

Introducing Q Condos  
on centre stage in Kitchener's  
evolving Arts District



**Q CONDOS**  
ON QUEEN

**THIS IS  
LIFE ON Q.**

Another fine development by

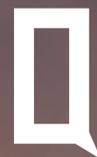


**MOMENTUM**  
DEVELOPMENTS

A stylized white letter 'Q' logo with a small tail, positioned in the top right corner of the page. The background of the entire page is a vibrant, abstract painting with a color palette of deep reds, oranges, yellows, and blues, suggesting a sunset or a dynamic urban scene.

Q Condos by Momentum Developments is an exceptional condo investment at the heart of Kitchener's evolving Arts District.

The slender design of Q Condos will rise 34 spectacular storeys above Queen Street's creative vibe. Overlooking Victoria Park, the location is steps to the ION rapid transit and surrounded by tech jobs, restaurants, bars, art galleries and theatres.



# THE ARCHITECTURAL BEACON OF KITCHENER'S CREATIVE SCENE.

The design of Q Condos 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' slender stance will rise high above this original reclaimed brick building with large window wall glazing, coloured concrete panels and perforated metal panel balcony screens.



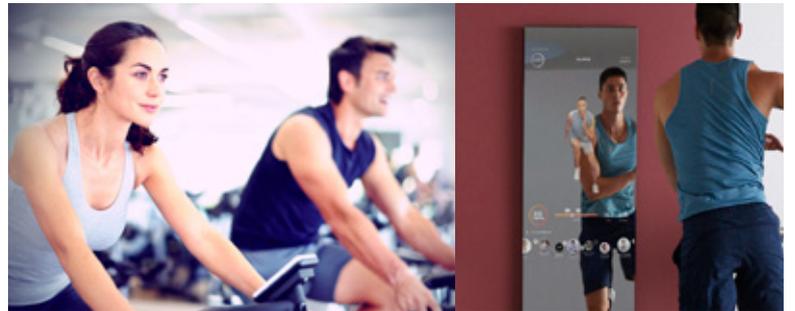
Q

# Q'S AMENITIES WILL MAKE DOWNTOWN LIVING SPECTACULAR.

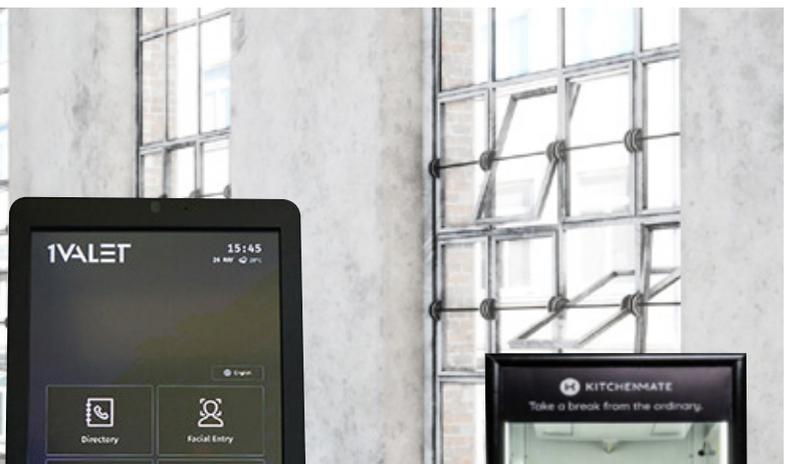
Hang out at the magnificent outdoor terrace or indoor social lounge.



Q will sport a state of the art cross-training facility that includes a Peloton studio, Lululemon Mirrors, combat area and a sports simulator.



A boutique coffee shop that will open up to the shared community space in Goudies Lane. Q Condos will be a smart building with 1Valet's technology installed. Kitchenmate will be in the lobby to provide on-site food service – a healthy, convenient solution for busy urban professionals.





