

# evolv1

420 Wes Graham Way, Waterloo, ON



**THE CORA GROUP**  
Developers & Managers of Commercial Real Estate

[coragroup.com](http://coragroup.com)



# About evolv1

evolv1 is a uniquely modern, Class A office building purposefully designed to meet the needs of today's tech-savvy, forward-thinking workforce. Certified LEED Platinum, evolv1 stands as Canada's first Zero Carbon Building – Design and Performance Certified – and proudly achieves a net positive carbon output.

evolv1 sets a new benchmark for sustainable, innovative work environments—an ideal home for ambitious companies looking to grow in a future-ready space.

# Elevate your business in a building designed for the future

evolv1 is a 3-storey, 104,000 sq. ft. office and innovation centre, located in the heart of University of Waterloo's Research + Technology Park. Strategically positioned just steps from the ION Light Rail Transit, evolv1 offers seamless connectivity to the region's top talent and institutions.

Designed to inspire high-performance teams, the building features a soaring 40-foot living wall, abundant natural light, and premium meeting and event spaces. As Canada's first net-positive energy commercial building, evolv1 combines sustainability, wellness, and innovation to deliver an unparalleled workplace experience.



Parking, EV  
charging, and  
Bike Storage



Access to Cora  
Fitness Centre &  
Showers



Lounge, Meeting  
Room & Townhall



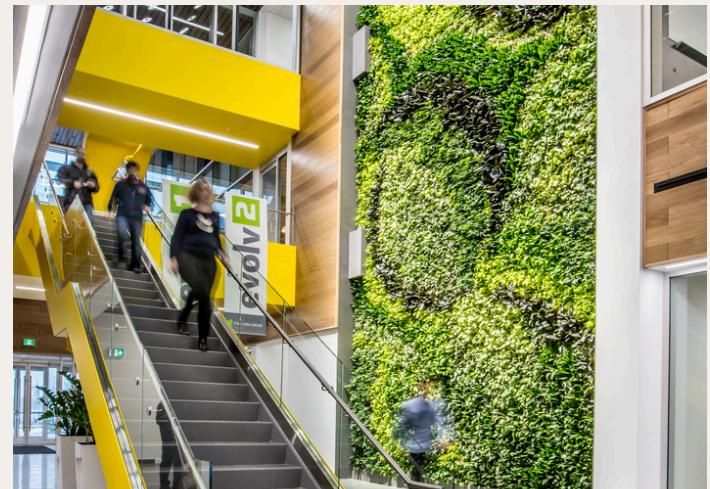
Living Wall &  
Natural Interior  
Design



Immediate  
Occupancy  
Available



Fully furnished or  
custom built  
options



# Availability

## 3<sup>rd</sup> Floor

*Fully Leased*

## 2<sup>nd</sup> Floor:

*Fully Leased*

## 1<sup>st</sup> Floor:

*Cora Grid Coworking Suites - premium, private, and furnished coworking spaces for innovative teams*



# CORA GRID - Coworking



## Premium, private, and furnished office spaces designed for innovative teams

Backed by The Cora Group's reputation for sustainable, Class A office spaces, our fully furnished suites provide a focused, distraction-free environment with high-quality amenities. Located in the University of Waterloo's Research and Technology Park, we help businesses scale seamlessly with flexible spaces that grow alongside your needs—creating the ideal setting for collaboration and innovation.



Meeting  
Rooms



Furnished



Modern  
Kitchen



Premium  
Lounges

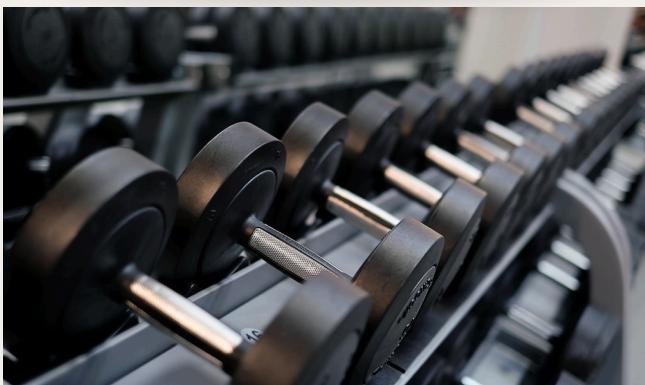


Concierge  
Service



Community  
Events





# Cora Fitness Centre

Located on the first floor of The Cora Building, the Cora Fitness Centre is a private, fully equipped gym designed exclusively for Cora tenants. Open 24 hours a day, Monday through Friday, it offers a convenient way to stay active and energized throughout the workweek.

