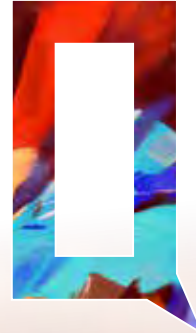


Introducing Q Condos
in downtown Kitchener's
evolving Arts District.

LifeOnQ.ca

THIS IS LIFE ON Q.



Q CONDOS
ON QUEEN



Momentum Developments:
A trusted real estate developer for nearly two decades.

CHANGING THE HORIZON OF WATERLOO REGION.

For nearly two decades, Momentum has been building in the community, becoming an integral part of Kitchener-Waterloo's growth. When you look around, you'll see Momentum's contribution to the changing horizon and revitalization of Uptown Waterloo and Downtown Kitchener. With each project, Momentum's goal is to provide care-free condominium living to residents while building vibrant, flourishing communities.

Learn more about Momentum at momentumdevelopments.ca



One Hundred
Condominiums



Garment Street Condos
The GloveBox
One Hundred Condominiums



Garment Street Condos
The GloveBox
One Hundred Condominiums



Charlie West
Condos



The GloveBox



A SMART BUILDING DESIGN IN A SUPERB LOCATION.

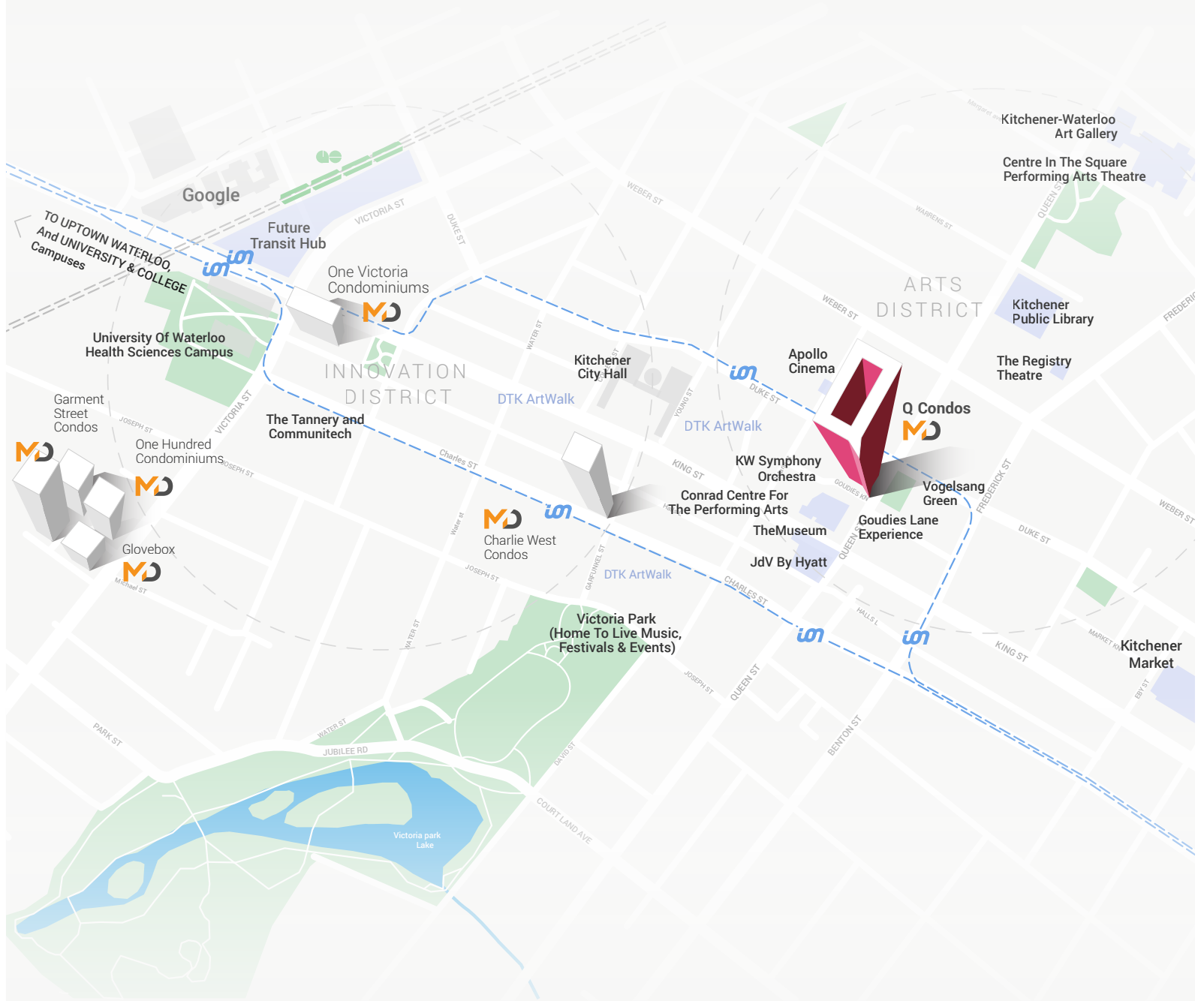
Introducing Q Condos

Q Condos will be the beacon of Kitchener's creative scene. Its slender design will rise 34 storeys above Queen Street's creative vibe. Overlooking Victoria Park, the location is steps to an ION transit stop and surrounded by tech jobs, restaurants, art galleries and theatres.

