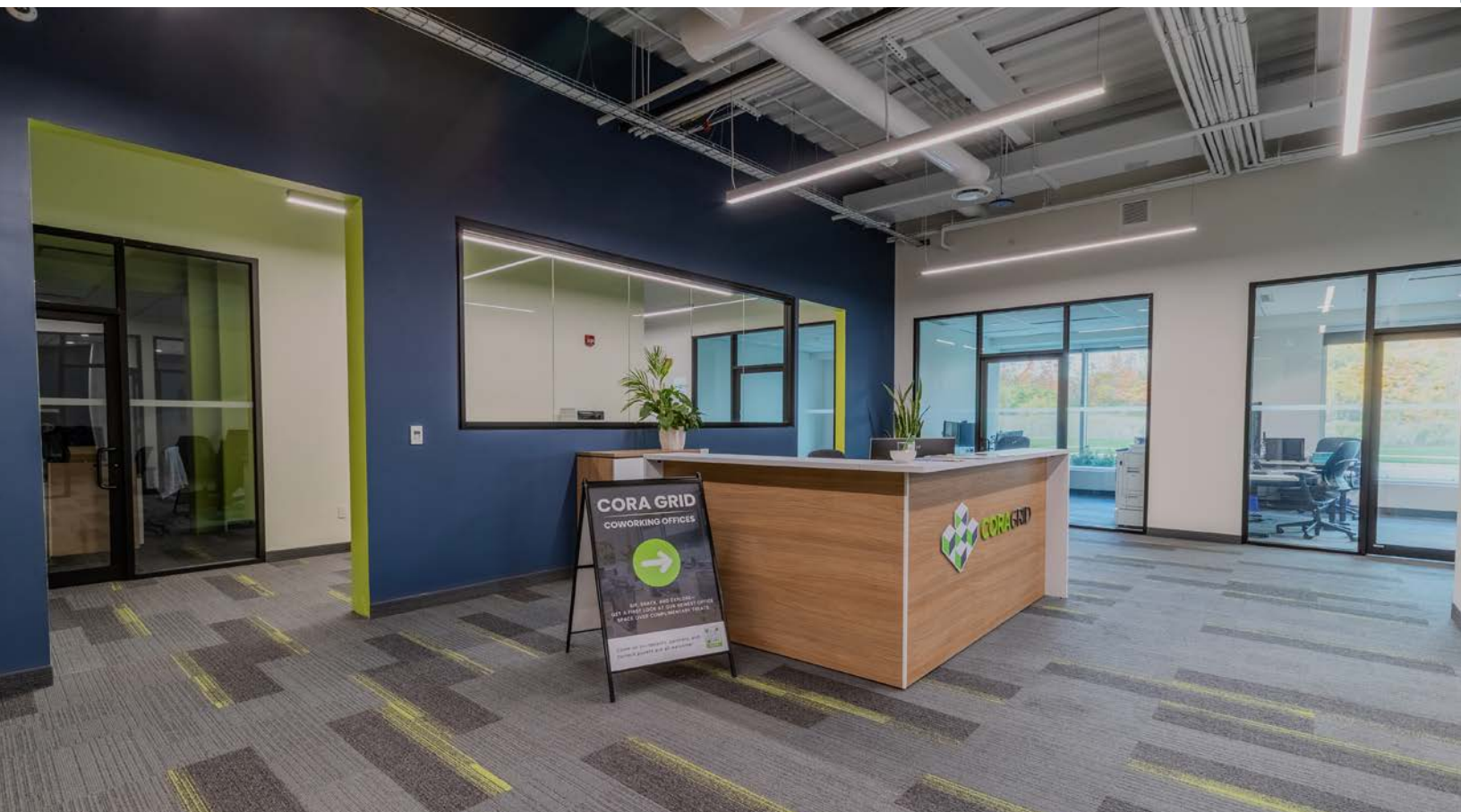


FOR LEASE

WHITNEY
Commercial Real Estate Services

420 WES GRAHAM WAY, WATERLOO - CORA GRID



FULLY FURNISHED VERSATILE OPTIONS AVAILABLE

Discover the Cora GRID, a premier co-working space nestled in the heart of the David Johnston Research & Technology Park at evolvi, Canada's first zero carbon office building. This facility offers fully furnished individual offices tailored for teams of 2 to 6, providing an ideal environment for productivity and collaboration.

Join a vibrant community of innovators and professionals in a sustainable workspace that promotes collaboration and well-being. Don't miss out on this opportunity to elevate your work environment at the Cora GRID!

Contact us today to schedule a tour and secure your office space.

