Waterloo Region is located directly along Canada’s 401 superhighway, providing centralized access to more than 150+ million customers within a 1,200-kilometre (745 mile) radius. Our community is located in close proximity to the Region of Waterloo International Airport, Toronto Pearson International Airport and six border crossings, making it easy to connect your business to domestic and international markets.

Included in this package are several key signature sites within our community. For more information or for more sites, please visit sites.waterlooedc.ca
Waterloo is a key partner of the Toronto-Waterloo Corridor - the second largest technology cluster in North America. The Corridor is home to 16 universities and colleges, 7.7 million people speaking 150 languages and a $332 billion economy (representing 17% of Canada’s GDP). This diverse ecosystem provides significant potential for businesses to grow and succeed.

From startups to multinationals, the Corridor is home to companies intent on innovation and one of the fastest-growing tech talent markets in North America. Major companies in the Waterloo end of the Corridor include: Google, SAP, BlackBerry, OpenText, Oracle and Toyota.
FIGURE 1. SIGNATURE SITES OVERVIEW

- **1. EXCHANGE SITE**
  - Currently available
  - Located in Kitchener

- **2. EVOLV2**
  - Coming late 2019
  - Located in Kitchener

- **3. INNOVATION DISTRICT**
  - Coming Spring 2020
  - Located in Waterloo

- **4. 50Q**
  - Currently available
  - Located in Kitchener

- **5. CATALYST137**
  - Currently available
  - Located in Kitchener

- **6. HOMER WATSON PARK**
  - Currently available
  - Located in Kitchener

- **7. CAMBRIDGE PARK I**
  - Currently available
  - Located in Cambridge

- **8. CAMBRIDGE PARK II**
  - Currently available
  - Located in Cambridge

- **9. GATEWAY PARK**
  - Currently available
  - Located in Kitchener

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Signatures of Township of Wellesley, Township of Woolwich, Township of Wilmot, City of Waterloo, City of Kitchener, City of Cambridge, Township of North Dumfries.
WATERLOO REGION SIGNATURE SITES

CURRENTLY AVAILABLE

Commercial, industrial and land properties for lease and purchase
SITE SUMMARY

Whether your business calls for traditional office systems or a less rigid alternative work environment, The Exchange provides an open, flexible floor plate with space divisible down to 4,210 SF. The compact core promotes easy sightlines, large windows bring in plenty of natural light, and there is space for ample parking. The site is planned for two more buildings.
DETAILS

• 15 acre site, 10 acres net
• Only 20 km to the Region of Waterloo International Airport
• Close proximity to University of Waterloo, Wilfrid Laurier University, Perimeter Institute for Theoretical Physics, Centre for International Governance Innovation and Conestoga College Institute of Technology & Advanced Learning
• Easy access to the Greater Toronto Area (approximately one hour away)

Size:
2 buildings, 68,000 SF each

Rate:
$19.00 per SF

Additional Rent:
$10.50 per SF

Parking:
4.5 parking spots per 1000 SF

Green Initiatives:
8 watts clean PSF, LEED® green initiatives, centre courtyard amenity space

Contact Waterloo EDC for more details waterlooedc.ca
50Q 50 Queen Street, Kitchener

SITE SUMMARY
Europro has developed a business built on devotion to providing a dynamic and responsive service to their tenants and stakeholders. From large corporate and institutional tenants to privately-owned small businesses, Europro has the versatility to provide custom solutions to business real estate requirements.

DETAILS
- Flexible unit sizes to accommodate all stages of growth
- Centralized within downtown core and short walking distance between properties

Size: 1509 SF – 31,000 SF
Rate: $28.28 per SF Gross
Parking: Over 2,000 parking stalls available

Contact Waterloo EDC for more details waterlooedc.ca
CATALYST137  137 Glasgow Street, Kitchener

SITE SUMMARY
Catalyst137 is the World’s Largest IoT Manufacturing Space. It is home to everything needed to accelerate time-to-market, including a testing facility, commercialization services and a hackable streetscape. Catalyst137, a 475,000 SF former warehouse, is home to the Waterloo-area maker community providing centralized funding, consulting, engineering and other services consolidated under one roof.

Visit catalyst-137.com for more information.

Rate:
$15.00 per SF

Additional Rent:
$4.52 per SF + utilities

Parking:
Parking on site

Size:
Spaces from 5,000 to 69,000 SF

Contact Waterloo EDC for more details waterlooedc.ca
HOMER WATSON BUSINESS PARK 1011 Homer Watson Blvd, Kitchener

SITE SUMMARY
The JDP Business & Technology Park at 1011 Homer Watson Boulevard is the most anticipated redevelopment site in Waterloo Region. This offering is currently the only major development within the City of Kitchener that is shovel ready as a first-class industrial & flex industrial/retail opportunity. Located on Homer Watson Boulevard at Bleams Road, one of Kitchener’s busiest arterial roadways, with direct access to Highway 401.

