

FOR LEASE

evolv¹



CANADA'S FIRST DESIGN CERTIFIED ZERO-CARBON BUILDING

420 WES GRAHAM WAY
WATERLOO, ONTARIO

WHITNEY
Commercial Real Estate Services

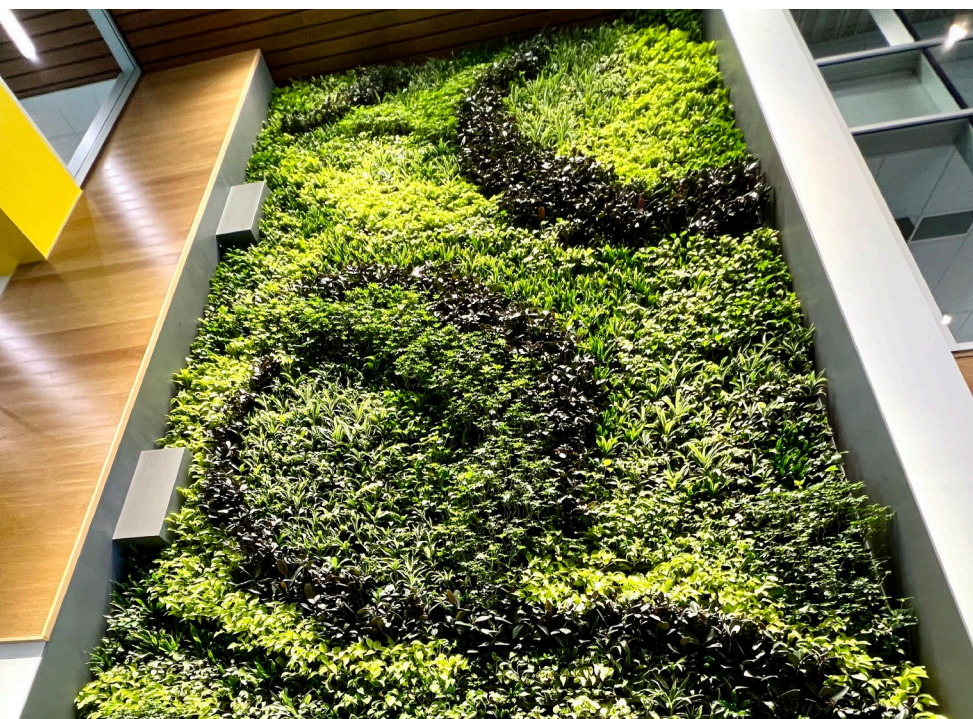


LEASE RATE
