



LifeOnQ.ca

# Investment highlights

**Q Condos:** located in the heart of Kitchener's Arts District



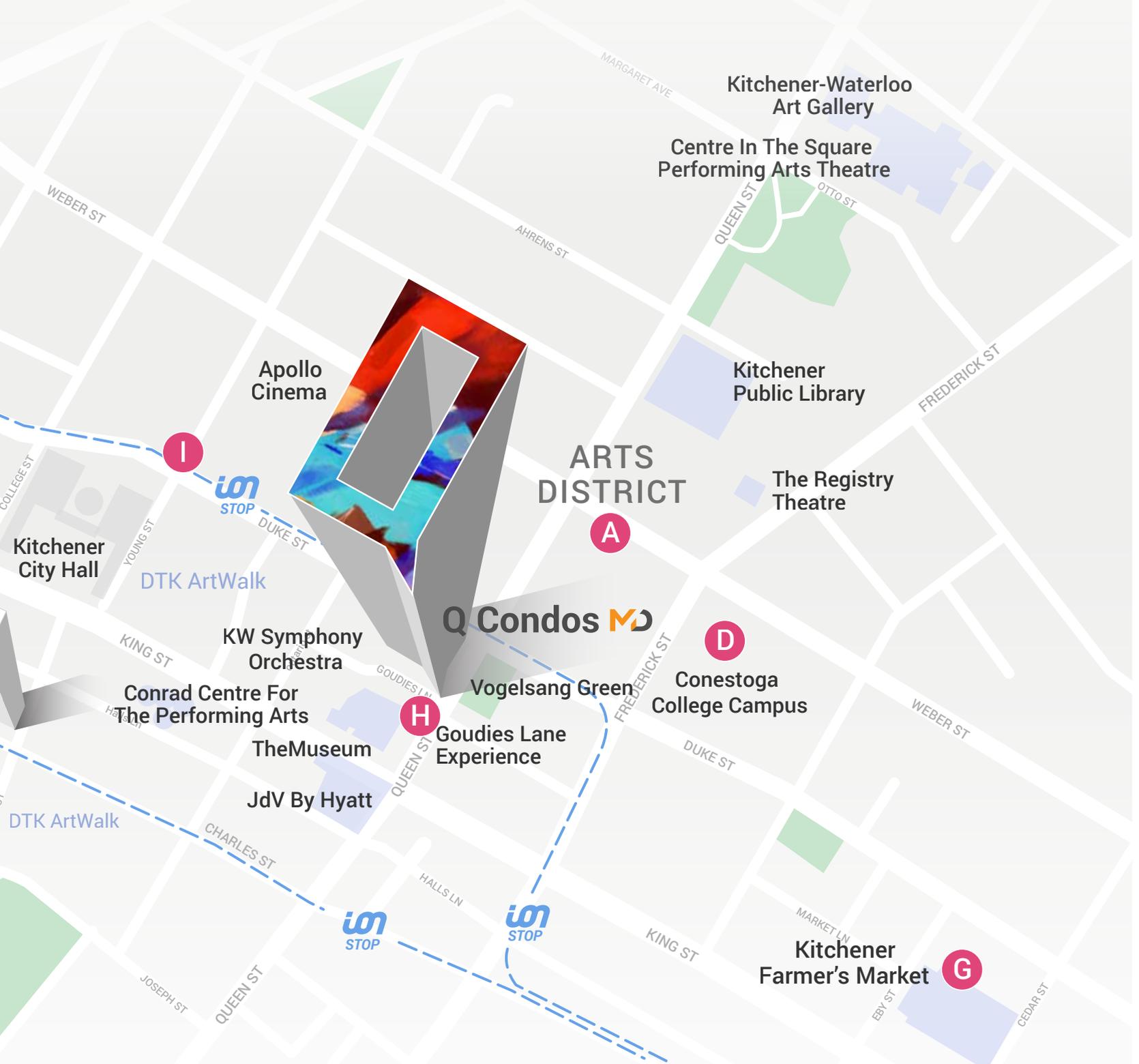
**Q CONDOS**  
ON QUEEN



# Exceptional location.



# Countless amenities.



## A. Arts District

Home to art shows, performing arts theatres, concert halls, cinemas, music halls and more.

## B. Google's Expanding Office

Google's expanding office: 15 minute walk or 5 minute ride on the new ION LRT

## C. Future Regional Transit Hub

Waterloo Region's Future Transit Hub:  
10 minute walk or 3 minute ride on the new ION LRT

## D. University + College Campuses

University & College campuses in Kitchener are a short walk away. Waterloo campuses are a quick and easy ION ride.

## E. Innovation District

Blocks from Q – home to many leading tech companies and tech job opportunities.

## F. Victoria Park

Only a 5 minute walk to beautiful green spaces, concerts and events.

## G. Kitchener Farmer's Market

Farm-fresh foods, just a 5 minute walk from Q.

## H. Goudies Lane

Goudies Lane and new urban green spaces are located at the base of Q Condos.

## I. ION Transit Stops

The new ION will get Q Condos residents everywhere, fast. ION stops are minutes by foot from Q's front door.

