

evolm1

420 Wes Graham Way, Waterloo



THE CORA GROUP
DEVELOPERS & MANAGERS OF
COMMERCIAL REAL ESTATE

CANADA'S FIRST ZERO
CARBON CERTIFIED
OFFICE BUILDING



About evol1

evol1 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, evol1 stands as Canada's first Zero Carbon Building—Design and Performance Certified—and proudly achieves a net positive carbon output.

evol1 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

evol1 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, evol1 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, evol1 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 Event Space
- Living Wall & Natural Interior Design
- Fully furnished or custom built options





3rd Level

- Suite 300 - 28,323 sf: LEASED
- Suite 301 - 3,616 sf: LEASED
- Suite 312 - 6,574 sf: LEASED

2nd Level

- Suite 200 - 39,974 sf: LEASED

Main Level

- Suite 100 - 4,066 sf: LEASED
- Suite 106 - 3,900 sf: LEASED
- Suite 104 - 6,976 sf: LEASED
- Suite 114 - 2,908 sf: LEASED
- Suite 108: Cora GRID All-Inclusive Suites for Up to 6 Person Teams
- Limited Availability



Cora GRID - All Inclusive Suites

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.

Perfect for small or hybrid teams seeking a space to make a footprint without the hassle of managing a traditional office. Let us take care of the details so you can move in and get to work from day one.



- Bookable meeting rooms exclusive to tenants in the space
- Access to same floor event space and townhall
- Inclusive of enterprise grade WIFI, coffee, snacks, B&W printing & more
- All tenants are able to enjoy the Cora Fitness Centre
- Each suite is furnished with desks, cabinets, and ergonomic chairs



Work in Canada's Most Sustainable Office Building

evol1 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.



evol1 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 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

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420 Wes Graham Way, Waterloo, ON

Join the future of work at evolv1—Canada's first Zero Carbon, multi-tenant office building designed for innovators, changemakers, and purpose-driven teams.