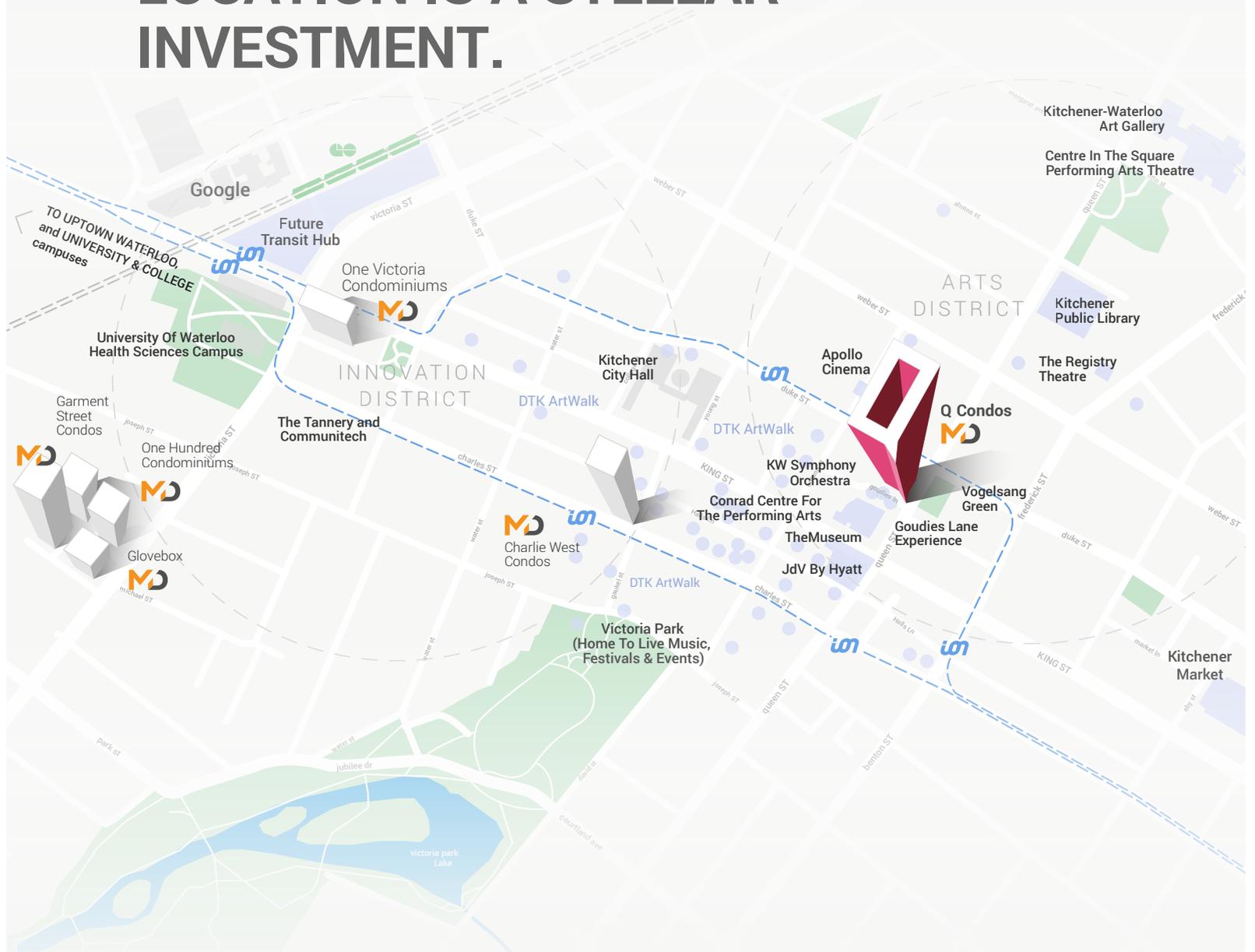
# WELL-APPOINTED SUITES WITH LARGE WINDOWS AND BREATHTAKING VIEWS.

Soak up spectacular views of  
the city and Victoria Park.

Designer features and  
finishes bring comfort and  
style to Q's spacious suites.



# THIS UNPARALLELED LOCATION IS A STELLAR INVESTMENT.



## Everything is right here. This is life on Q.

Downtown Kitchener has dozens of lifestyle amenities including fine cuisine, unique bars and cafés, art galleries, performance theatres, community festivals, downtown shops, and the Kitchener Market.

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

Living at Q, everything is walkable. Put your feet up in Vogelsang Green, or kick them up in Victoria Park. Head to the theatre, the bar, a concert, the library, museum, or art gallery. It's playtime.