The architects of Q Condos designed a structure that uniquely blends history, art, and engineering. The original 1917 building at the corner of 20 Queen Street and Goudies Lane was inspired by the Beaux-Art architectural era. Q Condos' large window wall glazing, coloured concrete panels and perforated metal panel balcony screens will rise together, juxtaposed above the original 1917 reclaimed brick building.



LIVE AT Q, WHERE EVERYTHING IS WALKABLE IN MINUTES.



One minute walk to ION light rail transit to get anywhere fast



World-class Universities & Colleges are a short walk or LRT ride

Google

A short walk to the Innovation District, home to many tech co's and major employers



Steps to Victoria Park and peaceful urban green spaces



Surrounded by music and theatre from large venue to street side



Restaurants and bars offer social choices on every corner



Feed your creativity on Goudies Lane and in the Art Walk

LIVE, LEARN, WORK AND PLAY, STEPS FROM Q.

Put your feet up in Vogelsang Green, or kick them up in Victoria Park. Head to the theatre, a local bar, a concert, the library, museum, Farmer's Market or art gallery. It's playtime near Q Condos.

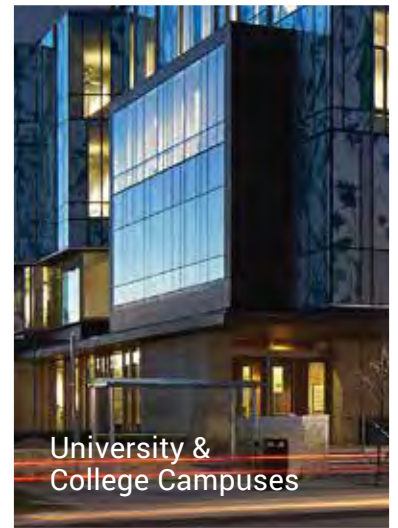
Live close to world-class universities and college campuses, and walk to work at any one of the dozens of technology companies calling downtown Kitchener home – like Google, Communitech, ApplyBoard, and VidYard.