DETAILS
- M-2 zoning permits a variety of industrial and manufacturing uses; outside storage is permitted
- C-6 zoning permits a variety of retail and CRU uses (grocery, home improvement, restaurants, finance, etc.)
- Heavy infrastructure to accommodate advanced manufacturing

Size: 2 buildings, 80,000 SF & 54,000 SF
Land: 3.2-25 acres
Rates: Please contact for more details

Contact Waterloo EDC for more details waterlooedc.ca
SITE SUMMARY
125 Maple Grove Road is a short distance to Highway 401 and Highway 8. This fully renovated (2011) building has significant upgrades to the office, lab and clean manufacturing areas. It is within close proximity to amenities in the Sportsworld node including restaurants and shops and has a Grand River Transit stop at the building. The building offers high quality office and warehouse finishes and has significant redundant mechanical systems.

DETAILS
• Ample trailer parking
• Securable yard
• High door ratio (45 dock doors)
• Punch outs for additional docks
• Double sided loading
• 2.4 km to Highway 401

Size: 137,000 SF
Zoning: M-3 Industrial
Rate: $7.95 per SF
Additional Rent: 2.5% annual escalations
Trailer Parking: 73 Spaces

Contact Waterloo EDC for more details waterlooedc.ca
25 Reuter Drive is a short distance to Highway 401 and Highway 8. This fully renovated (2011) building has significant upgrades to the office, lab and clean manufacturing areas. It is within close proximity to amenities in the Sportsworld node including restaurants and shops and has a Grand River Transit stop at the building. The building offers high quality office and warehouse finishes and has significant redundant mechanical systems in place.

DETAILS

- Large 36.31 acre land parcel with excess land fronting on Highway 401
- 20.31 acres of excess land prime for development or building expansion
- Temperature and climate controlled facility with heavy power
- Fully fenced and secure facility with controlled access

| Size: 248,820 SF | Zoning: M-1 | Rate: $6.25 per SF | Additional Rent: 2.5% annual escalations | Parking: 524 spots |

Contact Waterloo EDC for more details waterlooedc.ca
SITE SUMMARY

25 Tyler Street is exceptionally well located, providing quick access to area highways and major thoroughfares. The site is positioned within close proximity of Highway 401, providing direct access to Toronto and U.S. border crossings. The area offers a strong local labour pool and the city is within commuting distance of Guelph, Brantford, Mississauga, Milton, Hamilton and several smaller communities in between.

DETAILS

• Unmatched Highway 401 exposure
• Modern design and efficiencies
• Ample shipping doors, 28’ clear ceiling height with expansive bays
• Premium location 1 hour west of Toronto
• New construction

Size: ±143,695 SF
Zoning: M-1
Rate: $6.75 - $6.95 per SF
Additional Rent: $3.42 per SF

Contact Waterloo EDC for more details waterlooedc.ca
WATERLOO REGION SIGNATURE SITES

COMING SOON

Commercial, industrial and land properties for lease and purchase within the next two years
SITE SUMMARY
Available late 2019. As a proud part of the Toronto-Waterloo Corridor, Idea Quarter will inhabit 3.2 million square feet of space, 16,500 tech workers and 20,000 co-op students. The Idea Quarter includes the UW R+T Park, a master planned 1.1 million SF tech park. With exciting features such as the new regional light rail transit system (LRT) and world-renowned universities, the area is home to 175 innovative companies. The best part is this is only the beginning for Idea Quarter’s endless potential. The concentrated tech cluster is expanding quickly, with new buildings, businesses and talent joining the community with every passing month. Evolv1 is now open as Canada’s first Zero Carbon building and Evolv2 will add another 130,000 SF of modern office space across from the new ION LRT station.

Contact Waterloo EDC for more details waterlooedc.ca
The building is located adjacent to the new ION (LRT) stop.

Fantastic amenities: coffee shop, creative collision spaces off the three-storey atrium, fitness centre, free solar carport parking, EV charging stations, bicycle parking.

The building will have key sustainable features in place.

Rate: $22.00 per SF
Additional Rent: $13.50 per SF
Parking: Free solar carport parking, EV charging stations and bicycle parking

Green Initiatives: Key sustainable features in place

Size: 4000 SF - 130,000 SF

Contact Waterloo EDC for more details waterlooedc.ca
INNOVATION DISTRICT  345 King Street West, Kitchener

SITE SUMMARY
Available Spring 2020. This new, Class A LEED office space in the Innovation District is just steps to all urban amenities.

Size:  
- 22,000 SF  
- 2nd Floor  
- 22,500 SF  
- 3rd & 4th Floors

Retail:  
- 6,000 SF

Rate:  
- $26.50 per SF

Additional Rent:  
- $14.25 per SF

Parking:  
- Two underground levels & at-grade parking at rear

Available:  
- Spring 2020

Contact Waterloo EDC for more details waterlooedc.ca
CONTACT OUR TEAM

For more information on these sites or others, or to set up a tour, contact one of our business development officers or visit sites.waterlooelec.ca

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