

# YOUR Q TO INVEST.

Invest in Q Condos  
and the progressive  
growth of downtown  
Kitchener and  
Waterloo Region.



**Q CONDOS**  
ON QUEEN



5-STAR WALKSCORE



# Q TAKES CENTRE STAGE OF LOCATION, LOCATION, LOCATION.

## Education & Employment

### Campuses nearby:

- University of Waterloo
- Laurier University
- Conestoga College
- McMaster University

### Major Employers nearby:

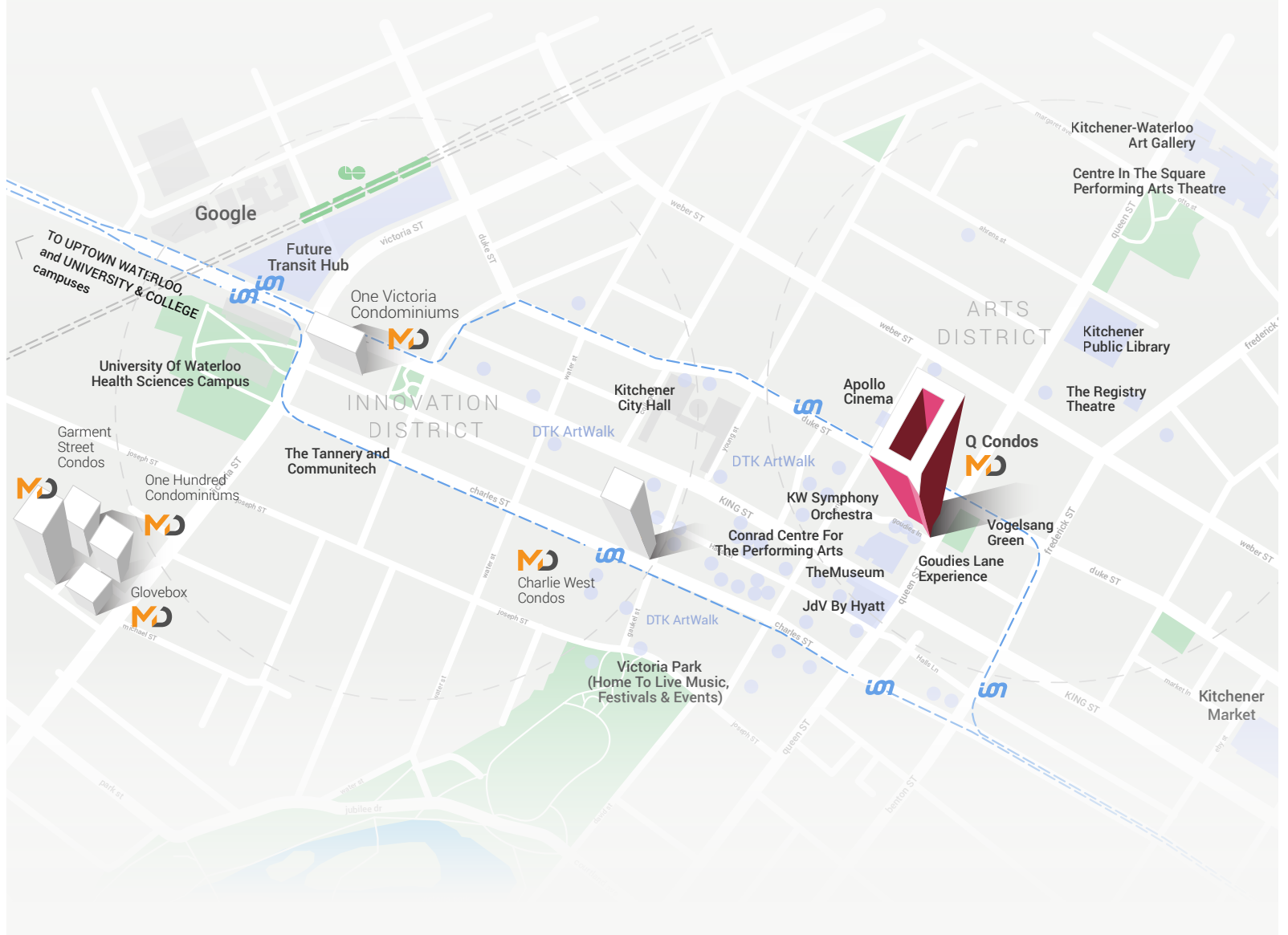
- Google, Communitech, ApplyBoard, VidYard, City of Kitchener, and so many more

