



345 KING WEST

Connecting
The Established
& The Innovative

“ Access to talented and creative people is to modern business what access to coal and iron ore was to steelmaking. ”

— Richard Florida

This is the canvas to create your high-performance workplace to attract and retain the best talent.





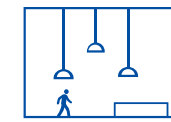
Welcome to 345 KING WEST

Welcome to the building that embodies modern, innovative design with access to modern, innovative people.

This 128,000-square foot, six-storey, LEED Gold office building is located in Kitchener-Waterloo's Innovation District.



Details Matter



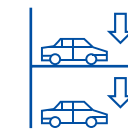
Two-storey, spacious and bright lobby for impromptu meetings



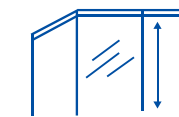
Advanced mechanical system for great air quality



Bike storage and showers for the healthy commuter



Two levels of underground parking for traditional transportation



Abundant natural light via floor-to-ceiling windows = happy and healthy employees



Redundant hydro & fibre feeds



Ground zero for innovation and amenities



Efficient 25,544-SF floorplates to create your workplace of the future

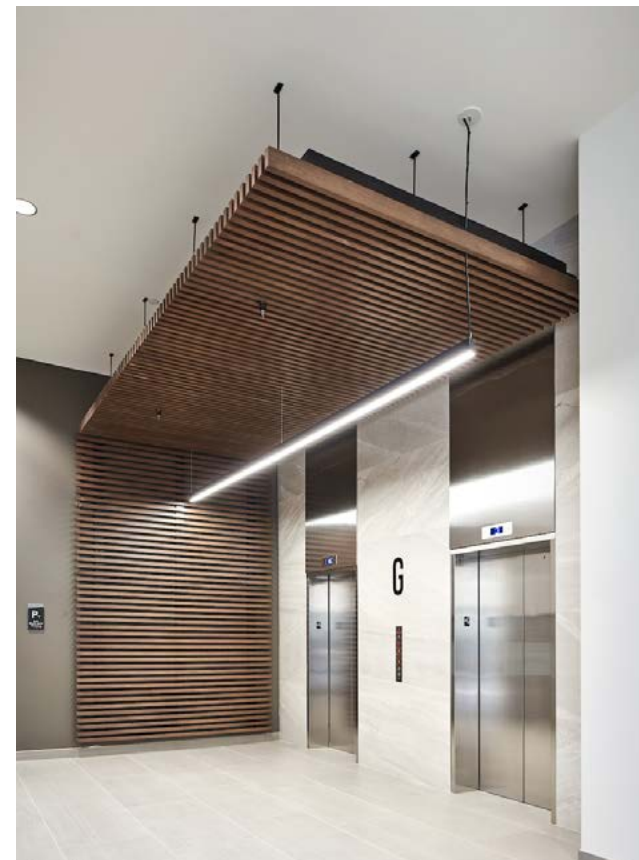
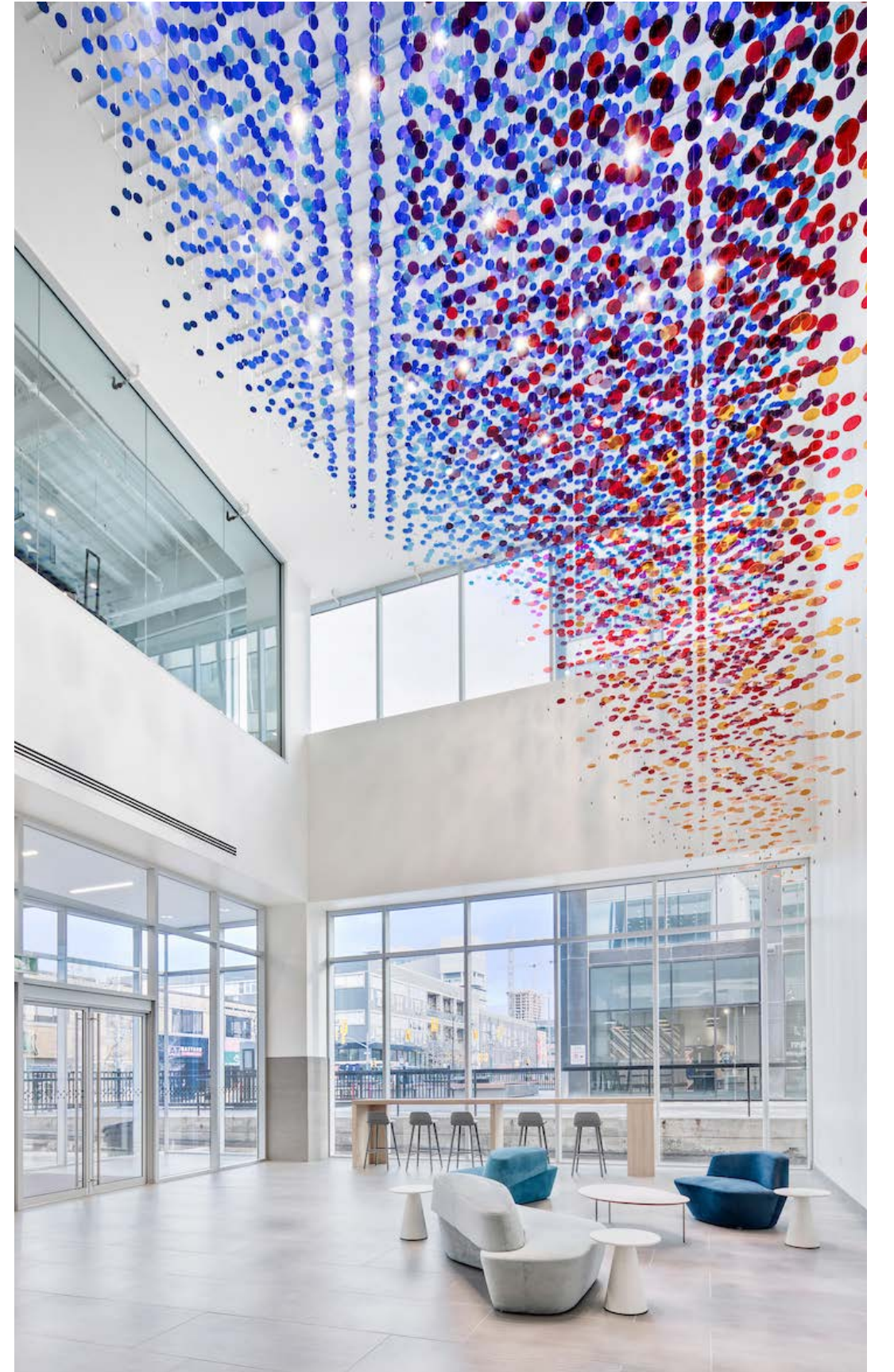


