

FOR LEASE

evolv<sup>1</sup>



Highly Prestigious Class A Office Building

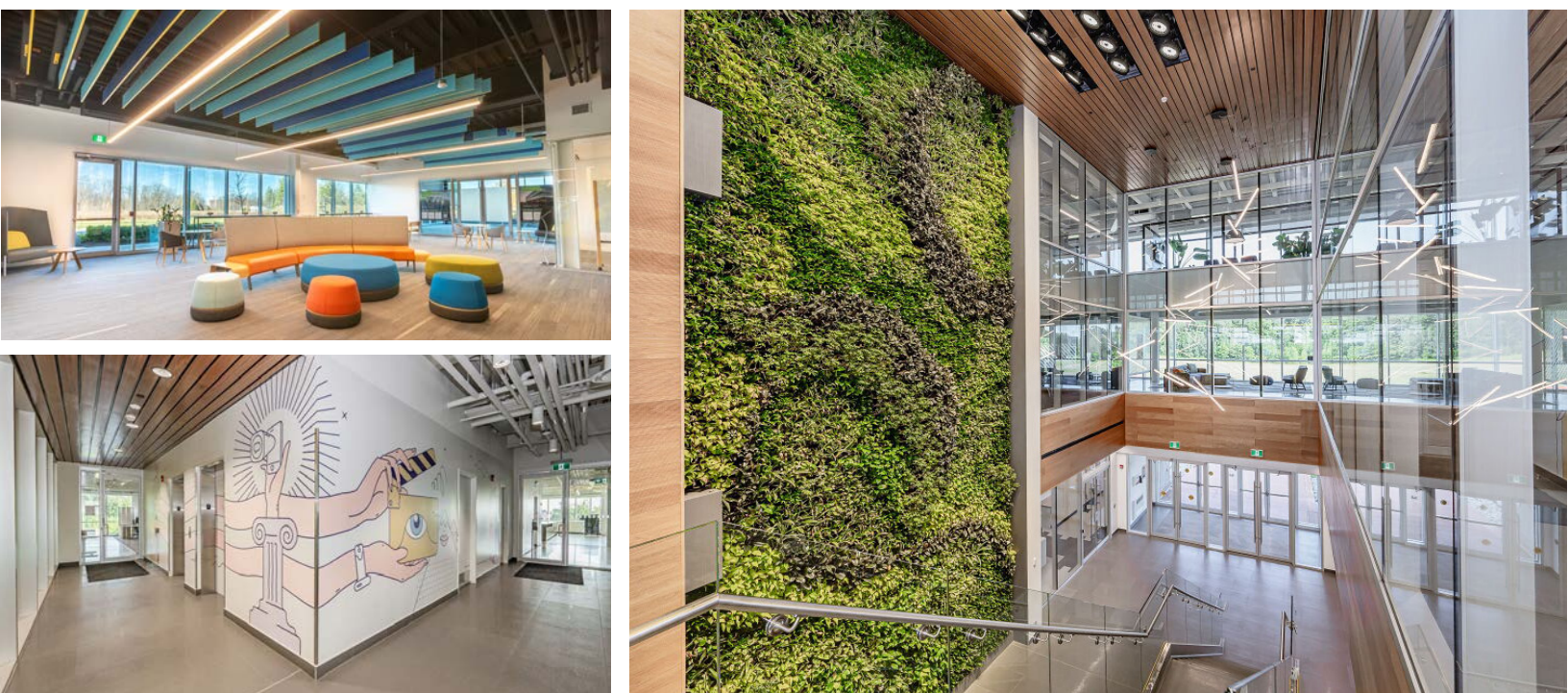
**420** WES GRAHAM WAY  
WATERLOO, ONTARIO

**WHITNEY**  
Commercial Real Estate Services





## STUNNING CLASS A OFFICE SPACE



This fully finished main level office space is now 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.

## FEATURES

- Fully built-out office space
- Located in the David Johnston R+T Park
- Across from the University of Waterloo
- Access to Fitness Centre located at 375 Hagey Blvd., (The Cora Building)
- Canada's first design certified zero-carbon building Highly sustainable, evolvi is constructed to LEED Platinum principles has achieved the goal of becoming Canada's first multi-tenant net positive office building.
- Home to EY, TextNow, Borealis AI (RBC), Arcadis & Aerotek
- Beside ION LRT stop
- Three-storey living green wall
- HUB lounge
- Bike storage, showers, parking
- Free, ample parking
- 28 EV charging stations
- 3 showers
- Close to many amenities
- Future 20 person event space to be completed by early 2025