# Smart real estate investments

## Rental Stats

### Rental Increase

Kitchener's RENTAL GROWTH had the largest increase in all of Canada at

# 31.4%

Year Over Year

### Vacancy Rate

At October, 2022, Kitchener's RENTAL VACANCY was a low

# 1.2%

## Technology

**51%** growth in tech jobs over the past 5 years in Waterloo Region, which outpaced Toronto and Vancouver.<sup>3</sup>

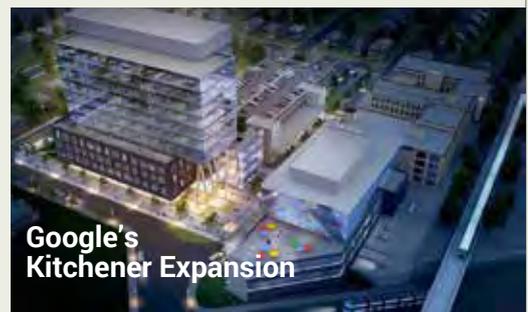
# 1,400

tech companies employ 23,200+ people, making Waterloo Region the second highest density of startups in the world.<sup>4</sup>

### Kitchener-Waterloo is where technology is heading

**Google's** Kitchener office is their largest R&D facility, and is the home of their first accelerator in Canada. Google employs **1,400** in this **500,000 square foot** office location.

**Communitech** supports a community of over 1,200 tech companies. **Velocity** companies helped raise over **\$4.2B** in funding to date, resulting in **400+** companies being incubated since 2008. **Accelerator Centre** is Canada's #1 accelerator for tech companies



Google's Kitchener Expansion



Communitech in the Innovation District

<sup>1</sup> Source: <https://rentals.ca/national-rent-report>

<sup>2</sup> Source: CMHC Housing Market Information Portal

<sup>3</sup> Source: <https://techtalent.ca/toronto-top-market-for-tech-talent/>

<sup>4</sup> Source: <https://communitech.ca/content/downloads/pdfs/TheWaterlooRegionTechSector.pdf>

# are made in Waterloo Region.

## Job Market

# 30K NEW TECH JOBS

In the last 20 years, Waterloo Region’s innovation companies have created over 30,000 new technology jobs. The area is home to over 1,000 tech companies, including Google, ApplyBoard, NetSuite, VidYard, Magnet Forensics, Faire, Igloo, and Shopify.



## Transit

**ION** quickly transports residents in the downtown cores to school campuses, jobs, entertainment and parks.

# \$868M<sup>6</sup>

Waterloo Region invested \$868M in the **ION** LRT, completed in 2019 – the most expensive project in the region’s history.

# \$1.52B<sup>7</sup>

**ION** Stage 2 is now in being planned with an anticipated cost of \$1.52B.



## Exponential Population Growth



The Region has been the second-fastest growing community in Canada the past 3 years. Waterloo Region’s population growth rose from approx. 524,000 in 2016 to approx. 576,000 in 2021<sup>5</sup> – and is expected to reach 742,000 by 2031.



**Waterloo Region’s future transit hub** is also in the planning stages and will become the central connection of the Waterloo-Toronto tech corridor.

<sup>5</sup> Source: <https://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/page.cfm?dguid=2021S0503541&topic=1&lang=E>  
<sup>6</sup> Source: <https://kitchener.ctvnews.ca/ion-construction-costs-run-50-million-over-budget-1.3716861?cache=alofdlzml>  
<sup>7</sup> Source: <https://kitchener.citynews.ca/local-news/region-looks-to-prove-extending-lrt-into-cambridge-is-worth-the-15-billion-needed-to-build-it-4511767>

# Invest in a smart community.

**Education & Innovation:** World-renowned, post-secondary Institutions like University of Waterloo, Wilfrid Laurier University, Conestoga College and McMaster University are located in walking distance from Q or a short ION ride away. The Region and Kitchener's Innovation District are home to Communitech, Velocity and the Accelerator Centre, some of the world's best accelerators/incubators.

## University of Waterloo

- 42,000 students
- #1 for computer science, engineering and mathematics\*
- #1 for experiential learning amongst comprehensive universities\*

\* Maclean's 2021

### Campus proximity to Q Condos:

- Waterloo  
*10 minute ION ride*
- Kitchener  
*4 minute ION ride / 8 minute walk*

## Wilfrid Laurier University

- 20,000 students
- A global leader in social entrepreneurship and social innovation education
- Laurier StartUp Lab campus-linked accelerator dedicated to assisting students and alumni start and scale businesses

### Campus proximity to Q Condos:

- Waterloo  
*10 minute ION ride*

## McMaster University

- 32,000 students
- Ranked in the top 100 schools worldwide; 4th best school in Canada

### Campus proximity to Q Condos:

- Kitchener  
*4 minute ION ride / 8 minute walk*

## Conestoga College

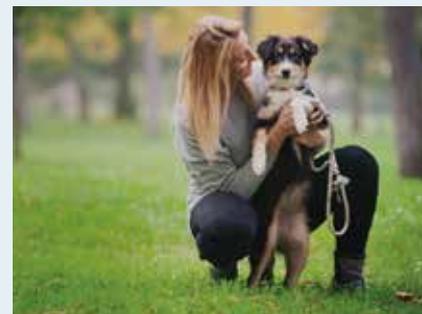
- 26,000+ students
- 26,000 continuing education enrolments annually
- A leader in polytechnic education and one of Ontario's fastest-growing colleges.

### Campus proximity to Q Condos:

- Waterloo  
*15 minute GRT bus ride*
- Kitchener (2 campuses)  
*3 minute walk / 20 minute ION/GRT ride*

# Location, location, location.

**Surrounded by lifestyle benefits:** For those who will live at Q, every day will feel like play-day. They will put their feet up in Vogelsang Green, or kick them up in Victoria Park. Everything is walkable – theatres, bars, fine restaurants, concerts, the library, THEMUSEUM, street art and the art gallery. A short walk around the corner from Q is farm-fresh food at the Kitchener Farmer's Market.





**Q CONDOS**  
ON QUEEN



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