

FOR LEASE

evolv¹



CANADA'S FIRST DESIGN CERTIFIED ZERO-CARBON BUILDING

420 WES GRAHAM WAY
WATERLOO, ONTARIO

WHITNEY
Commercial Real Estate Services

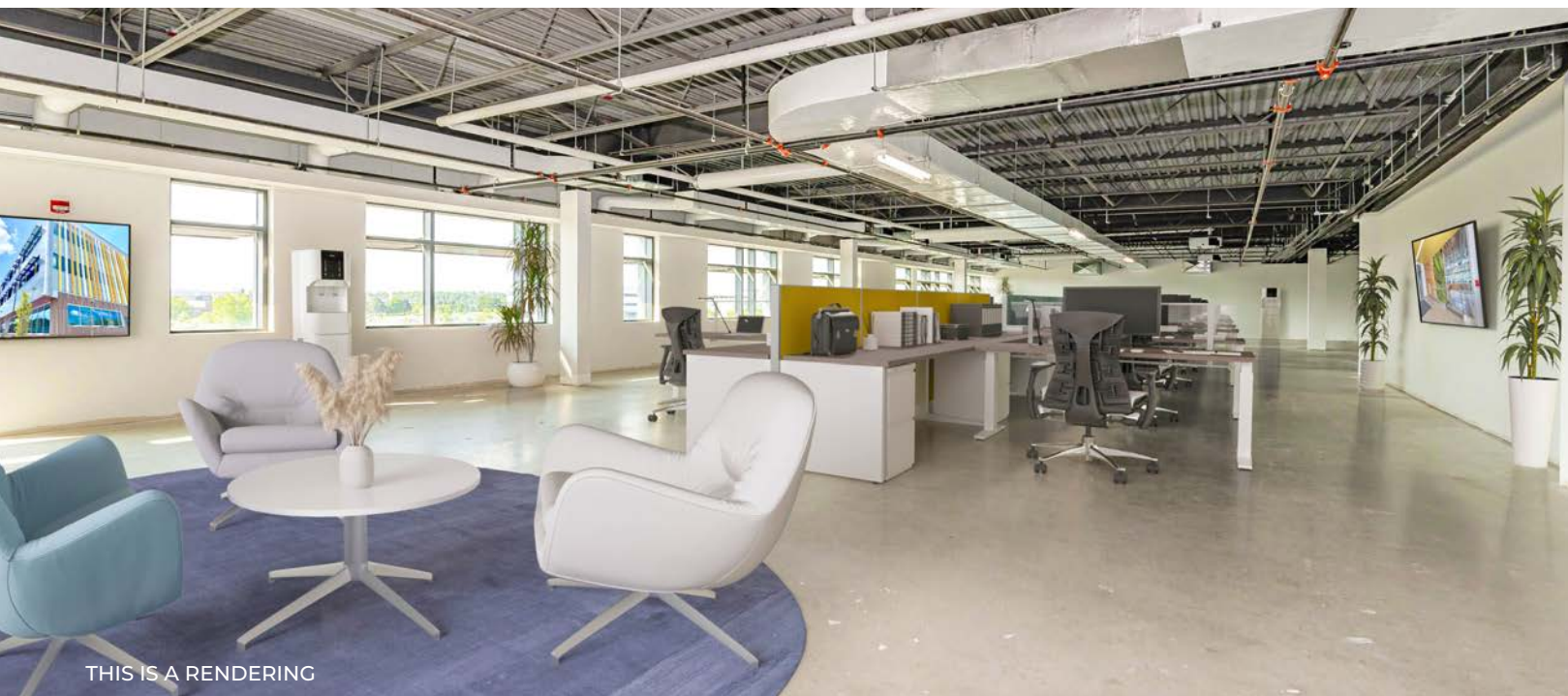


