

The Cora Building

375 Hagey Blvd, Waterloo, ON



THE CORA GROUP
Developers & Managers of Commercial Real Estate

coragroup.com



About The Cora Building

Designed to shape the future of workspaces, The Cora Building is a modern, multi-tenant office hub in the heart of Waterloo's Research and Technology Park.

With LEED® Gold certification for New Construction, it features state-of-the-art systems that are both environmentally conscious and intuitively responsive to occupant comfort.

The Cora Building showcases The Cora Group's unwavering commitment to sustainability, innovation, and to building vibrant, future-ready communities.

Space to Grow, Room to Lead

The Cora Building is a prestigious, 100,000 sq. ft., three-storey Class A office building. It offers fully furnished, move-in ready office space with executive offices, meeting rooms, open work areas, boardrooms, kitchens, and dining areas.

Designed for performance and sustainability, the building features in-floor HVAC climate control and accessible cabling for easy IT setup. With direct access to the R+T Park Bus & LRT stop, walking trails, and nearby amenities, The Cora Building offers a modern, convenient, and eco-friendly workplace in a thriving innovation park.



Solar Carport Parking
& EV Charging



On-site Fitness Centre
& Showers



Secure and Monitored
Bike Storage



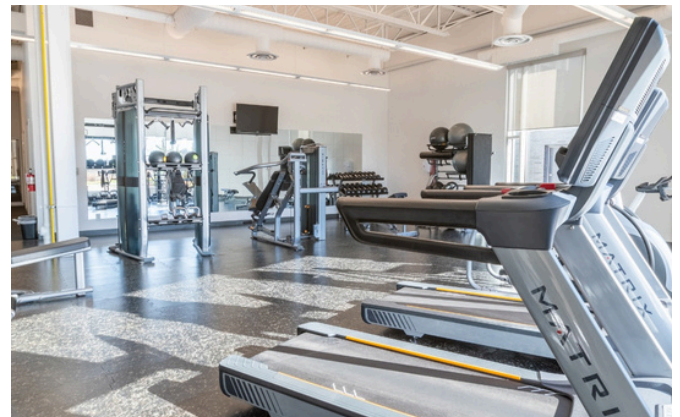
Greenspace Patio
& Walking Trails



Immediate Occupancy
Available



Fully furnished or
custom built options



Availability

3rd Floor

Fully Leased

2nd Floor:

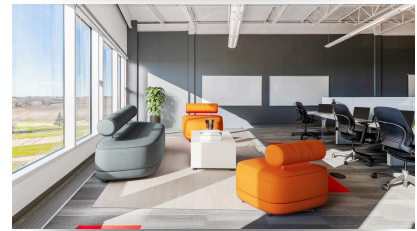
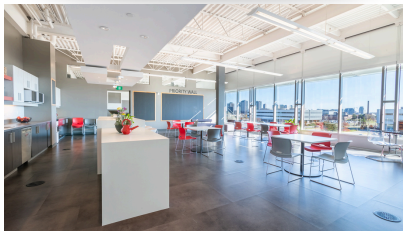
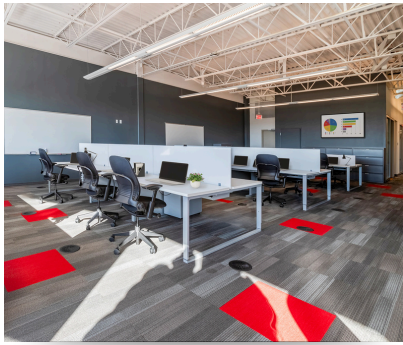
Fully Leased

1st Floor:

Suite 108 - 9,896 - 17,000 sq. ft. of Premium Class A Office Space



Cora Platinum Suites



Private, Lockable, Coworking Offices with Shared Excellence

The Cora Platinum Suites is a premium, furnished coworking office experience. It features modern, sustainable infrastructure, including in-floor HVAC and IT cabling, along with shared amenities such as a kitchen, meeting rooms, and access to a fully equipped fitness centre. Situated in the heart of Waterloo's Research + Technology Park, it provides a vibrant, innovation-driven community ideal for companies looking to take the next step in their growth.