With tech-enabled treadmills, a leg press, cable machine, free weights, and more, the space supports a full range of workouts. As part of Cora's commitment to tenant health and wellness, the Fitness Centre reflects our belief that a healthy body supports a focused mind and a thriving work environment.



Cardio Equipment



Weight Training



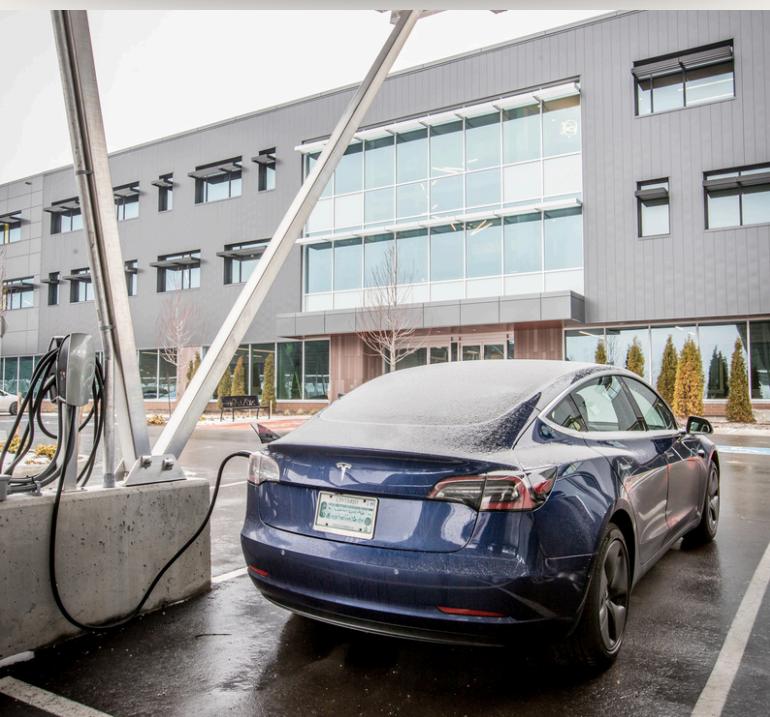
Yoga Mats



Showers



Vending Machine



# Work in Canada's Most Sustainable Office Building

evolv1 is more than a building—it's a benchmark for climate-positive development. Achieving net-positive energy through solar power and smart design, it offers forward-thinking teams a workspace that aligns with their values and supports a healthier planet.



evolv1 has proudly achieved LEED Platinum certification, the highest level of recognition under the globally recognized Leadership in Energy and Environmental Design rating system. This distinction reflects the building's exceptional performance across key sustainability metrics, including energy efficiency, indoor environmental quality, water conservation, and materials use.



# Located in Waterloo's Research + Technology Park

evolv1 is proudly located within Waterloo's renowned Research + Technology Park—one of Canada's largest and most vibrant innovation ecosystems. Situated beside the University of Waterloo, the park offers unparalleled access to world-class research, emerging technologies, and globally recognized talent.

This dynamic environment brings together leading companies, top researchers, and pioneering startups to fuel collaboration and accelerate ideas from lab to market. With University of Waterloo ranked #1 in Canada for innovation, R+T Park is more than a location—it's a launchpad for future-shaping work.



## Bike Score

91/100



## LRT Stop

1 Minute Walk to the  
R+T ION Station



## Bus Stop

5 Minute Walk to the  
Hagey/ Wes Graham  
Bus Stop



## Highway 401

20 Minute Drive



## Food & Shops

Hundreds of local  
and diverse cuisine!



# About The Cora Group

The Cora Group is a leading force in the development, ownership, and management of Class A office space in Waterloo Region. With deep roots in the community spanning over 40 years, we've shaped more than two million square feet of commercial, industrial, and residential real estate—earning a trusted reputation as one of the region's most influential and forward-thinking developers.

From revitalizing Kitchener's downtown core to building sustainable, collaborative spaces for the next generation of tech leaders, our work is driven by a commitment to innovation, community, and excellence. At Cora, we don't just develop properties—we help define the future of how and where Waterloo Region works, lives, and grows.



**Manfred Conrad**

*President, CEO  
and Founder*



**Adrian Conrad**

*Chief Operating Officer*



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Join the future of work at evolv1—Canada's first Zero Carbon, multi-tenant office building designed for innovators, changemakers, and purpose-driven teams. Whether you're scaling a startup or growing a business, our premium office spaces are built to support your mission.

Let's connect—your next office is waiting.