



375 HAGEY BOULEVARD

'Turn-Key' office spaces available on ground and 3rd floors. **Fully furnished, flexible lease terms, incentive packages, immediate possession.**

Lease in the heart of University of Waterloo Technology Business Park.

**LOCATION:**



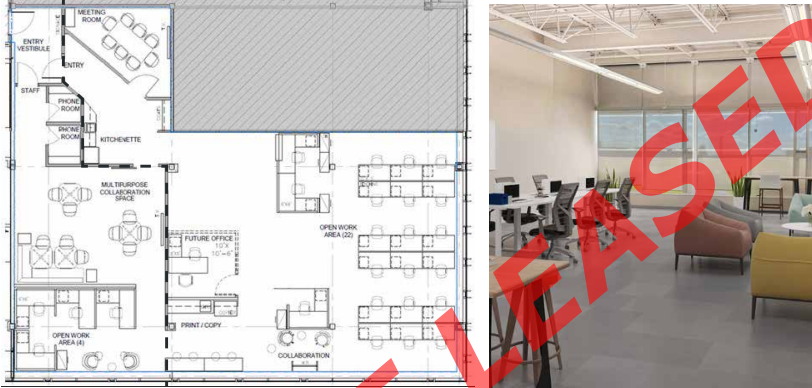
**BUILDING FEATURES:**

- LEED Gold Designation allows your business to meet your sustainability goals in a cost effective manner
- 8' windows around full perimeter, providing natural light and stunning views
- Perimeter and interior security system, cameras, secured bike cage
- Energy efficient building that gives individual employee control of temperature in their space
- Short walk to LRT, 9 minutes to uptown Waterloo, and 16 minutes to downtown Kitchener
- 14 EV chargers onsite
- Highspeed Internet available and raised flooring throughout for easy cabling solutions
- Abundant parking with solar carports
- Access to loading dock with lift
- Columbia Lake walking trails close by for walking, running or biking
- Organized events in the R&TPark, including beach volleyball league, beer garden with food trucks, disc golf, and more
- Interior showers
- Exterior patio tables and umbrellas
- Free access to the CORA Fitness Centre
- Coming soon: Daycare. CORA tenants given priority enrolment

VACANT SPACE FLOORPLANS ►

**SUITE 304: 3,665SF OR DIVISIBLE INTO 2 SMALLER UNITS: 1,129 SF & 2,365 SF**

- 3rd floor, south and east facing windows
- Space for 27 persons
- Furnished as open floor plan, or can be fitted-out to suit
- Boardroom
- Kitchenette
- 2 private offices
- 2 private phone rooms
- 28 work stations
- Open collaborative area
- Flexible lease term with incentive package
- Available immediately



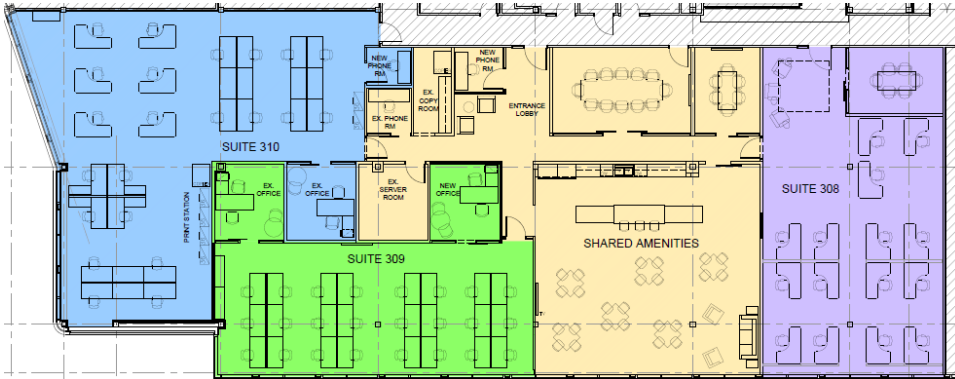
**SUITE 316 | 7,719 SF**

- 3rd floor, north facing windows
- Seating for 40+ persons in move-in ready workstations and 4 private offices
- Large board room
- Reception area
- Meeting room
- Kitchenette with seating area
- Separate server and large storage room
- Flexible terms with incentive package



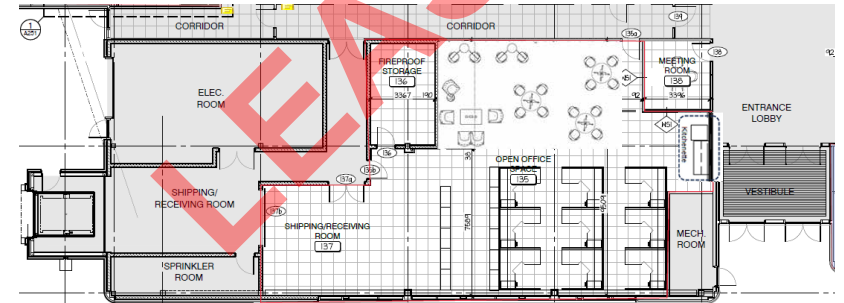
**SUITES 308, 309, 310 | CORA Gold Co-Working Suites**

- CORA Gold Co-Working Suites
- Large facing windows
- Exposed 13' high ceilings
- Access direct to elevator lobby
- Large semi-private townhall area with kitchen
- Sizes from 23 to 70 work stations
- 5 meeting rooms
- Flexible terms
- Available immediately
- Turn-key, furnished
- Separate, secure IT closet



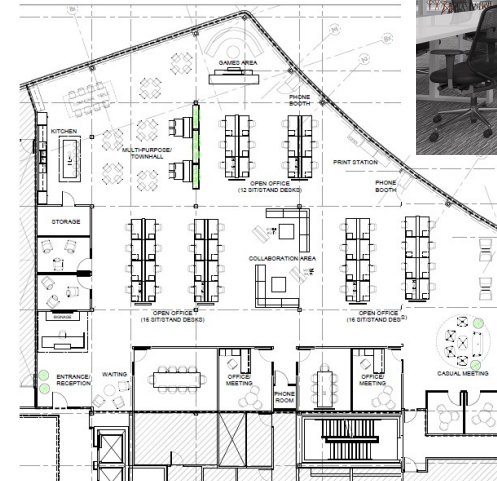
**SUITE 102 GROUND FLOOR OFFICE SPACE | 2,950 SF**

- Space for 20 persons
- Large South facing windows
- Loading Dock access
- Directly off main lobby
- Large townhall area with kitchen
- Direct access to exterior
- 1 meeting room
- High 9' ceilings
- Up to 20 work stations
- Flexible terms
- Available immediately
- Furnished or unfurnished



**SUITE 108 | GROUND FLOOR OFFICE/INDUSTRIAL/ FLEX SPACE FROM 9,896 SF TO 17,000 SF**

- Flexible terms
- Available immediately
- Furnished or unfurnished
- Access to Loading Door: 1-8'x8' Drive-in Door



- 2 meeting rooms
- 1 large boardroom
- 1 large storage room
- Large North and East facing windows
- Exposed 13'+ high ceilings
- Up to 40+ work stations
- Potential for large lunchroom with kitchen



# CORA Fitness Centre

## ABOUT

Our CORA Fitness Centre has four pieces of cardio equipment and a strength workout station provided by [Matrix Fitness](#) to cater to your needs. All of our tenants can seamlessly incorporate physical activity into their daily routines. We will be offering free access to [iFit](#) this fall, a complete fitness platform that provides interactive workouts and personalized training plans.

