ESPACES WAVERLY

Brochure of Products and Services

Espaces Waverly offers unique and flexible workspaces and services, enabling businesses to build stronger connections, hire and retain top talent, while discovering new opportunities to grow and prosper.

To this end, we offer different distinct rental options, as well as a range of products and services designed to meet the diverse needs of businesses.

This brochure presents all the possibilities offered at Espaces Waverly and the associated pricing grid.

SUMMARY

WORKSPACE

EVENTS

SPORTS FACILITIES
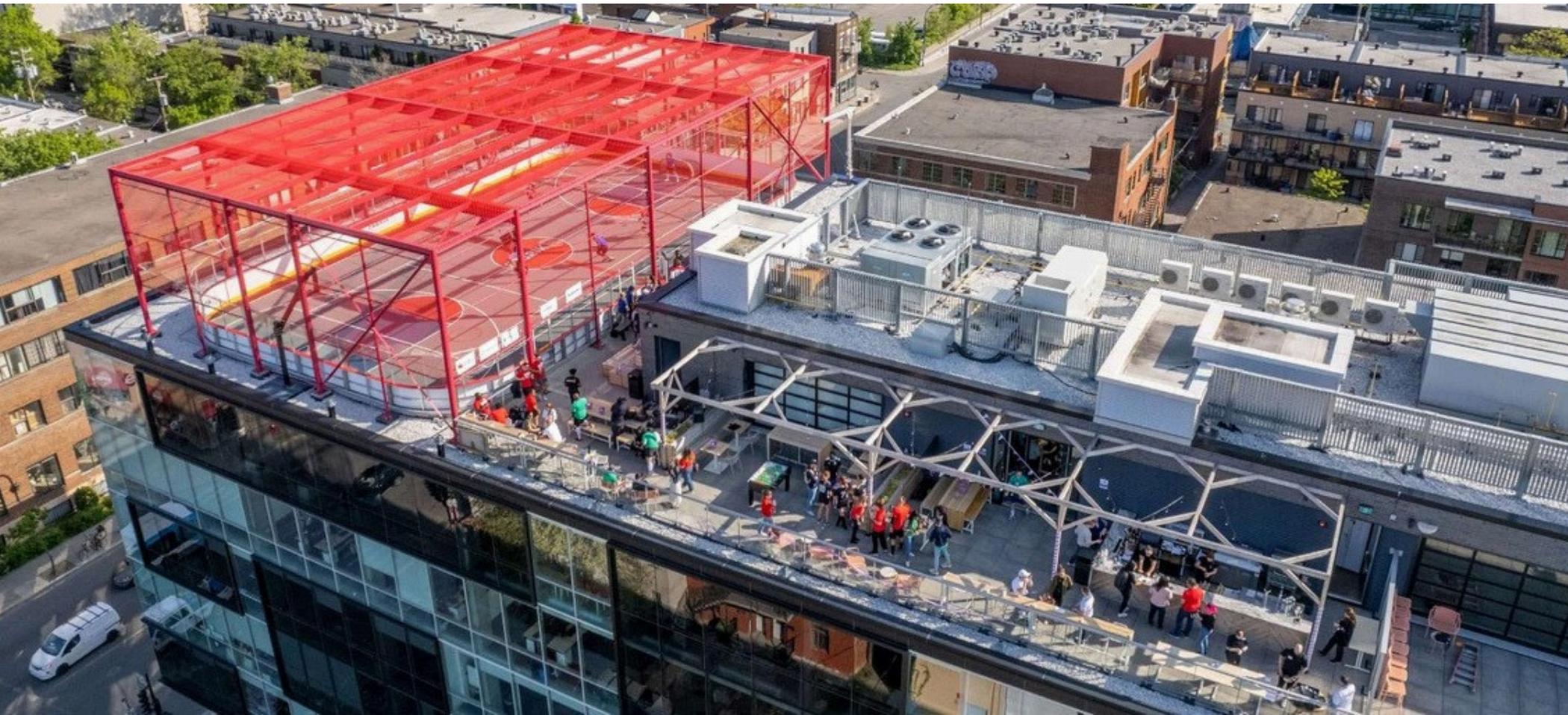
CAFÉ

SERVICES AND MAINTENANCE

WORKSPACE

Espaces Waverly offers workspaces perfectly adapted to your needs, whether you're a small or large company. We have a range of rental packages to suit your team's needs.

Espaces Waverly offers a full range of services, including furniture rental, high-quality internet services, and convenient access to parking and building spaces.