# LIVE, LEARN, WORK AND PLAY. IT'S ALL HERE.



Downtown Kitchener has dozens of lifestyle amenities including fine cuisine, unique bars and cafés, art galleries, performance theatres, community festivals, downtown shops, and the Kitchener Market.

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

Every day is playday, and walkable. Put your feet up in Vogelsang Green, or kick them up in Victoria Park. Head to the theatre, the bar, a concert, the library, museum, or art gallery. It's playtime.

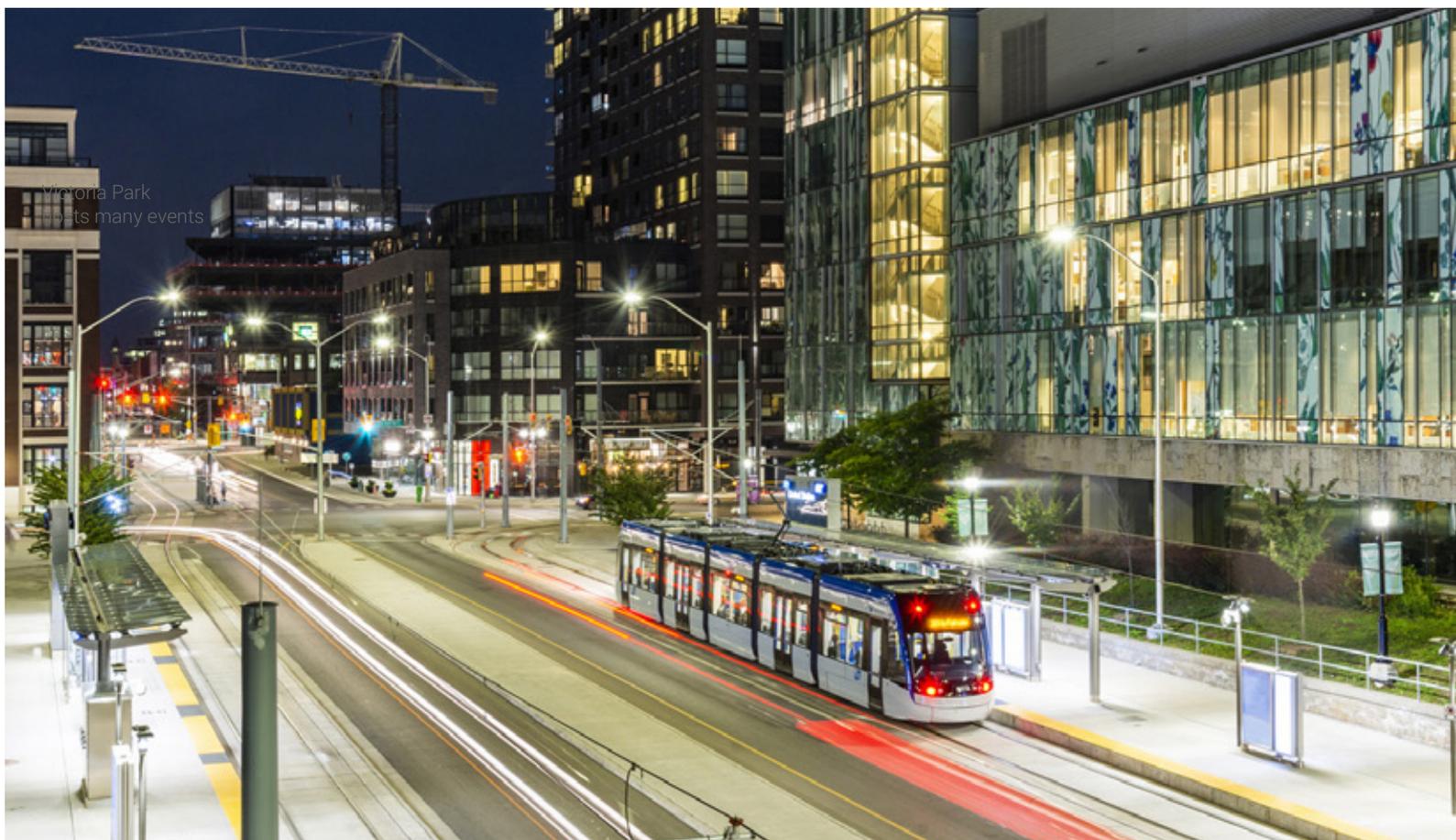
Surrounded by  
delicious cuisine

Close to Google and  
the Innovation District

Down the street from University of  
Waterloo School of Pharmacy



Get everywhere fast – an ION light rail stop is around the corner from Q Condos



Victoria Park  
hosts many events

Q

# SHARED COMMUNITY PLACES AND QUAINT GREEN SPACES ARE STEPS AWAY.



The new shared community space at the base of Q Condos will take the Goudies Lane experience to the next level with planned music and art events.