LEASE RATE
\$20-\$25 / SF NET

ADDITIONAL RENT

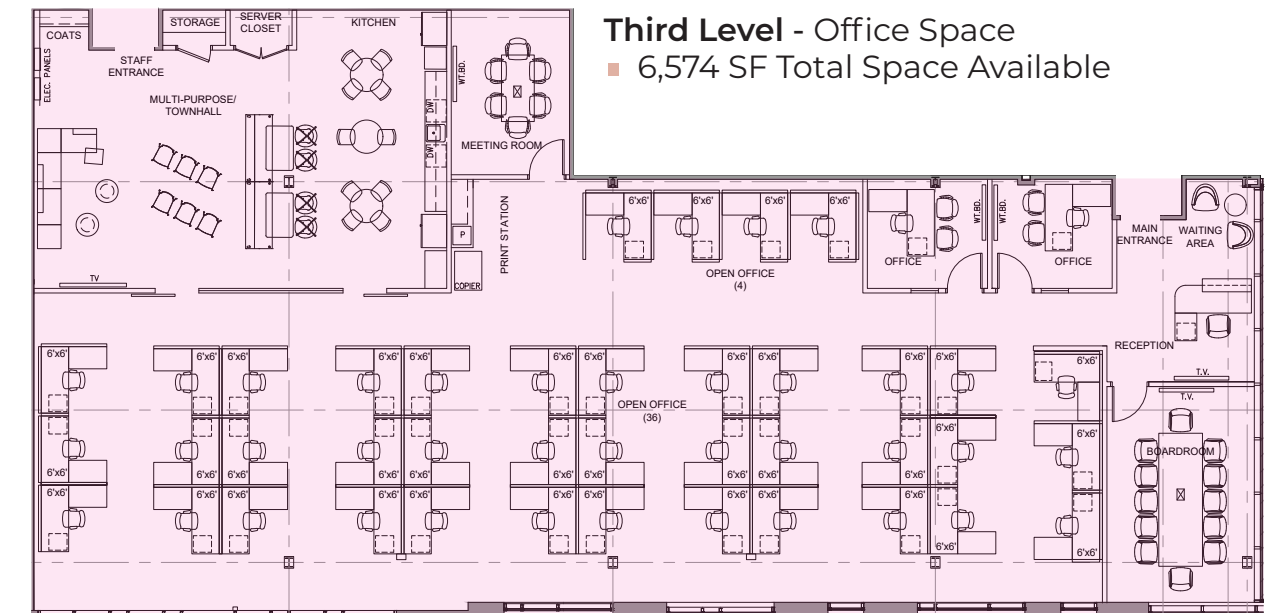
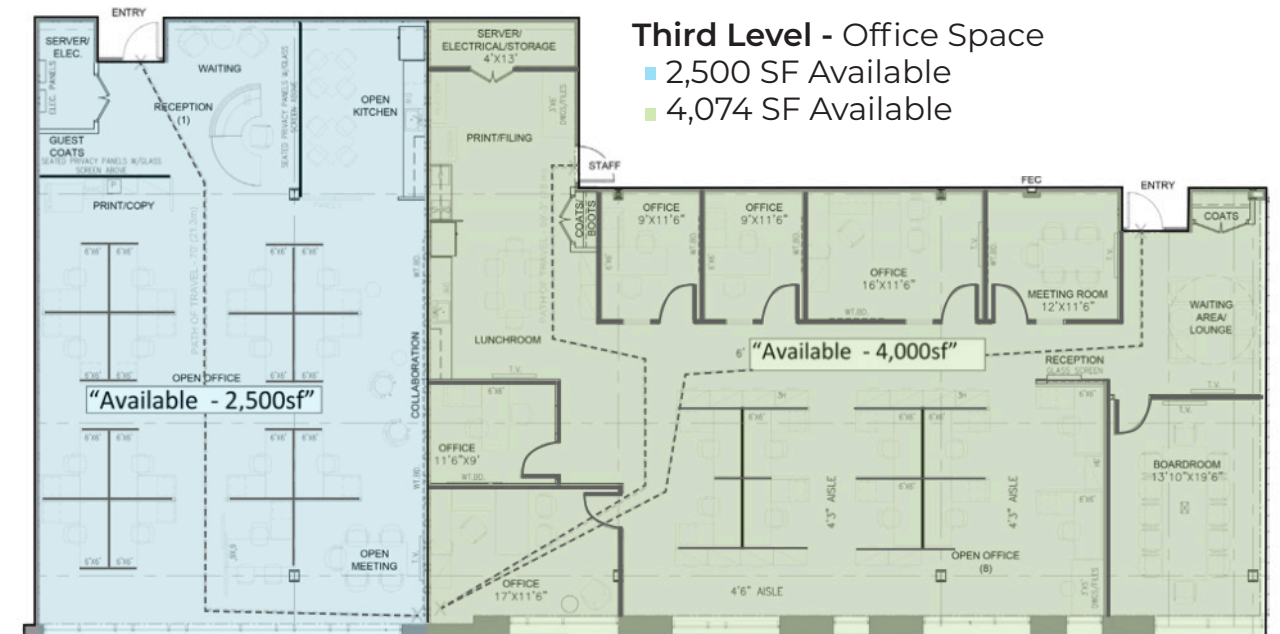
\$14.50 SF
Includes utilities / cleaning

