

# The Cora Building

375 Hagey Boulevard, Waterloo



**THE CORA GROUP**  
DEVELOPERS & MANAGERS OF  
COMMERCIAL REAL ESTATE



# About The Cora Building

Designed to shape the future of workspaces, The Cora Building is a modern, multi-tenant office hub in the heart of Waterloo's Research and Technology Park.

With LEED® Gold certification for New Construction, it features state-of-the-art systems that are both environmentally conscious and intuitively responsive to occupant comfort.

The Cora Building showcases The Cora Group's unwavering commitment to sustainability, innovation, and to building vibrant, future-ready communities.

# Space to Grow, Room to Lead

The Cora Building is a prestigious, 100,000 sq. ft., three-storey Class A office building. It offers fully furnished, move-in ready office space with executive offices, meeting rooms, open work areas, boardrooms, kitchens, and dining areas.

Designed for performance and sustainability, the building features in-floor HVAC climate control and accessible cabling for easy IT setup. With direct access to the R+T Park Bus & LRT stop, walking trails, and nearby amenities, The Cora Building offers a modern, convenient, and eco-friendly workplace in a thriving innovation park.

- Solar Carport Parking & EV Charging
- On-site Fitness Centre & Showers
- Access to Meeting Room & Townhall Event Space
- Secure and Monitored Bike Storage
- Greenspace Patio & Walking Trails





## 3rd Level

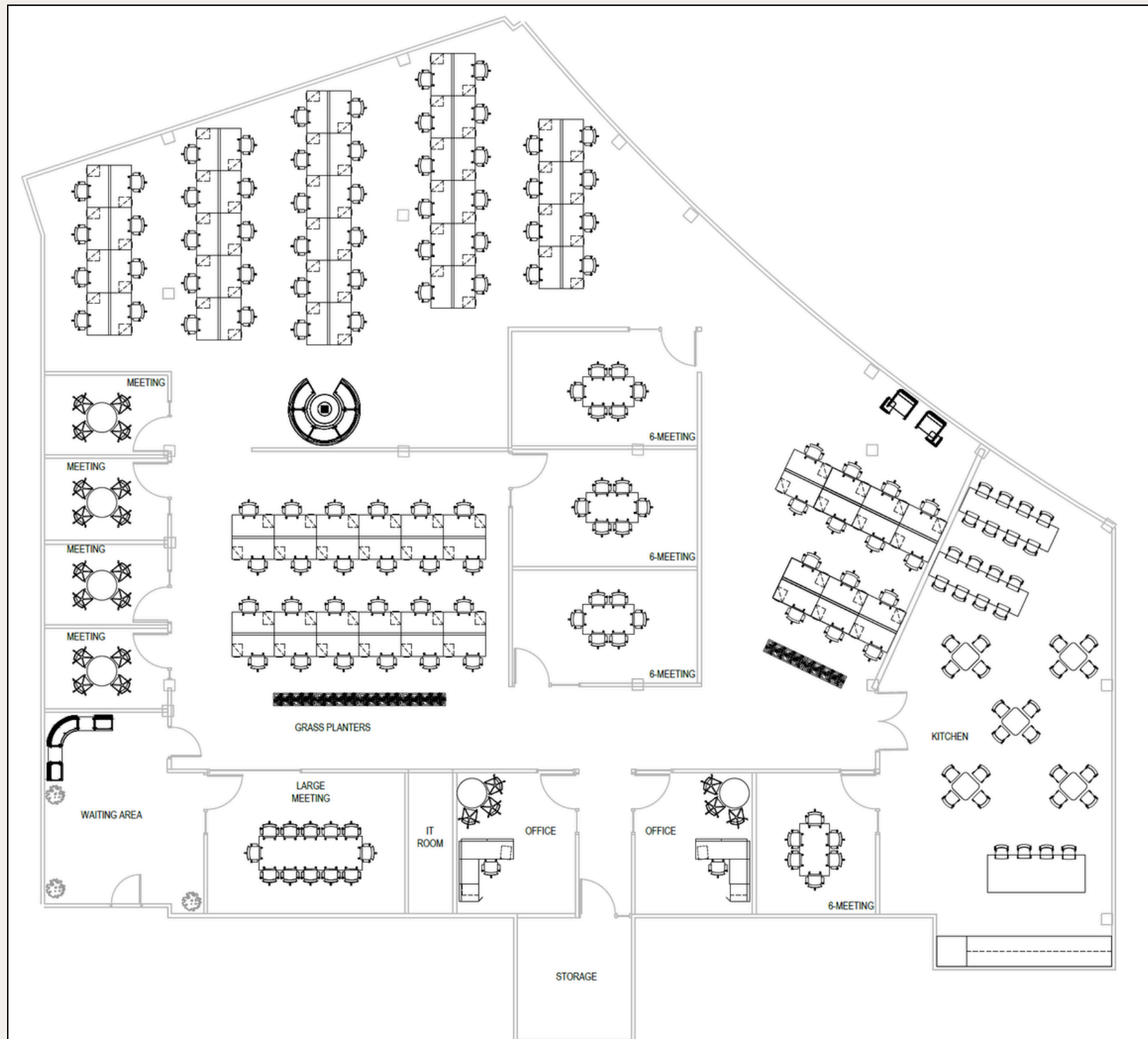
- Suite 300 - 6,324 sf: LEASED
- Suite 304A - 2,607 sf: LEASED
- Suite 304B - 1,160 sf: LEASED
- Suite 306 - 2,056 sf: LEASED
- Suite 308, 309, 310: Platinum Suites - Private Suites with Shared Amenities - LEASED
- Suite 311 - 6,620 sf: LEASED
- Suite 316 - 7,719 sf: LEASED