Delicious
cuisine



Google and the
Innovation District



University &
College Campuses

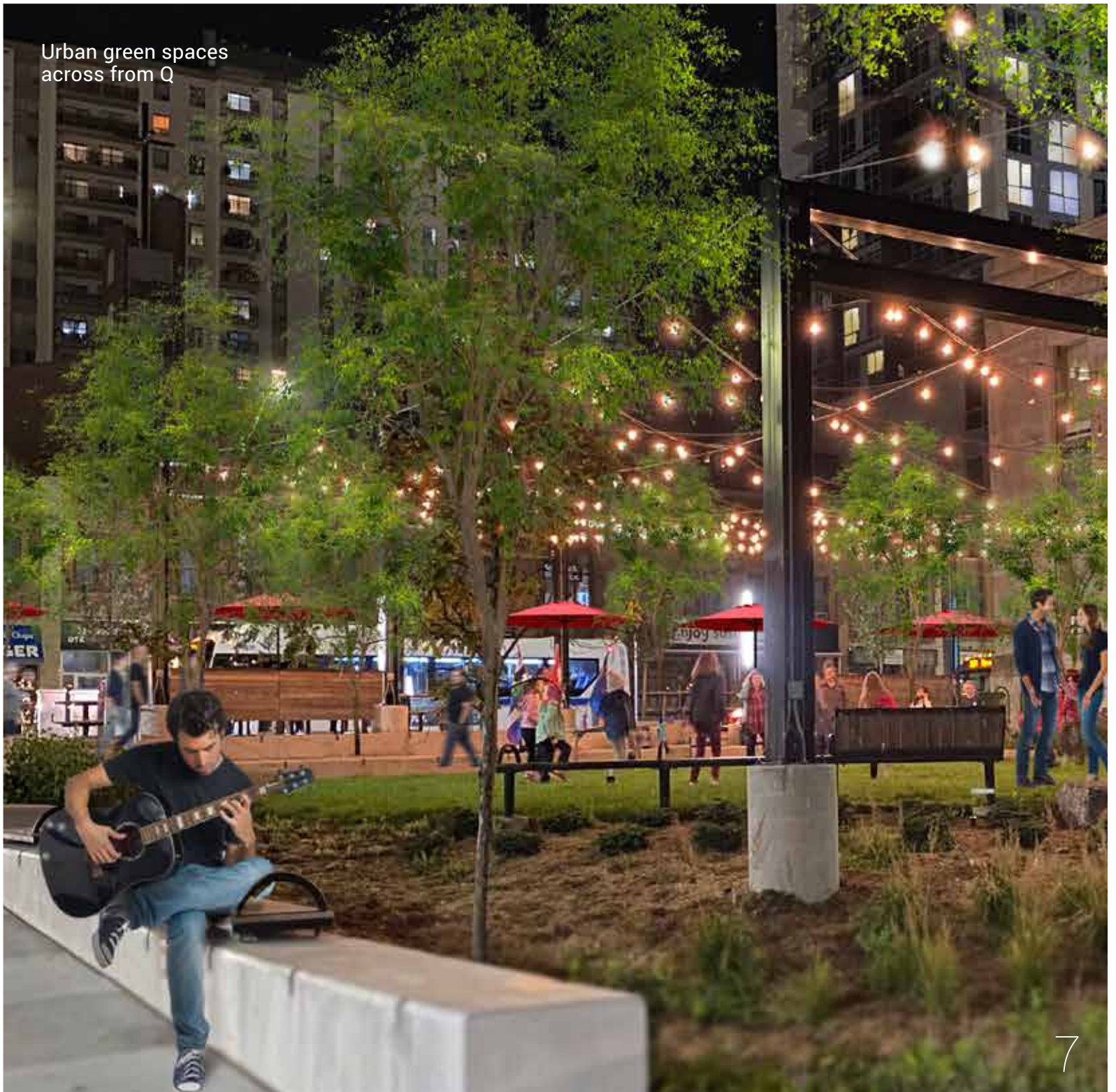


The Goudies Lane experience
at the base of Q

ION light rail transit



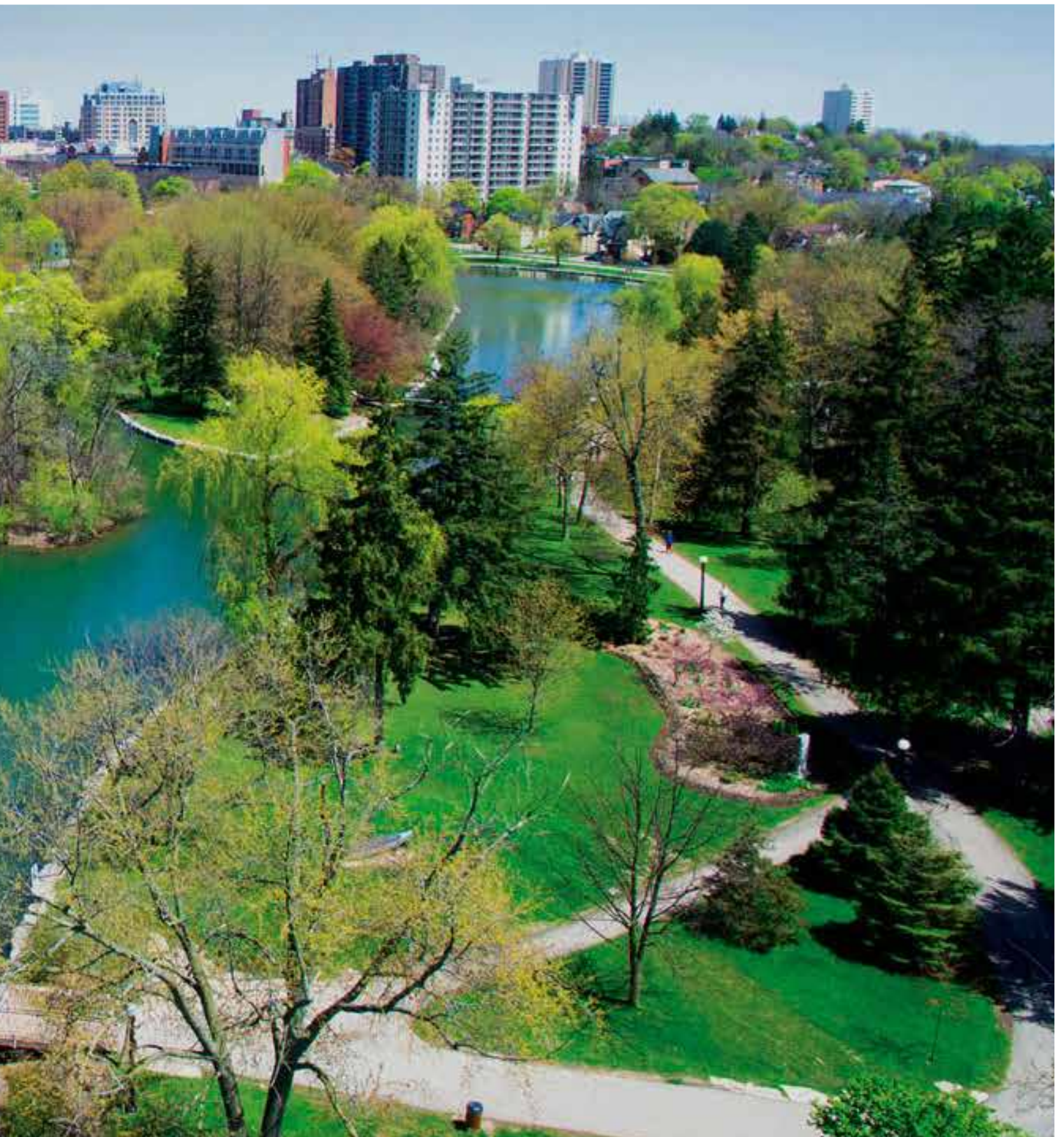
Urban green spaces across from Q





Victoria Park provides a place to walk, jog, cycle, picnic, take the dog for a stroll, bring the kids to the playground or splash pad, and experience many community events.





FABULOUS AMENITIES AT Q CONDOS

Q Condos will inspire social gathering and support healthy and active lifestyles. The design of Q will give residents everything they need, right where they live.





Landscaped Outdoor Terrace & Social/Party Lounge

Location: 9th Floor

Features: Furnishings, gas firepit, BBQ, indoor fireplace, television, coffee bar



Community Benefit Space* in Goudies Lane

Location: 1st Floor

Features:

- Creative space designed to host and feature Canadian artists and art installations.
- Boutique retail space with a proposed café located on the first floor, opening into the outdoor social area within Goudies Lane.



Additional Amenities

Location: 1st Floor
 Features: Executive Concierge, Lounge, Mail Room

Location: Lower Floor
 Features: Bike Storage, Lockers



* Community benefit space proposed for the first floor of Q Condos and Goudies Lane will be open to the public. Types of events and performances are yet to be determined and subject to change.

Cross-training Facility

Location: 2nd Floor