We look forward to welcoming you to our premises! If you have any questions or require further information, please do not hesitate to contact us at: location7236waverly@gmail.com

FURNITURE

Herman Miller Ensemble

11 adjustable-height board (Nevi Sit to Stand model)

Available sizes (may vary according to inventory):
30 x 54 - 30 x 60 - 24 x 60

1 ergonomic office chair (Sayl model)
1 storage unit on wheels (Tu Storage model)

Rental rates

Formula	Rate	Replacement fee
Ensemble	40$/month	1325$
Table	25$/month	575$
Chair	15$/month	530$
Storage	15$/month	220$

A fixed fee of $25 is charged per workstation for furniture installation.

*Charges apply in the event of excessive or unreasonable use resulting in equipment breakage.

This set is approved by the WELL Building Standard.

FURNITURE

IKEA Ensemble

1 adjustable-height table (Gerton model - 61 x 29 1/2)

1 standard office chair (Flintan model, black)

1 storage unit on castors (Erik model)

Rental rates

Formula	Rate	Replacement fee
Ensemble	25$/month	455$
Table	15$/month	230$
Chair	10$/month	100$
Storage	10$/month	125$

A fixed fee of $25 is charged per workstation for furniture installation.

*Charges apply in the event of excessive or unreasonable use resulting in equipment breakage.

This set is approved by the WELL Building Standard.

INTERNET
IT SERVICES

Wi-Fi Network Options

FLEX CUSTOM LOFT

	Public	**Private/Office**	**Private SSID**
For who?	For all building users	For all companies wishing to have their own Wi-Fi in their office	For all companies wishing to access their office network from anywhere in the building
Details	General public network with password access All common areas of the building Public connection No connection setup fees or hardware required	Private network configured from local VLAN Inside office only Private connection Configuration and hardware at tenant's cost and expense	Private network configured on public network All common areas of the building and company office Private connection Configuration: 2 to 3 hours by senior technician ($125/hr) Connection fee: $75/month Rental: $20/month per terminal Maximum of 15 SSID networks in the building

INTERNET IT SERVICES

General installations

Main technology room connected to a generator

Network room on each floor including:
Patch panel
Switch rack
Server rack
UPS battery

Configuration

Setup fee: $155
Standard fiber optic internet speed (50/30) included at no extra charge

Customized fiber internet speed *FLEX*

Speed	Rate
200/50	**85$/month**
400/50	**110$/month**
400/100	**150$/month**
500/500	**250$/month**
1000/1000	**450$/h**

Additional services

Additional configurations (senior technician assistance required)

NAI'ing
port opening and closing
Other requests

Server rack rental (senior technician assistance required)
40 per unit per month

INTERNET
IT SERVICES

General installations

Main technology room connected to a generator

The premises are pre-wired for physical networking and Wi-Fi, connected to the patch panel in the network room, which includes:

Switch Rack
Server Rack
UPS battery
A 2nd back-up line is available in case of failure.

Standard fiber optic Internet speed (50/30) is included at no extra charge.

3 Configurations to choose from

Configuration	Type
A	Dedicated switch rental
B	Purchase dedicated switch
C	100% Autonomous

Customized fiber internet speed

CUSTOM LOFT

Speed	Rate
200/50	85$/month
400/50	110$/month
400/100	150$/month
500/500	250$/month
1000/1000	450$/h

INTERNET IT SERVICES

Configuration A
Dedicated switch rental

Details	Price
Fixed Switch/Router configuration costs Private network and 1 static IP address + UPS + Generator	350$
Hardware location: Netgear POE Switch, Router 1GB maximum Location switch / server, UPS, Emergency generator and second emergency link redundancy	17$/ month
NetGear Wi-Fi antenna - WAC540-100NAS	15$/ month per antenna

Configuration B
Purchase dedicated switch

CUSTOM LOFT

Details	Price
Initial set-up fee per hour (senior technician required)	125$/h
Switch Option	Supplied by the company
Antenna Option	Supplied by the company
Rack switch unit rental	40$/ rack per month
UPS	20$/month or Supplied by the company
Router	10$/month or Supplied by the company
Second back-up link rental (redundancy)	25$/ month

INTERNET
IT SERVICES

**Configuration C
100% stand-alone**

CUSTOM LOFT

Details	Price
One-time fee of $60 per user	125$/hour
External technician supervision when accessing the room (does not apply to companies renting an entire floor)	55$/hour
Switch unit rental (rack in server room)	40$/ rack per month

INDOOR PARKING

Vehicle parking

Public	Single user	Team sharing
Details	A single user at all times	Multiple users*, for one space**, at any time
Schedule	24/24h	24/24h
Days	7 days a week	7 days a week
Price	210$/month	260$/month

Bike Parking

Summer season: April 1 to October 31	Winter season: November 1 to March 31
One-time fee of $60 per user	One-time fee of $60 per user

Bicycle parking spaces are not assigned.

*Users must belong to the same company.
** Hourly billing applies when the number of users exceeds the number of parking spaces.

A $10 deposit is required to obtain a parking pass.

Parking spaces for vehicles are not assigned.

