

FOR LEASE

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Highly Prestigious Class A Office Building

**420** WES GRAHAM WAY  
WATERLOO, ONTARIO

**WHITNEY**  
Commercial Real Estate Services



**SHORT TERM OPTIONS - FLEXIBLE WORK SOLUTIONS AVAILABLE**



This fully finished main level office space is now available for lease - **flexible short term lease options available** - 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.

## FEATURES

- Fully built-out office space
- 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 & Arcadis
- Beside ION LRT stop
- Three-storey living green wall
- HUB lounge and event space
- Bike storage, showers, parking
- 28 EV charging stations
- Access to gym
- 3 showers
- Close to many amenities
- Future 20 person event space to be completed by end of 2024

## LEASE RATE

\$22.00 / SF NET

## ADDITIONAL RENT

\$15.00 / SF

\*includes cleaning & utilities

**WHITNEY**  
Commercial Real Estate Services



LEASED  
UNIT 106



UNIT 108



UNIT 100



UNIT 108



UNIT 100



UNIT 100



LEASED  
UNIT 106



LEASED  
UNIT 106



UNIT 114



UNIT 108



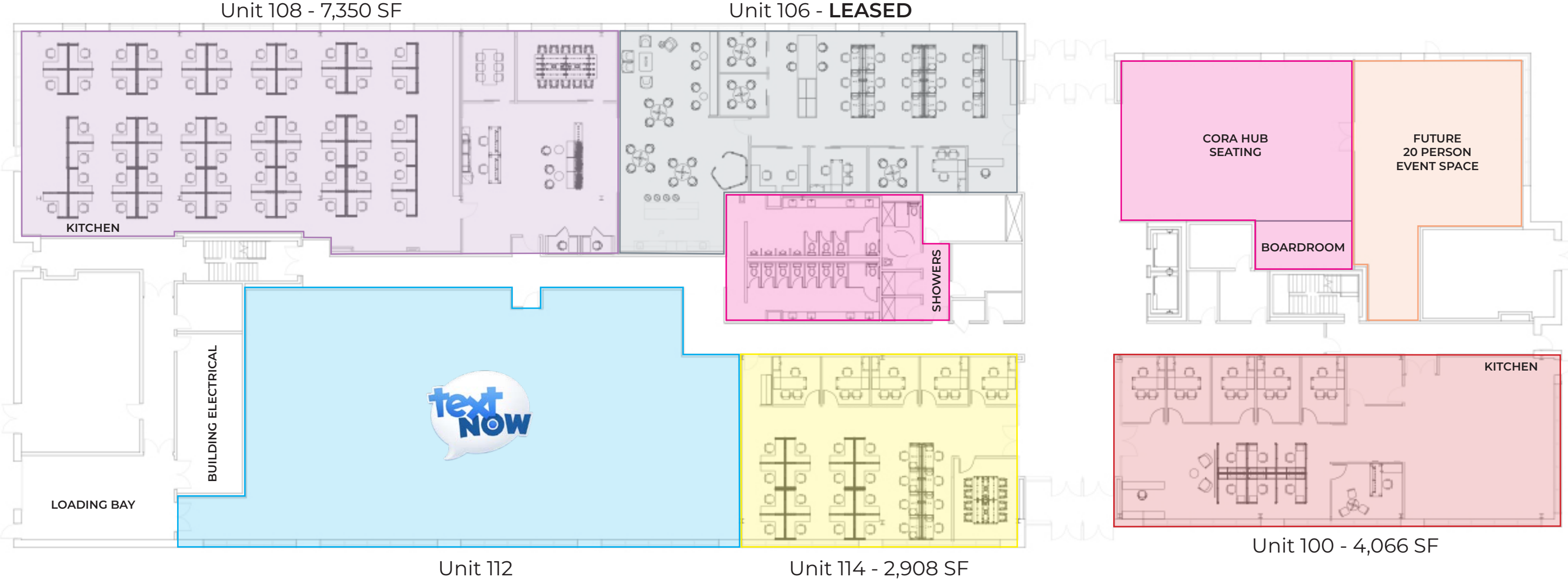
UNIT 114



UNIT 114

# 420 Wes Graham Way, Waterloo

## Main Level Floor Plan



# 420 Wes Graham Way, Waterloo



Contact listing agents for more information



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