Features: Peloton Studio, cardio equipment, combat area, Lululemon Mirrors, free weights



Multi-Sport Simulator

Location: 4th Floor

Features: Virtual golf, soccer, football, hockey, baseball, games and more



Lululemon Mirrors



Peloton Studio



Furnished Guest Suite

Location: 3rd Floor

Features: Fully furnished suite for residents' overnight guests



Convenience

- **Café*** is proposed for the first floor and will open up to the shared community space in Goudies Lane
- **Guest Suite** for booking overnight visitors
- **Bicycle** secure parking
- **KitchenMate*** is proposed for the lobby to provide an on-site food service – a healthy, convenient solution for busy urban professionals



* Proposed retailers and services will be independently operated businesses not associated with Q Condos, and will not be included in condo fees.



TECHNOLOGY AMENITIES

General

- Smart Entrance phone security system for residents
- Wireless Internet in suites and common areas
- Programmable smart thermostat for heating/cooling
- Smoke and heat detectors

1VALET Smart System*

Powered by Rogers

- Building and suite access, control and security
- Digital key access
- Smart, individual heating/cooling control in each suite
- Text message entry for guests
- Video intercom
- Smart control of package delivery, storage, and retrieval
- Visitor management (eg. food delivery)

1VALET®



* 1Valet reserves the right to add, remove or modify its smart services prior to or following occupancy.

