.



# AMENITIES FOR A BETTER EVERYDAY EXPERIENCE

The Accelerator Building is an early innovator of environmentally friendly, sustainable design, complete with essential amenities. Accessibility and convenience are at the top of the list, allowing our tenants to continue to innovate and develop globally recognized talent and products.



**SURFACE-LEVEL PARKING**



**BIKE STORAGE**



**CLOSE TO PUBLIC TRANSIT**



**ON-SITE SECURITY**



**ELECTRIC VEHICLE CHARGING STATIONS**



# FOUNDED ON INNOVATION

Waterloo is part of North America's second largest technology cluster, the Toronto-Waterloo Corridor. From startups to multinationals, Waterloo is home to big names in tech like Google, Oracle, Communitex, Applyboard, Shopify, Igloo, and North; many of whom are our tenants!



## WATERLOO ECOSYSTEM

- Beside Canada's most innovative university
- Home to 60,000 of the top ranked students in the world
- A Top 5 Global Accelerator located in the building
- 2nd fastest growing tech talent market

# DAVID JOHNSTON R+T PARK

The David Johnston Research + Technology Park is one of Canada's largest innovation parks. Located near the University of Waterloo, R+T Park brings together world leading companies, brilliant talent, researchers, and startups. The Accelerator Building is nestled amongst various tech-forward buildings shaping the world of tomorrow.





# OUR FAVOURITE LOCAL SPOTS

Check out a few of our favourite entertainment spots surrounding the Accelerator Building.

The surrounding area is rich in entertainment and conveniences. With local and international cuisine, in addition to other cultural attractions, you will have access to everything you need just a short distance from the building.



## EXOTICA FUSION KITCHEN

A collaborative local business that offers a wide-mix of international comfort food, perfect for any occasion.



## CONESTOGA MALL

The premier shopping destination in Waterloo, Conestoga Mall has everything you need in one convenient location.



## WATERLOO PARK



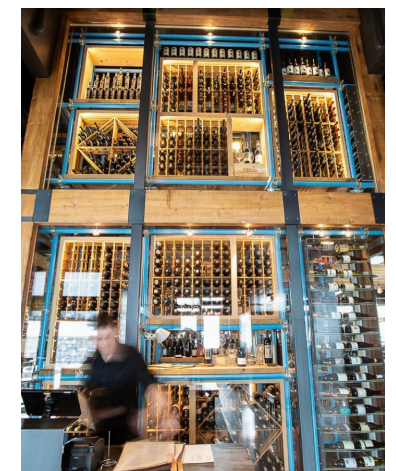
## WATERLOO PUBLIC LIBRARY

The main Waterloo Public Library is located just a short distance from the Accelerator Building and offers endless entertainment possibilities.



## ST. JACOBS FARMERS' MARKET

Known as Canada's largest year-round farmers' market, find hundreds of local vendors inside three main buildings and an outdoor area.



## WILDCRAFT GRILL + LONG BAR

Offering the best culinary creations and tasty libations to your table. Wildcraft Grill + Long Bar is inspired, crafty and a little wild.





# JOIN THE IMPRESSIVE COMMUNITY AT THE ACCELERATOR BUILDING.

**Don't waste time looking elsewhere. Europro has a space that is just right for your needs.**

295 Hagey Boulevard offers suites suitable for all company sizes. With the opportunity for large scale tenants to occupy full floor units, as well as contiguous floor options. Suites can be adjusted to meet all of your requirements.

## BUILDING SPECS

### BUILDING SIZE

92,000 SF

### NUMBER OF FLOORS

3-storey tower

### SUITE SIZES

Able to accommodate up to 34,500 SF

### CEILING HEIGHT

10 ft. to the deck

### PUBLIC TRANSIT ACCESS

Close proximity to GRT transit stops connecting throughout Waterloo and Kitchener.

### PARKING

Surface parking is available with EV charging stations.

### BIKE STORAGE

Secure your bike safely to the bike racks on site.

### SECURITY

Manned security and concierge are implemented throughout weekdays, with 24/7 mobile security assistance available all week long.

### MAJOR COMMUNICATION NETWORKS

Complete with fiber Internet lines, and wired for all major communication networks.

### STORAGE

On-site climate-controlled storage.





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