ACCESS CHIP AND KEYS

To gain access to the building, office and common areas, each user must obtain an access badge. The number of users included is defined according to the size of the premises occupied, but the company also has the option of requesting one or more additional users.
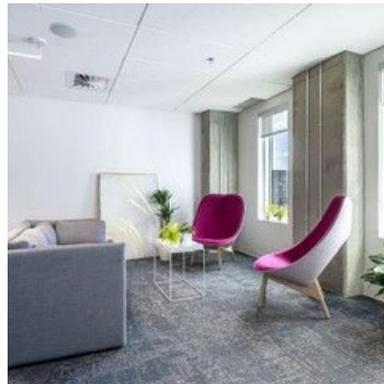
Additional user: $75 per month.

* The monthly fee covers access to the building, office and common areas, depending on the rental formula.

A $20 deposit per user is required to obtain a badge. A deposit of $10 per key will be required for keys to offices inside the premises, and for the mailbox key.

The deposit will be retained in the event of loss or damage.
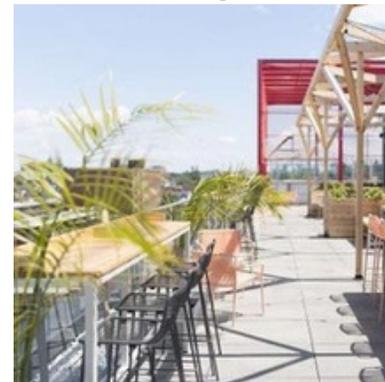

Lounge

Office

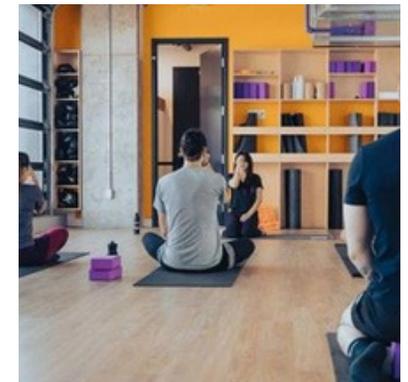
Sports Field

Gym

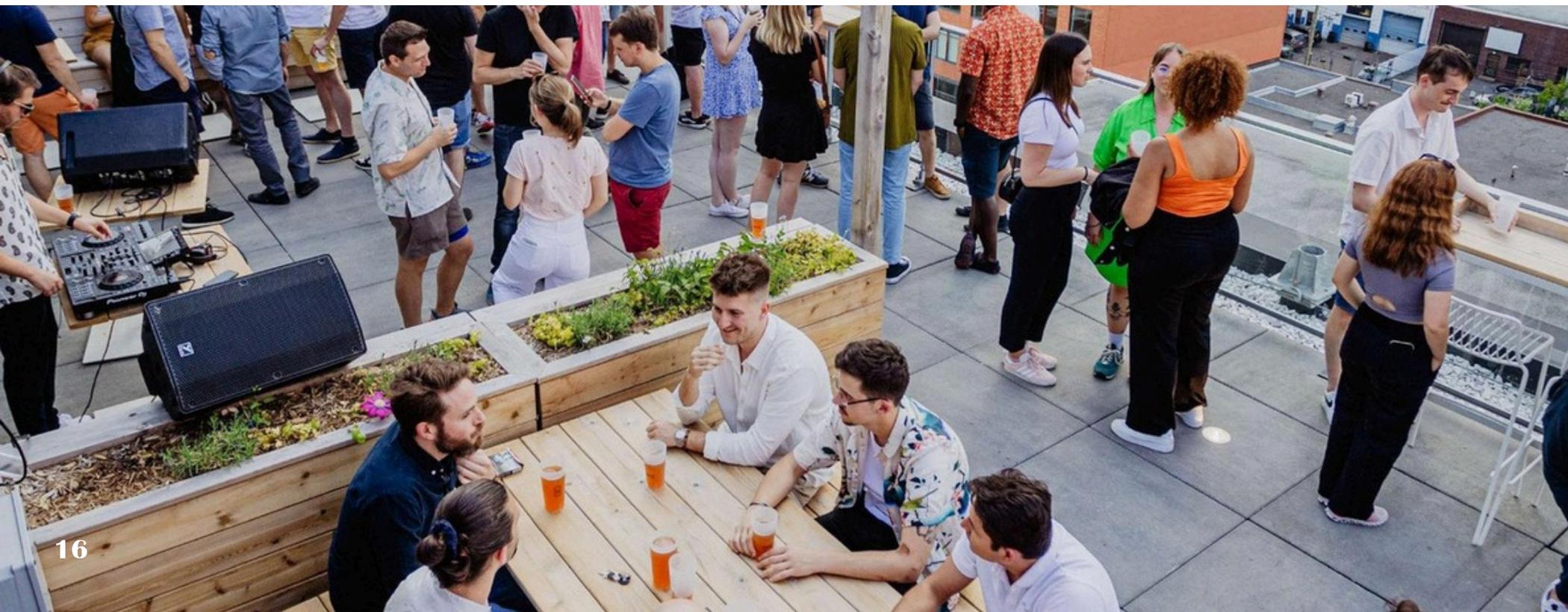**Lounge Terrace**

Common Area

Terrace

Group Classes

EVENTS

Espaces Waverly offers you a variety of spaces to host your events, whether it's a conference, a networking evening, a team building activity or even a day of sporting activities. Whatever type of event you're planning, Espaces Waverly has the ideal space to meet your needs.