FEATURES & FINISHES

General

- Ceiling height of approx 9' (excluding bulkheads) for residential units; Ceiling height of approx 10' (excluding bulkheads) on floors 33 and 34
- Full height double glazed windows as per plan
- Double glazed balcony door(s)
- Designer vinyl flooring with backing
- Balcony or terrace as per plan
- Oversized wood solid core entry door with lever handle and deadbolt
- Stacked washer and dryer vented to exterior
- Low VOC latex paint finishes
- Drywall ceilings
- Master light switch in foyer to control all lights

Bathroom

- Porcelain/ceramic tiles will be installed on the floor and the wet walls to the ceiling for tubs/showers
- Granite countertop
- Standard drop-in sink with chrome single lever faucet
- White high efficiency toilets
- Bathroom fan vented to exterior

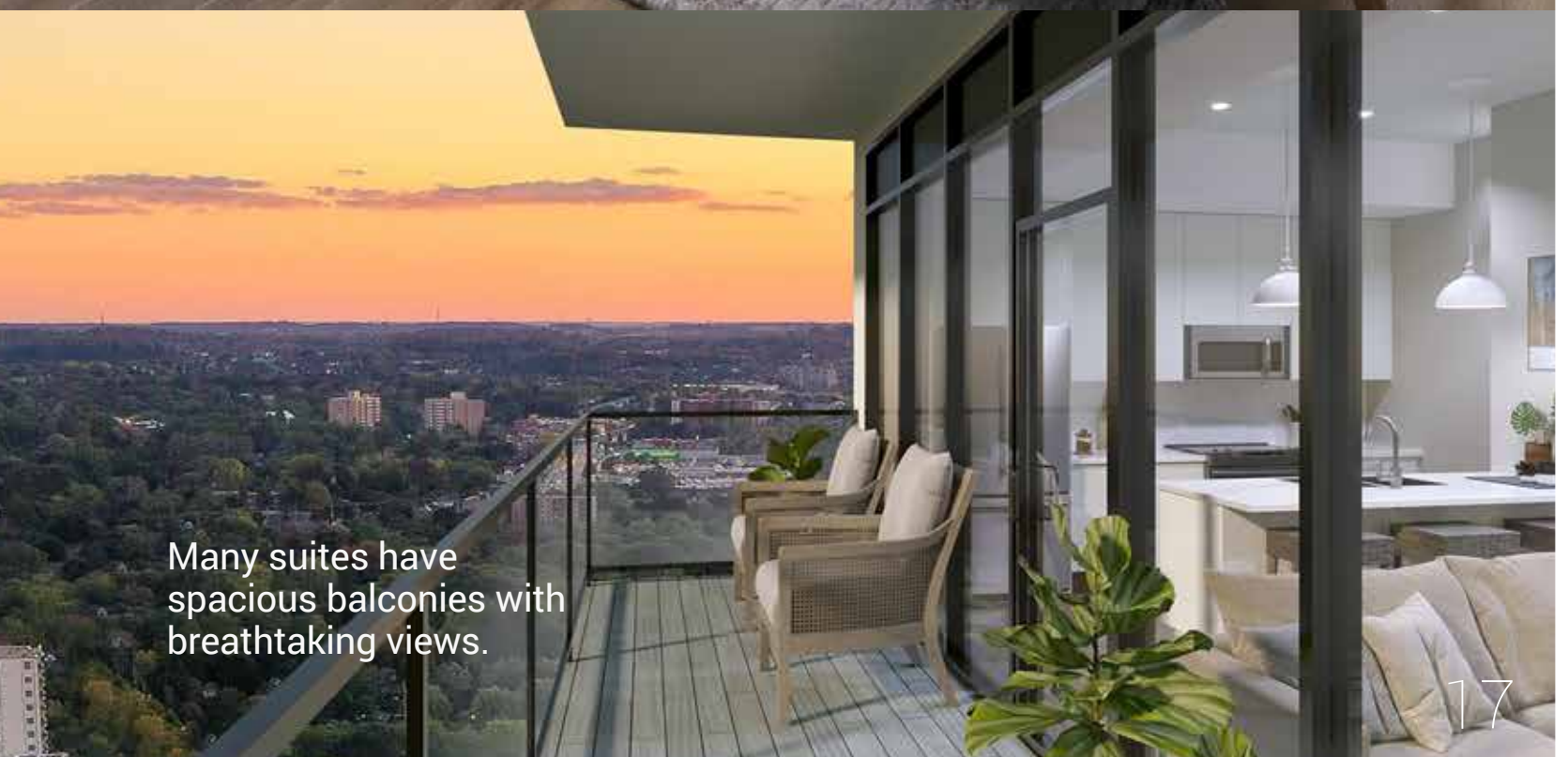
Kitchen

- Gourmet chef-inspired kitchen with custom style cabinetry
- Granite countertops
- Fully installed premium Energy Star stainless steel appliance package
- Stainless steel sink
- Single handle faucet with pullout sprayer
- Ceramic tile backsplash

Energy Efficiency

- Energy and material efficient central heating and cooling systems (4-pipe)
- Energy efficient windows and doors
- Energy efficient lighting





Many suites have spacious balconies with breathtaking views.

