



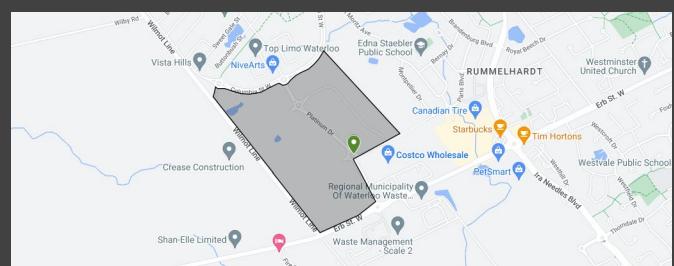
GENERATION PARK
WATERLOO

We're thinking a generation ahead. And so are you.

Generation Park Waterloo is a community of businesses with their eyes on the future.



We've established employment lands in the ideal Waterloo location for the purpose of creating a community of businesses with their eyes on the future.



SERVICED INDUSTRIAL LAND AVAILABLE

This is your opportunity to be part of something innovative!

Not only is this one of Waterloo's last remaining greenfield Industrial parks, but it's helping the city reach its carbon reduction targets! Your neighbours will be like-minded, LEED certified, Zero-Carbon buildings.

- 11 Industrial blocks available ranging from 1.3 hectares (3.2 acres) to 7.9 hectares (19.5 acres)
- Blocks can be further divided to accommodate smaller facilities
- Services available include 27.6 kV hydro, natural gas, water/wastewater and high speed internet

STRATEGICALLY LOCATED

Generation Park is Waterloo's newest shovel-ready Employment Park. With quick access to the Region of Waterloo and Toronto Pearson International Airports, as well as Ontario's superhighway (Highway 401), connecting with customers, suppliers and U.S. markets is easy and convenient.

Waterloo is home to leading technology companies and universities that are collectively creating a thriving ecosystem of research, development, and entrepreneurship. With a focus on cutting-edge technologies such as artificial intelligence, quantum

theoretical physics, advanced materials and manufacturing, Waterloo is at the forefront of next-generation developments.



Leading companies that have made Waterloo their home include:

- Bosch/ETAS
- Faire
- OpenText
- SAP
- Sunlife
- Manulife
- Clearpath Robotics
- McAfee

ACCESS TO THE BEST AND BRIGHTEST TALENT

Generation Park is located in the Toronto-Waterloo Innovation Corridor, which is home to nearly 8 million people.

Waterloo is a thriving hub that attracts top talent from around the world, fostering a dynamic community of innovators and entrepreneurs. The University of Waterloo (home to North America's largest Co-op program), Wilfrid Laurier University and Conestoga College collectively attract over 80,000 students each year from around the world, and offer leading programs in Engineering, Mathematics, Mechatronics, Computer Science, Business, Logistics and Manufacturing.

Be a part of our success:

- Waterloo is rated the #1 small tech market in North America (source: 2022 CBRE Tech Talent Rankings)
- Waterloo Region is home to 150 research institutes and the birthplace of more patents per capita than any other innovation region (11x the national average)
- Waterloo is home to the fastest-growing millennial and new graduate populations in North America (reference: CBRE Scoring Tech Talent)

ENVIRONMENTAL PRINCIPLES IN PLACE

With our Sustainability Standards firmly established, Generation Park Waterloo will incubate a community of businesses and people with transformation at their core and the well-being of future generations in their spirit.

With LEED Silver and Canada Green Building Council (CAGBC) Zero-Carbon Building Standards in place, Generation Park is setting new standards for carbon emission reduction and climate resilience.

- Reduce future carbon taxes with a carbon-free building
- See a return on your investment in less than 10 years
- Eliminate reliance on fossil fuels for building operations
- Enhance your brand reputation — showcase your environmental commitment to customers and employees

We are seeking companies that share this vision. Reach out today to discuss how we can help you call Waterloo home.

APPEALING FOR POTENTIAL EMPLOYEES

- On-site retail
- Community of like-minded people
- Concentration of other young talent
- Close to home
- Biking Trail
- Close to everything

IDEAL LOCATION FOR:

- Light manufacturing
- Robotics, automation and tech
- Health innovation and R&D
- Film and creative industries