Our various indoor and outdoor spaces can be set up according to your preferences. Our events team is on hand to provide the services you need, such as catering, bar service, technical support, or any other support essential to the success of your event.

Please do not hesitate to contact our events team for further information or to organize your next event by writing to us at the following address: location7236waverly@gmail.com

LOUNGE AND TERRACE

The lounge is also available for corporate networking events, conferences, lunch-and-learns and other galas, launches, cocktail parties and banquets.

Available for this space (applicable surcharges):

19' x 7' stage with 204" projector, microphone and lectern
Sound and lighting system
High-end furniture
Fully-staffed bar for cocktail preparation and service
Café catering service
Checkroom service

Standing capacity: 300
Seating capacity: up to 130 people, depending on layout

4250 square footage
Starting at 350$/h
(min. 3h)

15% discount on room rental for member companies.

BOARDROOM

This multi-purpose room, which is combined with a small lounge area featuring sofas, can be divided into two sections if required.

It is equipped with a TV for your presentations or videoconference calls, and also features a kitchenette with sink, dishwasher and refrigerator.

750 square footage
Starting at 150$/h

15% discount on room rental for member companies.

CONFERENCE ROOMS

Included for these spaces:

- High-end furniture
- Television
- Integrated sound system

4-5 people: 40$/h
12-14 people: 60$/h

15% discount on room rental for member companies.

MILE-EX TERRACE

A large rooftop terrace with a breathtaking view of the city of Montreal, Mile-Ex Terrace is the ideal location for your networking events, launches, 5@7s, cocktail receptions or to complement your rental of the multisports field.

Included for this space:

High-end outdoor furniture
Sound systems
Evening lighting

Available for this space

Bar service (beers on tap, cocktails, soft drinks)
Catering service (BBQ)

1430 square footage
Starting at 300$/h (min. 3h)

15% discount on room rental for member companies.

GROUP CLASSES

All year long, enjoy group classes (free!) led by certified trainers! The programming evolves through the seasons to offer a variety of classes, including spinning, HIIT, boxing, yoga, and much more!

	LUNDI	MARDI	MERCREDI	JEUDI	VENDREDI
8:00	VÉLO CARDIO. MATHIEU	HIIT CLAUDIA	VÉLO CARDIO. MATHIEU		VÉLO CARDIO. MATHIEU
12:00	PILATES CLAUDIA	HATA FLOW VINYASA ZOÉ	HATA FLOW VINYASA ZOÉ	BOXE ILIES	
13:00	BOXE ILIES		HIIT CLAUDIA	FESSIERS, JAMBES, ABDOS CLAUDIA	
17:10	VÉLO CARDIO. MATHIEU		VÉLO CARDIO. MATHIEU		

SPORTS FACILITY RENTAL

APRIL TO OCTOBER

Sports Field	Rate
1h	**125$**
2h	**200$**
3h	**275$**
4h	**350$**

RINK RENTAL

Rink 14 adults or 20 kids max.	Rate
1h	250$
2h	460$
3h	675$
4h+	220$/h
Animator / Referee	50$/h

CAFÉ

Espaces Waverly's Café is the perfect place to satisfy your hunger! Our team has put together a delicious, healthy and balanced menu just for you!

You'll find a regular menu including gourmet sandwiches, lunch bowls, a breakfast offer, plus a different dish of the day every lunchtime.

Would you like to offer your employees more? It's possible!

Offer your team an extra benefit and personalize the discount offered to your employees. You can define the incentive of your choice by offering a percentage discount to your employees, up to a certain amount per day, or as an unlimited package.

For example, a 25% discount for a maximum of $10 per day.

It is also possible to customize the discount according to an employee's seniority or status.

For example, 25% on hiring, 35% after one year's service, etc.

Each month, you'll receive a full, detailed report with the corresponding invoice.

SERVICE AND MAINTENANCE

Service	Hourly Rate
Minor repairs (handling, painting, plastering, wiring, etc.)	60$
Major repair (carpenter)	75$
Electrician, plumber or other external service	Cost + 10% managing fee
Housekeeping	42$
Project management (construction and repair)	70$
Emergency call	150$ (min. 3h)

Rate applicable to requests for emergency service and travel outside opening hours.