\$20-\$22 / SF NET

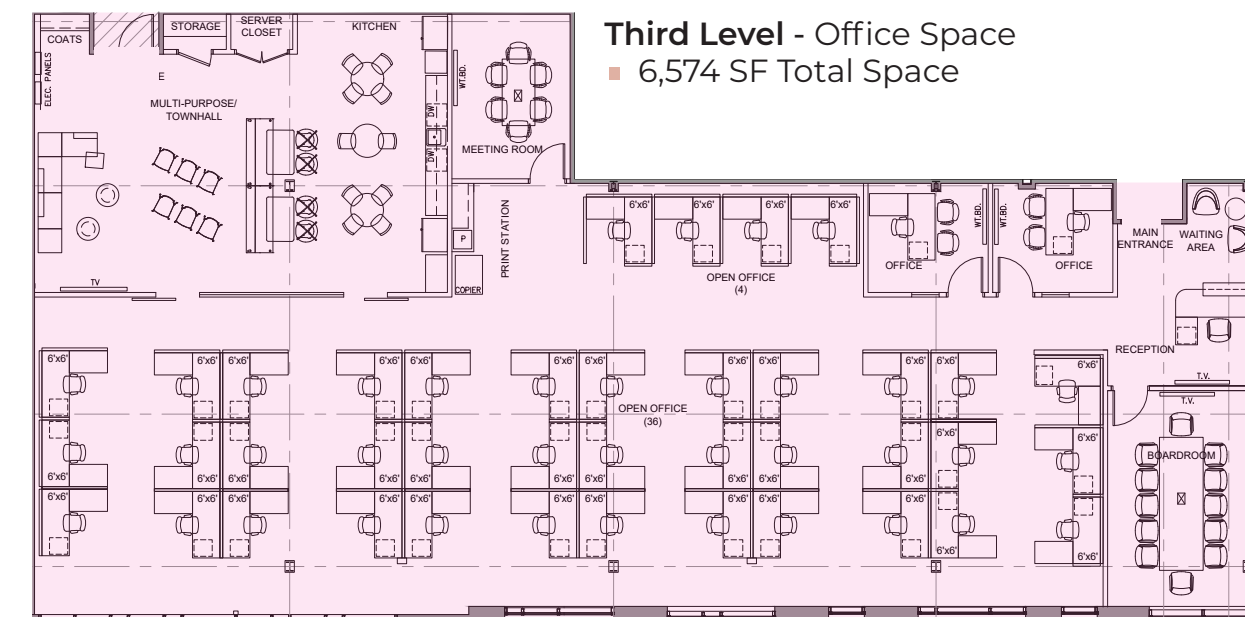
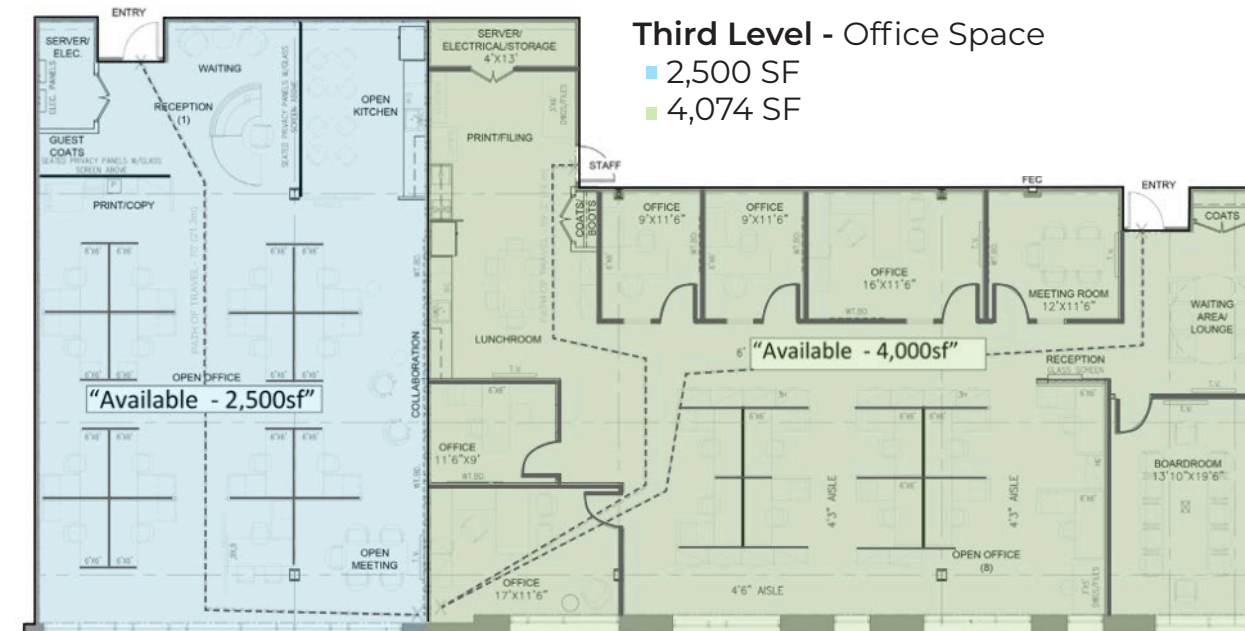
ADDITIONAL RENT

\$14.50 SF
Includes utilities / cleaning

FLEXIBLE LEASE TERM. SHORT TERM OPTIONS AVAILABLE.