Large Boardroom &
Small Meeting Room



Fully Equipped
Shared Kitchen



Access to Fitness
Centre & Showers



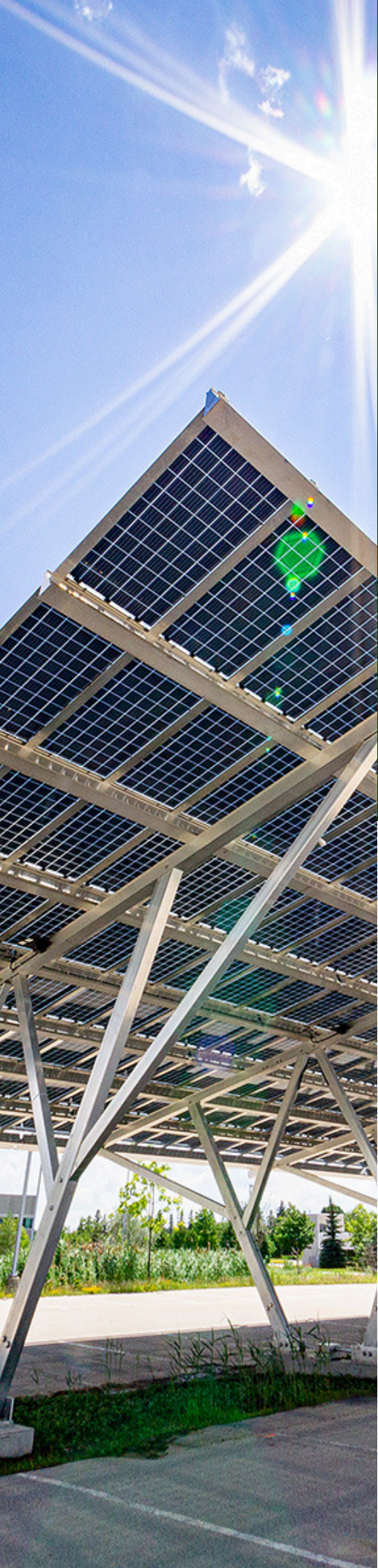
Private Phone Room



Immediate Occupancy
Available



Fully furnished or
custom built options



Built for a Greener Tomorrow

Sustainability is built into every detail of The Cora building—from energy-efficient systems and natural lighting to eco-conscious materials and smart design. It's a workspace that supports innovation while reducing environmental impact, empowering teams to do their best work in a space that reflects their values.



Proudly LEED Gold certified by the Canadian Green Building Council, the building meets high standards for energy efficiency, water conservation, and environmental design—demonstrating a deep commitment to sustainability and occupant well-being.





Cora Fitness Centre

Located on the first floor of The Cora Building, the Cora Fitness Centre is a private, fully equipped gym designed exclusively for Cora tenants. Open 24 hours a day, Monday through Friday, it offers a convenient way to stay active and energized throughout the workweek.

With tech-enabled treadmills, a leg press, cable machine, free weights, and more, the space supports a full range of workouts. As part of Cora's commitment to tenant health and wellness, the Fitness Centre reflects our belief that a healthy body supports a focused mind and a thriving work environment.



Cardio Equipment



Weight Training



Yoga & Stretching



Showers



Vending Machine



Located in Waterloo's Research + Technology Park

The Cora Building is proudly located within Waterloo's renowned Research + Technology Park—one of Canada's largest and most vibrant innovation ecosystems. Situated beside the University of Waterloo, the park offers unparalleled access to world-class research, emerging technologies, and globally recognized talent.

This dynamic environment brings together leading companies, top researchers, and pioneering startups to fuel collaboration and accelerate ideas from lab to market. With University of Waterloo ranked #1 in Canada for innovation, R+T Park is more than a location—it's a launchpad for future-shaping work.



Bike Score

87/100



Bus Stop

1 Minute Walk to
the Hagey/ Wes
Graham Bus Stop



LRT Stop

9 Minute Walk to
the R+T ION
Station



Highway 401

20 Minute Drive



Food & Shops

Hundreds of local
and diverse cuisine!



About The Cora Group

The Cora Group is a leading force in the development, ownership, and management of Class A office space in Waterloo Region. With deep roots in the community spanning over 40 years, we've shaped more than two million square feet of commercial, industrial, and residential real estate—earning a trusted reputation as one of the region's most influential and forward-thinking developers.

From revitalizing Kitchener's downtown core to building sustainable, collaborative spaces for the next generation of tech leaders, our work is driven by a commitment to innovation, community, and excellence. At Cora, we don't just develop properties—we help define the future of how and where Waterloo Region works, lives, and grows.



Manfred Conrad
*President, CEO
and Founder*



Adrian Conrad
Chief Operating Officer

THE CORA BUILDING



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Position your team at the forefront of innovation. Inquire today to lease a private office in a thoughtfully designed, LEED Gold certified building that reflects the highest standards of professionalism and sustainability.

Let's connect—your next office is waiting.