About Waterloo Region

Waterloo Region is located directly along Canada’s 401 superhighway, providing one-day access to 187+ million customers in the United States and Canada (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
Toronto-Waterloo Corridor

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.
Signature Sites Overview

1. Coming Fall 2021
   - ELMIRA CROSSING

2. Currently available
   - WATERLOO INNOVATION PARK

3. Currently available
   - EVOLV2

4. Currently available
   - WATERLOO TOWN SQUARE

5. Currently available
   - INNOVATION DISTRICT

6. Phase 1 starting in 2021
   - IP PARK INDUSTRIAL CAMPUS AND IPORT CAMBRIDGE

7. Phase 1 Q1 2021
   - THOMASFIELD HOPEWELL
WATERLOO REGION SIGNATURE SITES

CURRENTLY AVAILABLE

Commercial, industrial and land properties for lease and purchase
SITE SUMMARY
Unique, high tech or traditional office space for lease in Waterloo Innovation Park campus setting. This campus provides opportunities for tenants to grow and expand.

DETAILS
• Model suite construction complete
• Customizable pre-fixed turnkey packages with designer chosen finishes
• Multiple office layout configurations available to suit any requirement
• E3 zoning

Size:
- 3050 SF
- 3350 SF
- 7750 SF
- 10,801 SF
- 11,540 SF*
- Suites available
*Suite can be divided

Rate:
- $12.95 – $14.50 per SF

Additional Rent:
- $7.73 – $13.05 per SF

Parking:
- Brand new 7-storey parking structure with elevator directly connected to each office building. Covered and surface parking.

Common Amenities:
• Outdoor patio and sports areas
• The Link, a 2,000 SF amenity centre for all tenants of Waterloo Innovation Park,
• Shipping and receiving areas

Contact Waterloo EDC for more details waterlooedc.ca
SITE SUMMARY
Available 2022. 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.
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
The Shops at Waterloo Town Square

15 King Street South
(Units 201 & 300), Waterloo

SITE SUMMARY
This premier downtown office and retail campus offers up to 34,609 SF of Class A office space. It offers an efficient large floorplate, strategically located in Uptown Waterloo, the City’s business hub. Enjoy unparalleled access to transit, coffee and food options, parking, the Universities, and the world-class talent.

DETAILS
• Class A office located on 2nd and 3rd floors, accessible from both King St and Parking Lot
• Full sprinkler system, 200 amp electrical, elevator and card access security system
• Great floor plan allows for private office and safe distancing while allowing for collaboration
• Zoning: Uptown Commercial Core (U1-16)

COMMERCIAL
Rate: $23.00 per SF
Size: 10,284 – 24,325 SF
Onsite Amenities:
• Cafes and restaurants
• On LRT line

Contact Waterloo EDC for more details waterlooedc.ca
SITE SUMMARY

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

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
Multiple offerings including retail, commercial and industrial units for sale and lease.

DETAILS
Zoning: C-7 and M-5

Size:
1500 SF + end-cap with DT Retail lease and 1500 to 5000 SF + commercial/industrial for sale

Rate:
$22 per SF

Additional Rent:
$9 per SF

Sale Price:
$225 per SF and negotiable for larger size

Available:
Fall 2021

Contact Waterloo EDC for more details waterlooedc.ca
SITE SUMMARY

IP Park extends 400 acres and represents the most significant parcel of industrial development ready lands to become available within the last 10 years. The project will incorporate ~5 million sq. ft. of the industrial area across ~400 acres of greenfield lands. The development proposes small, mid and large-bay uses, prestige industrial with robotics and advanced manufacturing facilities, cross-dock opportunities, data centres connected to a new fibre-optic network, and large-scale industrial for e-commerce and logistics.

DETAILS

Zoning: Phase 1 is M1 and phase 2 and 3 are M3

- **Land:** 400 acres
- **Industrial Area:** ~5 million SF
- **Available:** Initial Phases starting in 2021

Buildings in Phase 1 are currently under construction. Small bay industrial, flex office and design-build opportunities.

Contact Waterloo EDC for more details [waterlooedc.ca](http://waterlooedc.ca)
Shovel-ready lands: IP Park

Rendering of 105 Allendale Rd

PHASE 2: Lands in IP Park are ready for construction. Small bay industrial, flex office and design-build opportunities.
SITE SUMMARY

iPort is considered to be one of Waterloo Region’s most important industrial parks, with a focus on distribution, logistics and high-tech manufacturing and research. Notable developments in the surrounding area include Toyota, Loblaws and the Boxwood Business Campus. Located directly north of Highways 8 and 401, the entire North Cambridge Business Park provides tenants efficient connectivity. An abundance of high-quality amenities can be found within minutes of the area.
**SITE SUMMARY**

Greenfield development (ongoing). Mixed-use community with 800 residential units, proposed GO Transit station.

**DETAILS**

Zoning: Phase 1 is M-7 (H2) "Prestige Business Park", Phase 2 is M-7 (H1 & H2), and Phase 4 is M-6 "Industrial Business Park" and M-7 (H2).

<table>
<thead>
<tr>
<th>Size:</th>
<th>Rate:</th>
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<tr>
<td>Phase 1: 3 HA</td>
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<td>Phase 2: 2.15 HA</td>
<td></td>
<td>Phase 2: Q4 2021 (estimated)</td>
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<td>Phase 4: 19.28 HA</td>
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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 Market Development Managers.

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