FLOOR PLAN



This 4,000 - 6,500 SF third-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, showers, parking, and 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. Onsite parking is available, making it easy for clients and visitors to access the building. Other tenants in the building include TextNow, EY, Borealis AI, Laurier, UW, Sustainable Waterloo Region, and Accelerator Centre, providing ample opportunities for networking and collaboration.

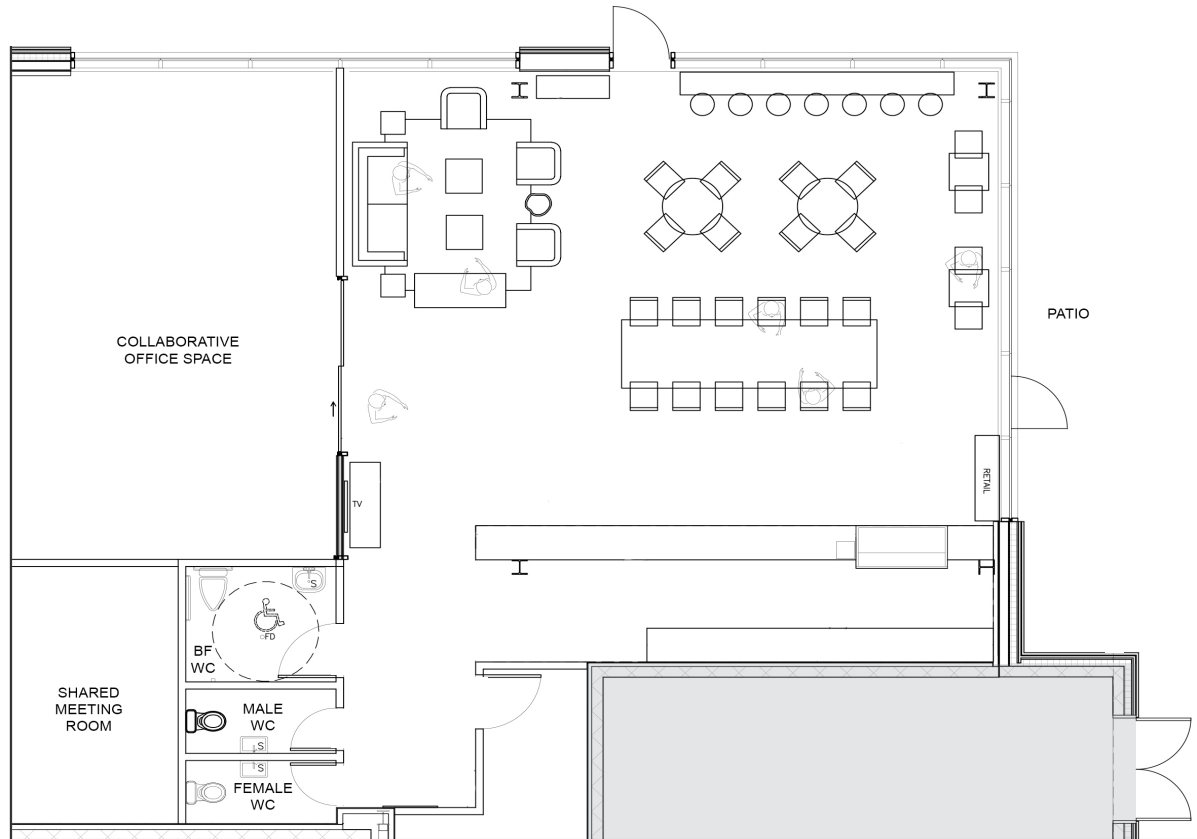
Nearby amenities include grocery stores, including the new Farm Boy, and the location is close to the highway and uptown Waterloo. Overall, this office space offers a high-quality, sustainable, and convenient solution for businesses looking to establish themselves in the thriving R+T Park. Contact us today to arrange a viewing and experience all that this exciting office space has to offer.