FLEXIBLE LEASE TERM. SHORT TERM OPTIONS AVAILABLE.



THIS IS A RENDERING

FLOOR PLAN



Fabulous 3rd level office space available for lease in the R+T Park, located across from the University of Waterloo. The building is LEED Platinum Certified, ensuring a high level of sustainability and environmental performance.

Inside, the building features a large atrium with a stunning three-storey Living Green Wall, creating a welcoming and inspiring environment for employees and visitors alike. The building also boasts a main floor Cora Hub lounge and event space, providing ample opportunities for collaboration, networking, and relaxation. The Geo-Exchange/VRF HVAC system ensures optimal comfort and efficiency, while bike storage, 3 showers, parking, and 28 EV charging stations cater to the needs of environmentally-conscious tenants.

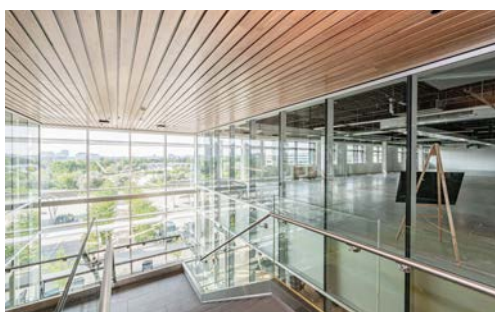
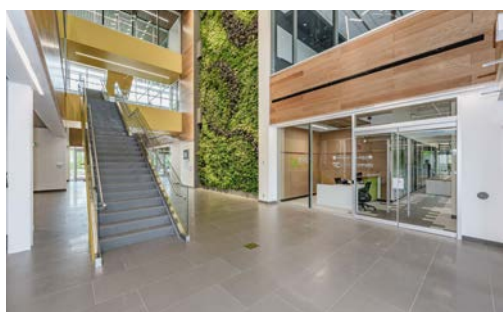
The location offers easy access to walking and bike trails, a frisbee golf course, and a nearby LRT stop, providing convenient transportation options for employees. On-site parking is available, making it easy for clients and visitors to access the building.

FEATURES

- 104,000 SF LEED Platinum Building
- Located in the David Johnston R+T Park
- Across from the University of Waterloo
- Canada's first design certified zero-carbon building
- Home to EY, TextNow, Borealis AI, Accelerator Centre, University of Waterloo
- Beside ION LRT stop
- Three-storey living green wall
- HUB lounge and event space
- Bike storage, showers, parking
- 28 EV charging stations
- Space for Café on-site
- 3 showers
- Close to many amenities

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EXCLUSIVE GREEN SPACE LOCATED BESIDE THE EVOLV BUILDING



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THE CORA GROUP
Developers & Managers of Commercial Real Estate

DAVID JOHNSTON
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