### Under the stars of Edison bulbs.

Placemaking, like Vogelsang Green, is underway in Downtown Kitchener to bring people together in furnished greenspaces under a sky of Edison bulbs.



The newly-designed Vogelsang Green, located across from Q Condos

### Creative space at the base of Q.

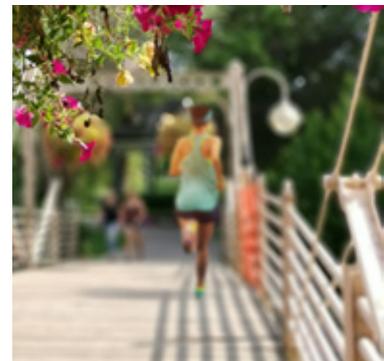
Q will open onto Goudies Lane with a boutique coffee shop, furnished outdoor meeting space, and scheduled music performances and art shows.



Goudies lane experience will include live music and art shows

### Visit Victoria Park next door.

The largest and most beautiful community space is Victoria Park, with its walking, running and cycling paths, bridges, century trees and swan-filled waterways.

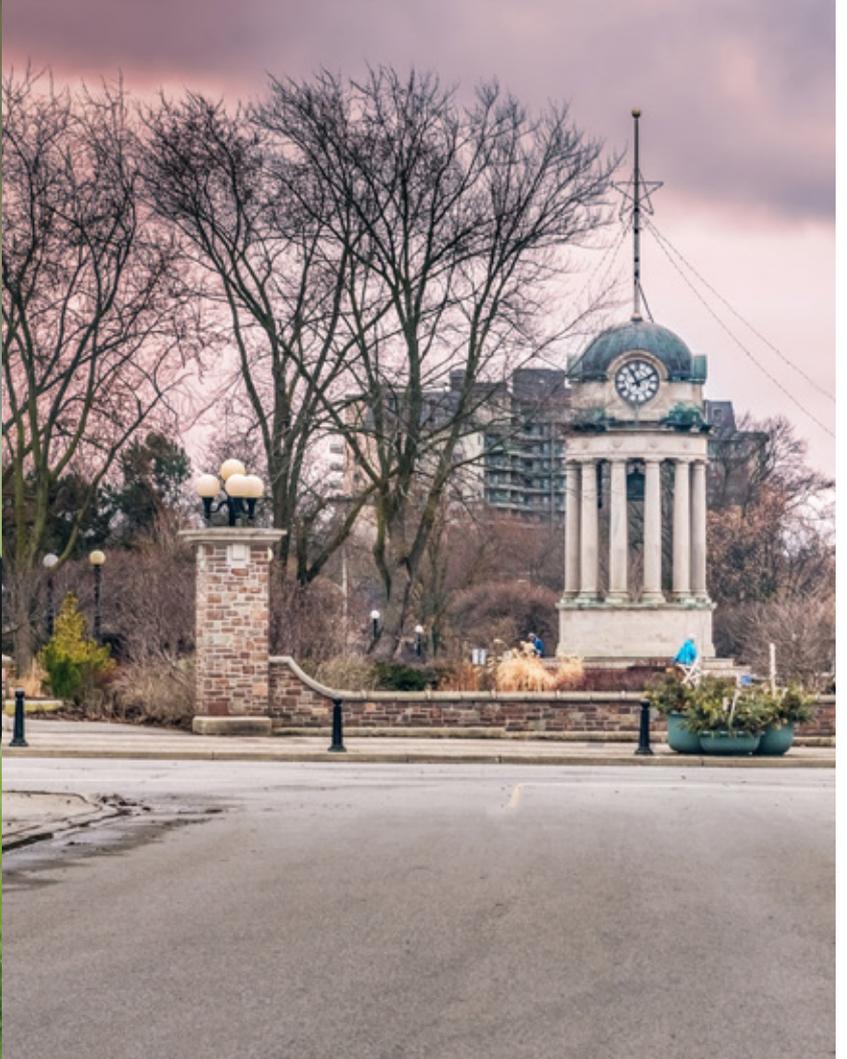
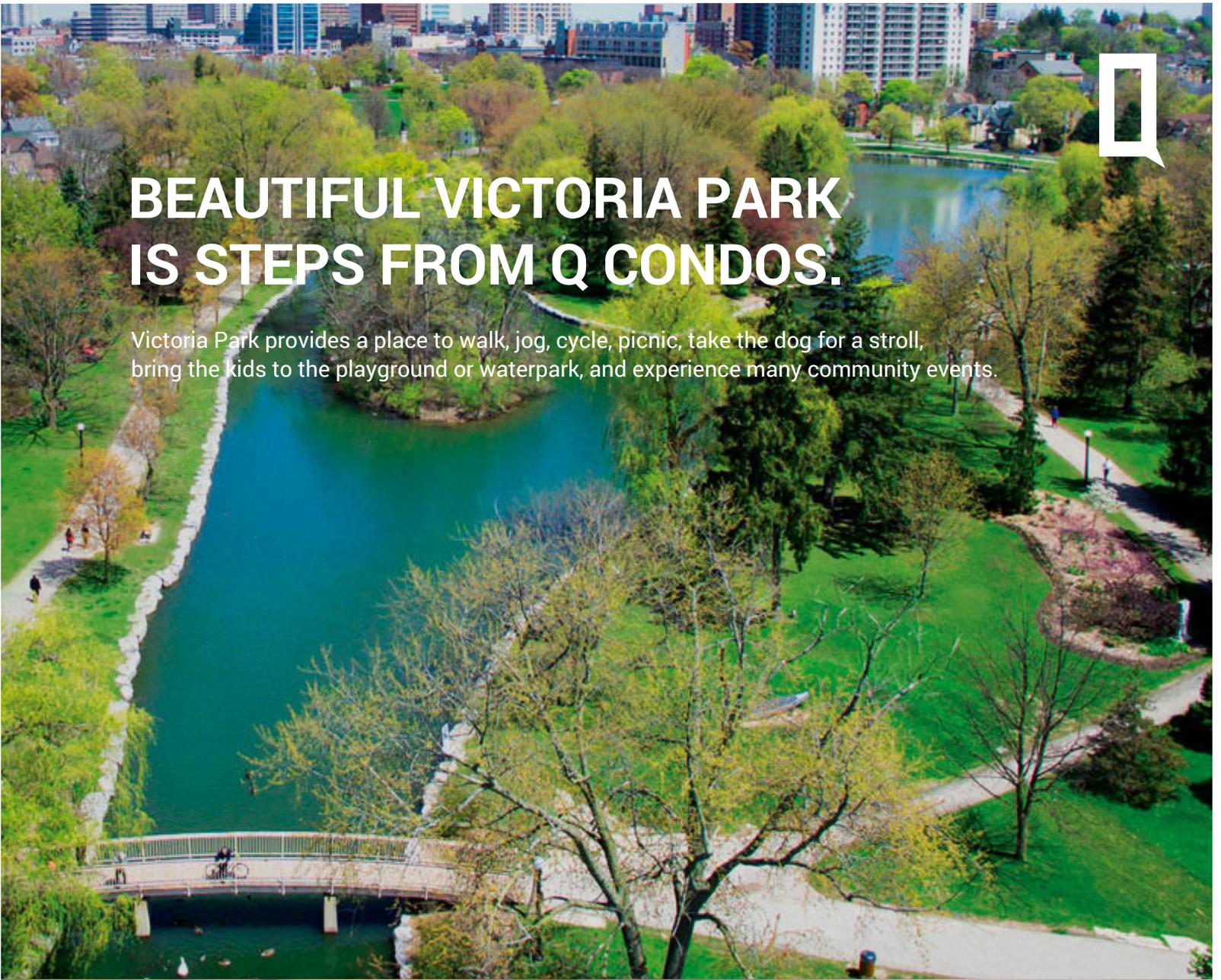