FEATURES

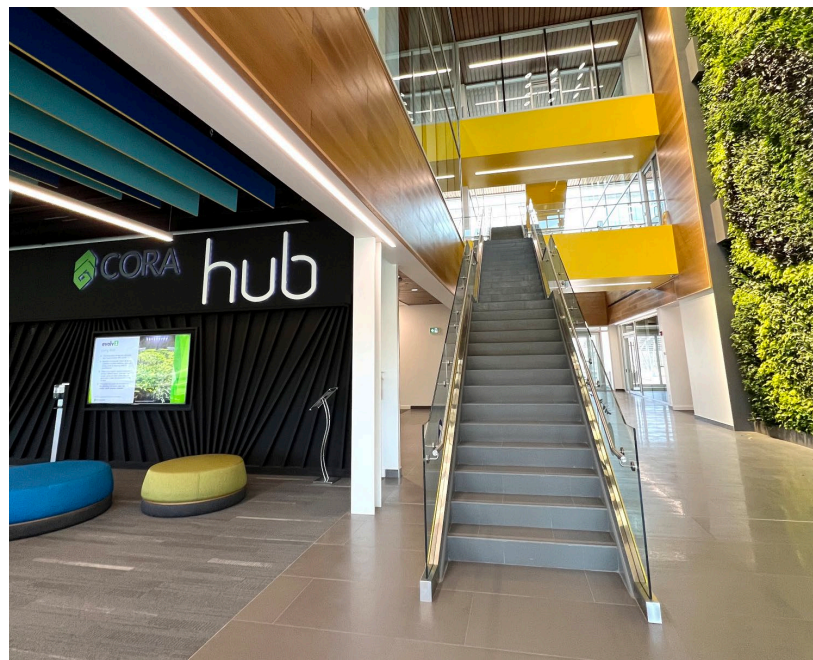
- 104,000 SF LEED Platinum Building
- Located in the David Johnston R+T Park
- Across from the University of Waterloo
- Canada's first design certified zero-carbon building
- Home to EY, TextNow, Borealis AI, Accelerator Centre, University of Waterloo
- Beside ION LRT stop
- Three-storey living green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

FLOOR PLAN - Cafe

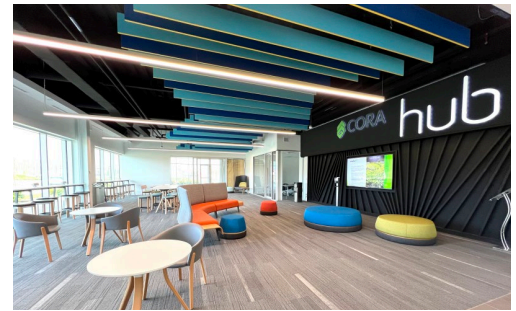
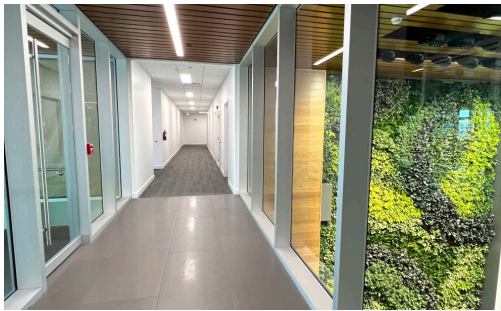
Main Level - Retail/ Cafe Space
1,551 SF



*Concept Drawing



EXCLUSIVE GREEN SPACE LOCATED BESIDE THE EVOLV BUILDING



Ginger Whitney, SIOR, CCIM

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



John Whitney, SIOR

Broker of Record, CEO
john.whitney@whitneyre.com
519.746.6300



WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2
Waterloo, Ontario N2L 6B5
1.519.746.6300 | www.whitneyre.com