KITCHENER'S VIBRANT FUTURE, DOWN THE STREET FROM Q.

Waterloo Region is moving forward with construction of a new transit hub located at the corner of King and Victoria Streets in Kitchener, walkable from Q Condos.

For recent updates on the project, visit engagewr.ca/king-victoria-transit-hub.

The new transit hub will connect the ION light rail transit, Grand River Transit, expanded GO train and bus service, VIA Rail, Coach Canada, CarShare, cyclists and pedestrians.

Images shown are artist concepts. Site design is expected to change based on public input.



The growth of both the Innovation District and Google's presence in Kitchener continues.

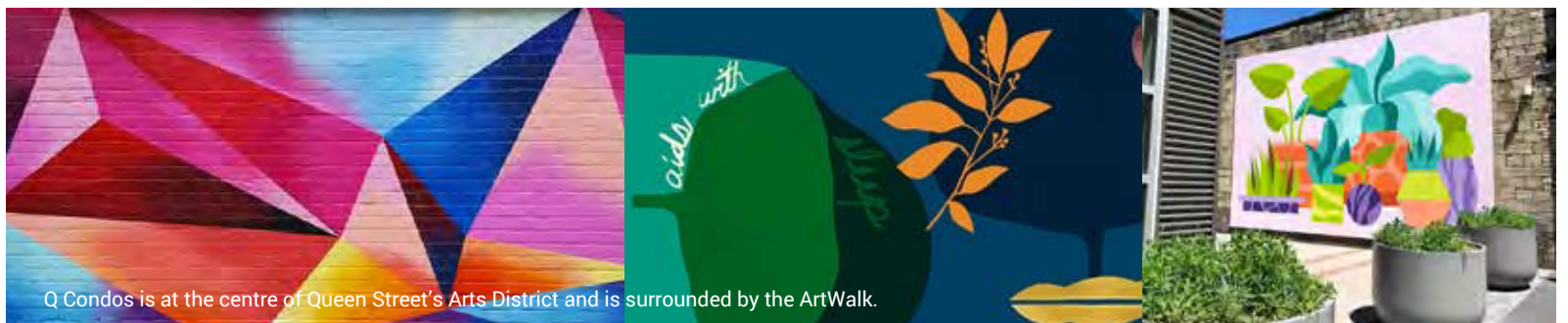
Google





THIS IS LIFE ON Q.

Arts, culture and entertainment are steps away. Enjoy fresh food at the Kitchener Market, fine dining, outdoor cafés, pubs and clubs, the downtown's ArtWalk, theatres, galleries and events.



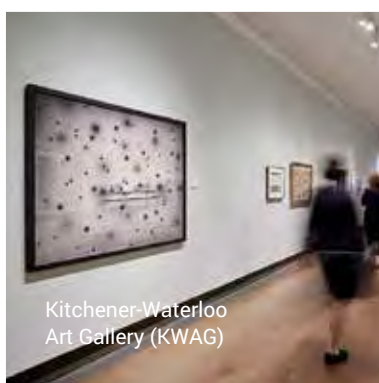
Q Condos is at the centre of Queen Street's Arts District and is surrounded by the ArtWalk.



Victoria Park hosts many events



The Centre In The Square Performing Arts Centre



Kitchener-Waterloo Art Gallery (KWAG)



Kitchener Public Library



KW Symphony Orchestra



Kitchener's THEMUSEUM



Q CONDOS ON QUEEN

LifeOnQ.ca



All floor plans, specifications and materials are subject to availability and subject to change without notice. The Vendor shall have the right to substitute products and materials, of no lesser quality, for those listed above or depicted in the plans and specifications. The Vendor shall not be obligated to notify the Purchaser if products and materials are substituted. Natural materials such as wood, marble, granite and stone will have variations in colour and pattern from samples. Features and finishes in each unit will depend on finish package selected by purchaser. E&OE