## 2nd Level

- Suite 200 - 43,113 sf: LEASED

## Main Level

- Suite 100 - 7,398 sf: LEASED
- Suite 108 - 10,048 sf: **AVAILABLE**
- Suite 110 (Daycare) - 2,675 sf: LEASED
- Suite 114 - 3,123 sf: LEASED



## Suite 108 - 10,048 sf

This bright, spacious ground-floor suite offers a rare blend of industrial efficiency and modern workplace design. Featuring impressive 13'+ exposed ceilings and expansive north- and east-facing windows, the space is filled with natural light—creating an ideal environment for growing teams or businesses planning for scale.

Available immediately with flexible lease terms. The suite is thoughtfully laid out with meeting rooms, a large boardroom and opportunity for a large kitchen. The open-concept floor plan can comfortably accommodate 40+ workstations, with ample opportunity to expand—including the potential to add more private offices and break away spaces.

Perfect for companies seeking room to grow without the hassle of managing a build-out. Let us take care of the details so you can move in and get to work from day one.

- Option for additional meeting rooms and private offices
- Same floor access to Fitness Centre & Showers
- Option to fully design and furnish your space, tailored to your needs
- Direct lobby entrance offering premium branding exposure
- Seamless indoor-outdoor access from the suite





## Built for a Greener Tomorrow

Sustainability is built into every detail of The Cora building—from energy-efficient systems and natural lighting to eco-conscious materials and smart design. It's a workspace that supports innovation while reducing environmental impact, empowering teams to do their best work in a space that reflects their values.



Proudly LEED Gold certified by the Canadian Green Building Council, the building meets high standards for energy efficiency, water conservation, and environmental design—demonstrating a deep commitment to sustainability and occupant well-being.

# Located in University of Waterloo's Research + Technology Park

Our properties are 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: Direct access to the R+T ION Station
- Bus Stop: Hagey/ Wes Graham Bus Stops
- Highway 401: 20-minute Drive
- Food & Shops: Hundreds of local and diverse cuisine





## 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
- Yoga Mats
- Showers
- Weight Training
- Beach Volleyball





## 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*

# THE CORA BUILDING



---

375 Hagey Blvd, Waterloo, ON

Position your team at the forefront of innovation. Inquire today to lease a private office in a thoughtfully designed, LEED Gold certified building that reflects the highest standards of professionalism and sustainability.