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420 WES GRAHAM WAY



‘Turn-key’ office space options are available on the 1st and 3rd floor and a cafe 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:



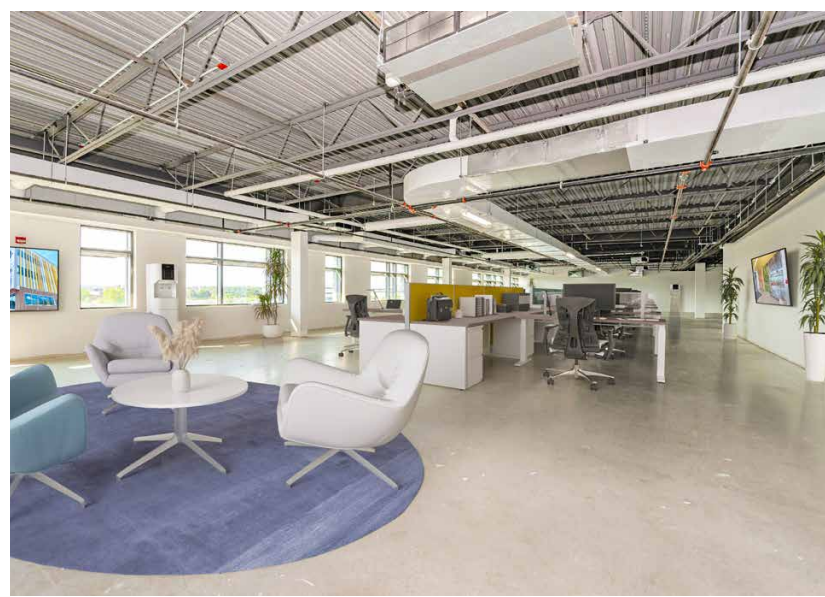
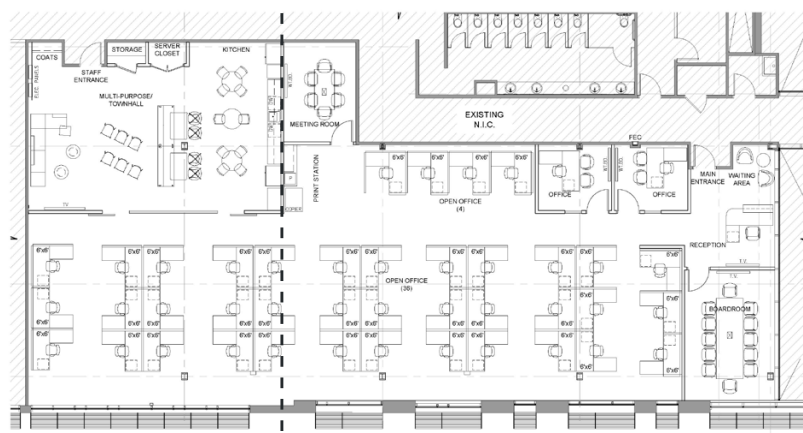
BUILDING FEATURES:

- 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
- Free access to the CORA Fitness Centre located in The Cora Building
- Coming soon to The Cora Building: Daycare
- 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 ▶

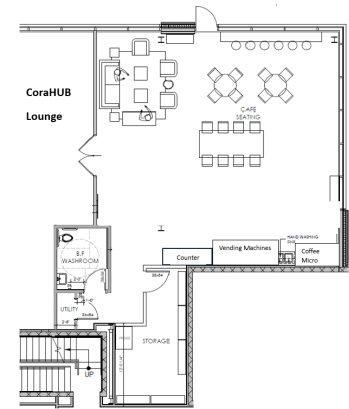
SUITE 312: 6,574SF OR DIVISIBLE INTO 2 SMALLER UNITS: 2,500 SF & 4,074 SF

- Space for 18 - 35 persons
- 3rd floor south facing windows
- 9' high ceilings or leave ceiling exposed at over 12' high
- Two doors to main corridor
- Great view of city skyline and Atrium
- Boardroom + meeting room
- Townhall space combined with kitchen area
- 2 private offices
- 36 work stations
- Reception area
- Flexible terms
- Available immediately



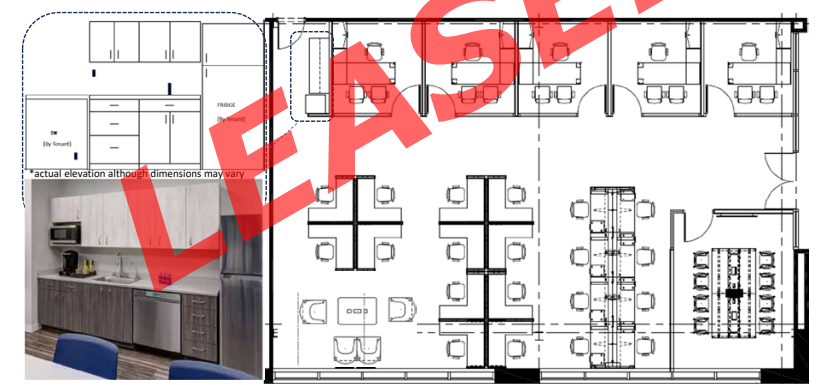
GROUND FLOOR COMMERCIAL CAFÉ SPACE | 1,551SF