## Lifestyle & Transportation

- Fine cuisine and the Kitchener Market
- Unique bars and cafés
- Art galleries
- Performance theatres
- Community festivals and events
- Downtown shopping
- ION light rail transit stops next to Q
- Future transit hub in walking distance from Q

## Urban Green Space & Health/Wellness

- Victoria Park, 5 min walk
- Vogelsang Green, across the street
- Q Condos fitness facility with Peloton Studio, Lululemon Mirrors and combat area





# WATERLOO REGION: INVESTMENT HIGHLIGHTS

## 30K TECH JOBS

### EMPLOYMENT

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, Faire, Igloo, and Shopify.



### 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. Watch [Waterloo: Inventing the Future](#)



### EXPONENTIAL GROWTH

The Region has been the second-fastest growing community in Canada the past 3 years. The Region's three cities have a combined population growth of 542,034 in 2016 to 593,882 in 2020 – and is expected to reach 742,000 by 2031.

## 28% YOUNGER POPULATION

### DEMOGRAPHICS

The Region's population is currently 28% between the ages of 15 to 34. This makes it one of the youngest municipalities in Ontario.



### CONNECTED

The Region of Waterloo has made significant investments in their ION light rail transit system which quickly transports residents in the downtown cores to school campuses, jobs, entertainment and parks. The Region has approval to proceed with the transit hub at the corner of King and Victoria Streets which will bring the ION, buses, trains, cars, cyclists and pedestrians together, providing quick and convenient travel.



# Q CONDOS: INVESTMENT HIGHLIGHTS



## THE ARTS DISTRICT

Living in Q will put residents central to music, art, history, cuisine, theatre and the ArtWalk. Q Condos will be the central beacon of the evolving Arts District on creative Queen Street.



## SUPERB WALK SCORE

Q Condos is located in the perfect place for downtown living, learning, working and playing. Within minutes residents can walk to Victoria Park, hop on the ION, get to work in the Innovation District, and walk to dozens of entertainment choices.

## I-Q

### SMART CONDO LIVING

People who live in the downtown are busy working, studying and socializing. Q is designed for these busy people by including 1Valet smart technology, a concierge, a guest suite, Kitchenmate and a landscaped terrace and social lounge.



## RAISE YOUR HEART RATE

The fitness facility at Q will include a Peloton Studio, Lululemon Mirrors, combat area and a sports simulator. For residents who like to be outdoors, Victoria Park is around the corner.



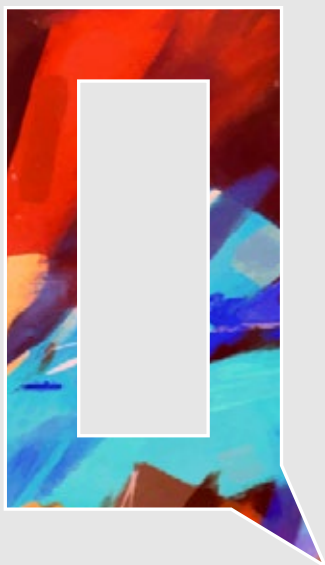
## A UNIQUE PARKING ADVANTAGE

Parking at Q Condos will be unique. The Duke Street city garage is right next door, providing residents the ability to park in the Duke Street garage rather than be required to purchase a costly parking space.



## COMMUNITY SPACES

A shared community benefit space has been designed at the base of Q that will include a boutique coffee shop and planned music and art events. Urban green spaces are next to Q with Victoria Park only a 5-minute walk away.



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Renderings shown are artist's concept. Some information and stats shown were collected from Waterloo EDU's website.  
Please see a Q Condos sales representative for further details. E&OE.