

evolv¹

420 WES GRAHAM WAY

'Turn-key' office space options are available on the 1st and 3rd floor of evolv¹, and a café space is available on the main floor.
Flexible lease terms. Incentive packages.

Exceed your sustainability goals by leasing a fully-customizable space in Canada's first Zero-Carbon Building

- Design space to suit your needs
- LEED Platinum Designation allows your business to meet your Sustainability goals
- Net positive (produces more solar energy than it consumes)
- Zero Carbon Building – Design and Performance certified by the CaGBC

LOCATION:





BUILDING FEATURES:

- Ample parking, including spots under the protective solar carport
- 28 free EV charging stations for employees and visitors
- LRT stop next to building. 9 minutes to Uptown Waterloo
- Secure bike enclosure with convenient showers inside
- After-hours secure building with card access system and security cameras
- Energy efficient building with high 9' ceilings possible or leave exposed ceiling
- MERV-14 filtration on HVAC/air supply; optimal fresh air intake exceeds ASHRAE standard 62.1
- Very quiet Mitsubishi VRF (Variable Refrigerant Flow) HVAC system
- Exterior sun shades reduce glare
- Access to loading dock with lift
- Fibre optic high speed Internet available
- Columbia Lake walking trails close by for walking, running or biking
- CoraHUB collision/meeting space on ground floor with complimentary wifi
- Exterior patio tables and umbrellas
- Organized events in the R&TPark, including beach volleyball league, beer garden with food trucks, disc golf, and more
- Rainwater harvesting cistern for urinals and toilets
- Green cleaning and full recycling including composting and e-cycling
- Real-time Building Performance Dashboard with carbon emissions reporting

VACANT SPACE FLOORPLANS ►

GROUND FLOOR COMMERCIAL CAFÉ SPACE | 1,551SF

- Space for 30 patrons
- Floor to ceiling north and east windows face LRT stop and parkette
- Separate exterior access
- Potential for exterior patio
- Interior access to CoraHUB lounge
- High ceilings
- Flexible terms
- Partnership opportunities
- Available immediately