- 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



SUITE 114 GROUND FLOOR OFFICE SPACE | 2,908 SF

- Space for 12 - 20 persons
- Ground floor
- Large south facing windows
- 9' high ceilings
- Directly off main lobby
- Kitchenette
- 5 private offices
- Up to 20 work stations
- Steps to the CoraHUB lounge area
- Flexible terms
- Available immediately
- Furnished or unfurnished

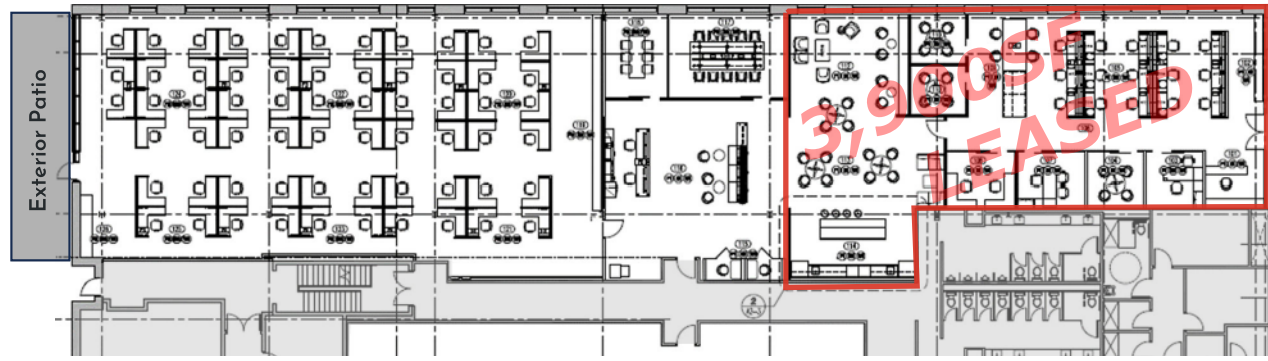
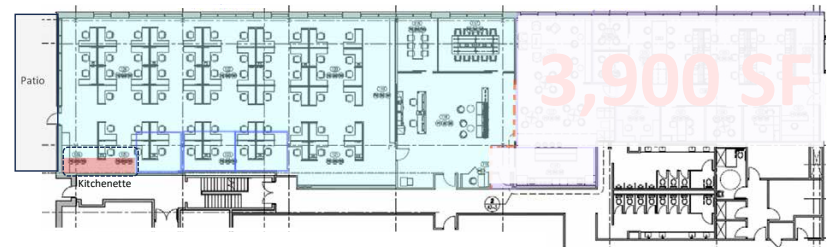


SUITE 108 GROUND FLOOR OFFICE SPACE: 11,270 SF
 OR DIVISIBLE INTO 2 SMALLER UNITS: **7,350 SF & 3,900 SF (with separate kitchenettes)**

- Space for 130 persons
- Ground floor
- Large north facing windows
- 9' high ceilings
- Access directly off main lobby
- Large kitchen area
- Direct access to west side patio
- 4 private offices
- Up to 124 work stations
- Across from the CoraHUB lounge area
- Flexible terms
- Available immediately
- Furnished or unfurnished

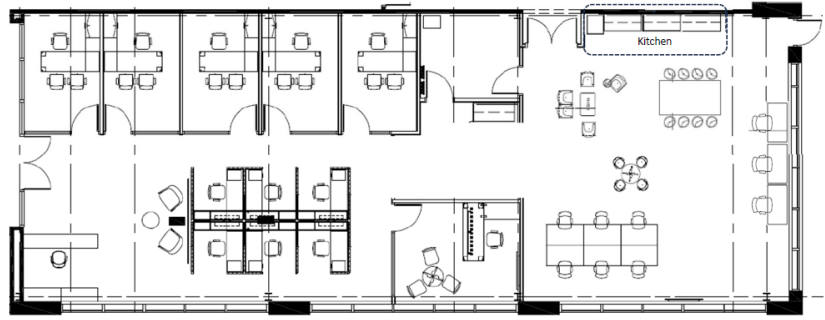
AVAILABLE

LEASED



SUITE 100 GROUND FLOOR OFFICE SPACE | 4,066 SF

- Space for 20 persons
- Large south facing windows
- 9' high ceilings
- Directly off main lobby
- Large Townhall area with kitchen
- Direct access to exterior
- View of LRT station and parkette
- 6 private offices
- Up to 20 work stations
- Steps to the CoraHUB lounge
- Flexible terms
- Available immediately
- Furnished or unfurnished





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.