Victoria Park is a 5-minute walk from the new Q Condos



# BEAUTIFUL VICTORIA PARK IS STEPS FROM Q CONDOS.

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





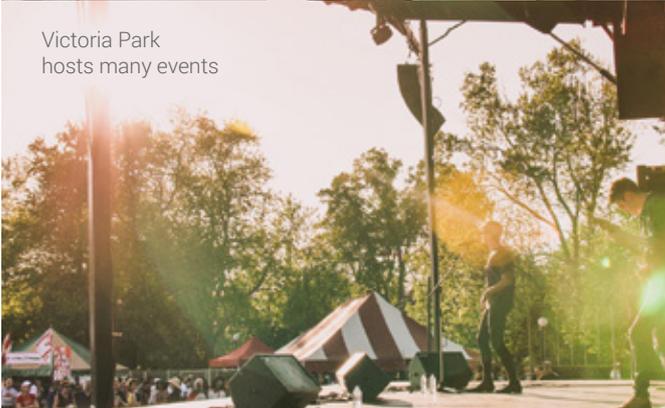
# CREATIVITY SURROUNDS YOU AND THE NEW Q.

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.

## DTK'S ARTWALK SURROUNDS THE NEW Q CONDOS



Victoria Park hosts many events



The Centre In The Square Performing Arts Centre

## Q CONDOS IS AT THE CENTRE OF QUEEN STREET'S ARTS DISTRICT



Kitchener-Waterloo Art Gallery (KWAG)



Kitchener Public Library



KW Symphony Orchestra



Kitchener's THEMUSEUM



# INVEST IN KITCHENER'S VIBRANT FUTURE.

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](http://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.

*The images shown are artist concepts. Site design is expected to change based on public input.*



## CONTINUED GROWTH OF THE INNOVATION DISTRICT AND EXPANSION OF GOOGLE'S PRESENCE IN KITCHENER.

Google's new office expansion is underway in Downtown Kitchener.





# MOMENTUM IS BUILDING IN THE COMMUNITY.

For over a decade, Momentum has been part of the growth and revitalization of our urban cores.

Momentum Developments has called Waterloo Region home for nearly two decades. When you look around, you'll see the horizon line changing with projects like One Victoria, Garment Street, Charlie West, The42, BPR Lofts, Red Condominiums, One Hundred Condominiums, and GloveBox. Our projects are contributing to the revitalization of Uptown Waterloo and Downtown Kitchener, providing care-free condominium living to residents and building vibrant, flourishing communities.



The42



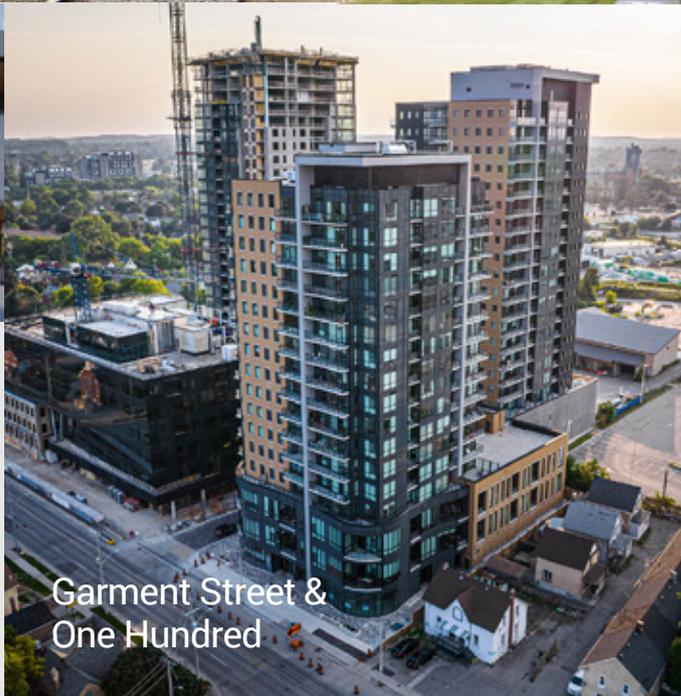
One Victoria



Red



GloveBox



Garment Street &  
One Hundred



Charlie West



**Q CONDOS**  
ON QUEEN



All renderings shown are artist's concept. Some photographs used are stock images to illustrate lifestyle.  
Please see a Q Condos sales representative for further details. E&OE.