## LEASE RATE

\$22.00 / SF NET

## ADDITIONAL RENT

\$15.00 / SF

Utilities and Cleaning Included in Additional Rent

**WHITNEY**  
Commercial Real Estate Services





LEASED  
SUITE 106



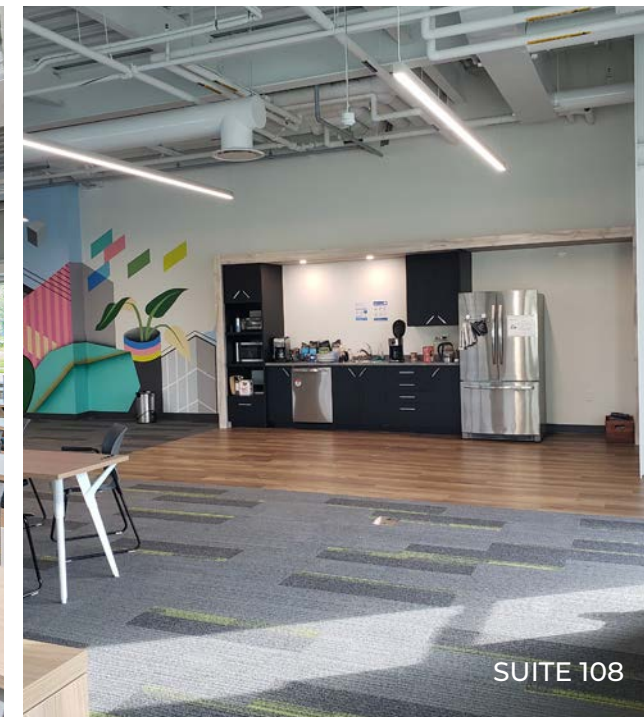
LEASED  
SUITE 106



SUITE 100



SUITE 108



SUITE 108



SUITE 100



SUITE 100



LEASED  
SUITE 106



LEASED  
SUITE 106



LEASED  
SUITE 114



SUITE 108



LEASED  
SUITE 114

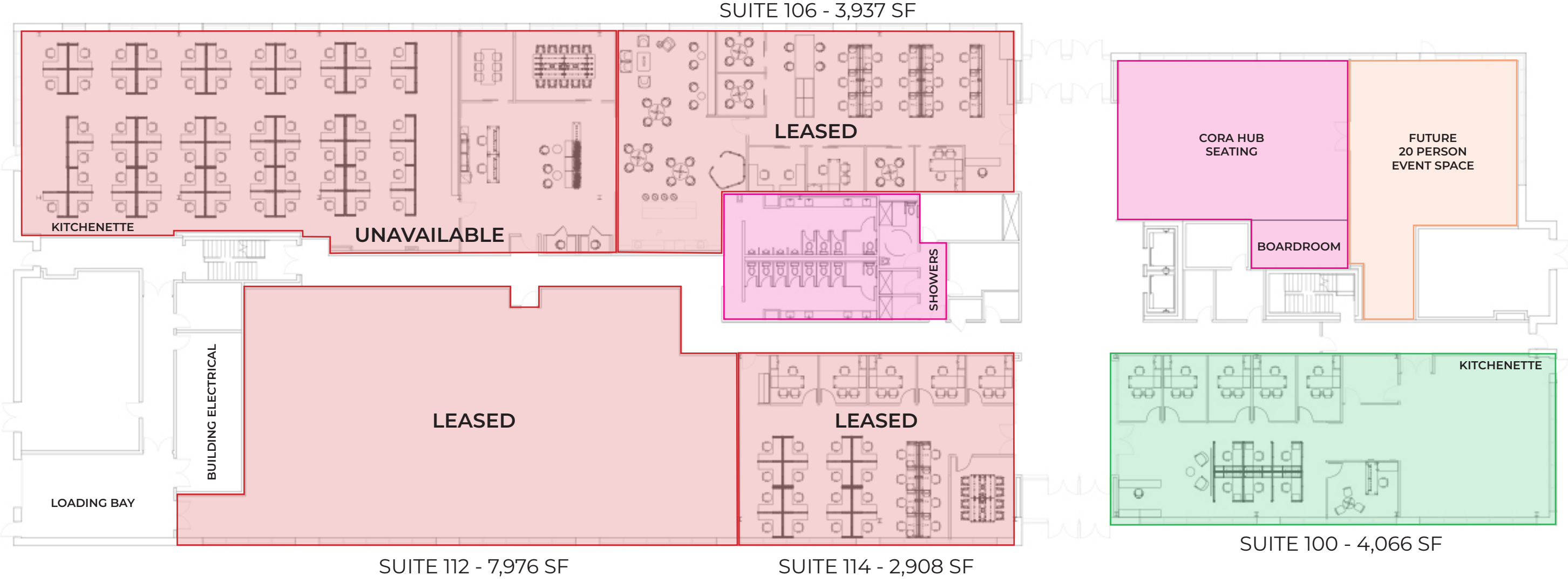


LEASED  
SUITE 114



# 420 Wes Graham Way, Waterloo

## Main Level Floor Plan





# 420 Wes Graham Way, Waterloo



Contact listing agents for more information



**Ginger Whitney\*\*, SIOR, CCIM**

Broker, Partner, Vice President  
ginger.whitney@whitneyre.com  
519.590.5242



**Jack Hayward**

Sales Representative  
jack.hayward@whitneyre.com  
519.270.3314

**WHITNEY**  
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
103 Bauer Place, Suite 2  
Waterloo, Ontario N2L 6B5  
1.519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information") is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2024

\*\*Broker \*Sales Representative