

FOR LEASE



300

The innoTECH Building
Fully Finished Office Space

IN THE R + T PARK

HAGEY

Blvd.
WATERLOO • ON



300 HAGEY BLVD

Modern Turnkey Office Space in *Waterloo*

The innoTECH building in Waterloo offers up to 51,654 sq. ft. of modern professional office space in the David Johnston Research + Technology Park.

The space is fully finished and offers ample on-site parking at no additional cost. The building is exceptionally well-located near the University of Waterloo and its ION Transit Stop. The tenants have access to The Cora Group's shared tenant amenities in The Cora Building located at 375 Hagey Blvd. and The Cora Group's event space in the evol1 building.



Parking

Ample on-site parking at
4:1,000 sq. ft.



Conveniently Located

500 M from the **LRT Research
+ Technology Station**



Excellent Walkability

Located in **R + T Park**, nearby to the
University Shops Plaza with shopping and
dining amenities



Tenant Amenities

Fitness centre, event space, townhall
meeting room, boardroom use, ev charging,
bbq, outdoor patio, showers, changerooms,
and private reflection room



Professionally Managed

The Cora Group, a leading developer and
manager of office space in Waterloo Region

Property *Highlights*

TOTAL AVAILABLE SIZE

 51,654 sq. ft.

DIVISIBLE TO

-  **2nd Floor** – 34,454 sq. ft.
-  **3rd Floor** – 17,200 sq. ft.

*further demising is available to smaller suites

ZONING

 UC-18

PROXIMITY TO LRT

 500 M

PARKING

 4,100 SF

ADDITIONAL RENT

 \$16.42 per sq. ft.

LEASE RATE

 \$19.00 per sq. ft.



FITNESS CENTRE - 375 HAGEY BLVD.



MEETING & EVENT SPACE - 420 WES GRAHAM WAY



375 HAGEY BLVD



420 WES GRAHAM WAY

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2nd Floor 34,454 sq. ft.



300 HAGEY BLVD

3rd Floor 17,200 sq. ft.



300 HAGEY BLVD.

Location *Overview*

The innoTECH building is located at 300 Hagey Blvd, Waterloo providing access to area highways and major thoroughfare.

Exceptional accessibility meets exceptional talent. Located near Highways 7/8 and 401, the innoTech building offers seamless regional connectivity while placing businesses at the centre of Canada’s Technology Triangle. Waterloo Region provides access to one of Canada’s strongest innovation ecosystems, with an extensive commuter base from neighbouring cities across Southwestern Ontario.

FOOD & DINING

- 1 Tim Hortons
- 2 McDonald’s
- 3 Burger King
- 4 Ken’s Sushi
- 5 Starbucks
- 6 Morty’s Pub
- 7 State & Main
- 8 Tim Hortons
- 9 Tim Hortons

GAS STATIONS

- 10 Shell Gas
- 11 Petro Canada
- 12 Esso
- 13 7/11

EDUCATION & CHILDCARE

- 17 Kids & Company Daycare
- 18 University of Waterloo
- 19 Wilfrid Laurier University

OFFICE & RESEARCH

- 20 David Johnston
Research + Tech Park

RETAIL & SERVICES

- 14 University Shops Plaza
- 15 Dollarama
- 16 Sobeys



300 HAGEY BLVD.

About *The Cora Group*

The Cora Group is a leading developer and manager of Class A office space in Ontario's Waterloo Region. With a portfolio centered in the University of Waterloo's Research + Technology Park, The Cora Group creates premium, sustainable workplaces designed to support innovation, collaboration, and long-term business growth and flexibility.

It's portfolio includes high-performance buildings designed to LEED standards, reflecting a commitment to sustainability, operational excellence, and tenant well-being. Each space is thoughtfully designed to meet the evolving needs of today's workforce, offering flexible, efficient environments where businesses can thrive.

The Cora Group serves a diverse tenant base ranging from innovative startups and established technology companies to professional service firms and corporate offices. Businesses benefit from premium facilities, strategic locations, responsive property management, and direct access to one of Canada's leading innovation ecosystems.



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THE CORA GROUP
Developers & Managers of Commercial Real Estate

innoTECH[™]
BUILDING