AVAILABILITY | Units for 2 - 6 People

LEASE RATE | \$1,900 - \$3,200 / Month Gross





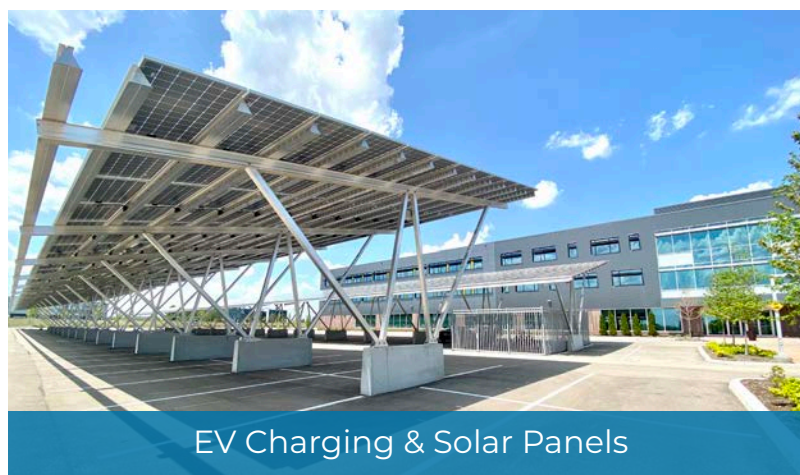
Lobby with 3 Storey Living Wall



Lounge Area



LRT Stop



EV Charging & Solar Panels



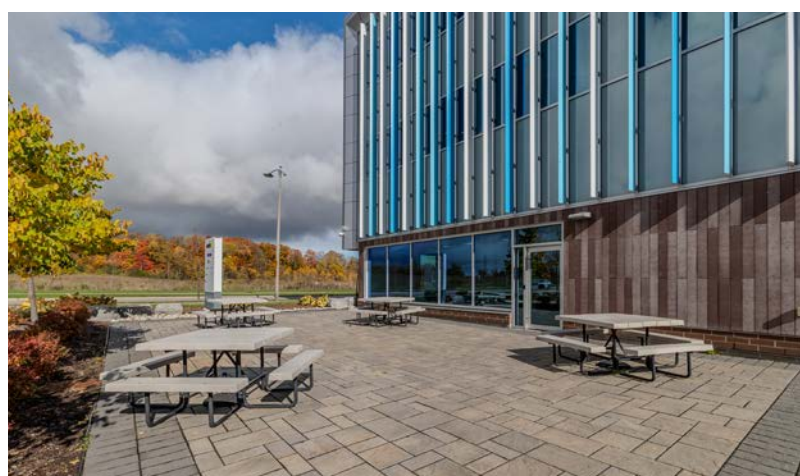
Gym Access



Space for up to 6 People

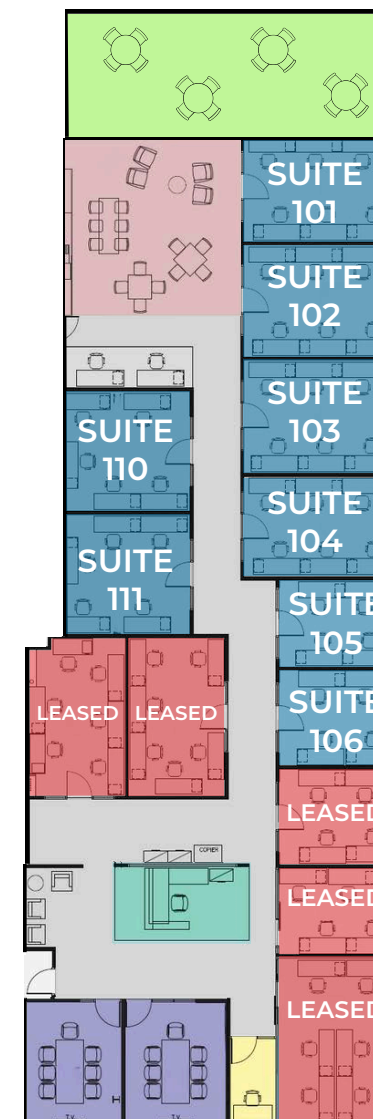


20 Person Conference Room



Patio

FLOOR PLAN



SUITE	UNIT SIZE	MONTHLY RENT	# OF WINDOWS
SUITE 101**	Up to 6 People	\$3,200	5
SUITE 102**	Up to 6 People	\$3,200	2
SUITE 103**	Up to 6 People	\$3,200	2
SUITE 104*	Up to 6 People	\$2,900	2
SUITE 105*	Up to 4 People	\$1,900	1
SUITE 106**	Up to 4 People	\$2,100	2
SUITE 107		LEASED	
SUITE 108		LEASED	
SUITE 109		LEASED	
SUITE 110*	Up to 5 People	\$2,600	0
SUITE 111**	Up to 5 People	\$2,600	0
SUITE 112		LEASED	
SUITE 113		LEASED	

	Patio		Phone Room
	Lounge & Kitchen		Concierge
	Meeting Rooms		

* MLS Listing
** Exclusive Listing

KEY FEATURES

- **Individual Offices:** Flexible spaces designed for comfort and efficiency
- **Shared Amenities:** Access to modern meeting rooms, fully equipped kitchen/lunch area with free snacks & coffee, boardroom facilities, free enterprise grade wifi and B&W Printing
- **Private Call Rooms:** Ideal for focused discussions and confidential calls
- **Conference Room:** Spacious and well-equipped for larger meetings
- **On-Site Concierge:** Professional front desk service for you and your guests
- **Showers:** Perfect for cyclists or anyone wanting to freshen up
- **Outdoor Patio:** Relax and enjoy fresh air during breaks
- **Ample Parking:** On-site parking available, including EV charging stations



Natural Light



Transit Nearby



Amenities Nearby



Fully Furnished



STATION: RESEARCH & TECHNOLOGY



Contact us for more information



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**Broker *Sales Representative