LEED® Gold to create a sustainable and healthy workplace environment

Being In The Right Place At The Right Time Will Be Your Competitive Edge.

The possibility of meeting other great minds to spark your next big idea or opportunity is beyond a maybe.

Striking, spacious and bright, this two-storey lobby will make a great first impression and leave a lasting one.



The Intersection Of Talent, Technology & Transit

345 King West is set in an authentic urban neighbourhood within the second largest start-up hub on the planet.

Experience how business development is done today.



Innovation District

Powered by the world's big thinkers, this neighbourhood of innovators, entrepreneurs, thought leaders, investors and artists is guilty of extreme success by collaboration.

OVER 1,100

tech companies in
Kitchener-Waterloo

2ND LARGEST

density of start-ups in
the world

OVER \$25B

dollars in combined
revenue

These are your new neighbours.

A unique, critical density of people working in tech, health, creative & professional services converge here to solve real-world problems and actively build the future.

The COMMUNITECH HUB

As the engine of the Innovation District, this private-public partnership is driven by the mission to help tech companies start, grow and succeed. The Hub is 80,000 square feet dedicated to world-leading collaboration and innovation. It's a clubhouse that brings together key players—from start-ups and global brands to government agencies, academic institutions and tech incubators—to create an environment like no other.



The Communitech Hub's enterprise program is now home to major global brands such as:



Toronto-Waterloo Region Corridor

The Innovation District in Kitchener-Waterloo is the west anchor of the Toronto-Waterloo Region Corridor, a global centre of talent, growth, innovation and discovery. Rivalling the best in the world, this 100km stretch is the second largest technology cluster in North America.



Beyond The Building

New ideas can happen anywhere. There is no shortage of nearby restaurants and amenities, and here are some of our favourite spots to grab a bite, enjoy conversation and live like a local.



The Walper Hotel

The iconic hotel built in 1893 is now a re-imagined 92-room boutique destination. What better place to grab a drink and celebrate a new partnership than at Lokal, a beautiful cocktail bar located on the second floor.



TWH Social

Sometimes the best spots are underground, and TWH Social is one of them—literally. But there is no hiding the great vibe and great food.



Cyclone Spin Studio

Get your sweat on with a spin class right next door at 305 King. Classes are conveniently offered morning, noon and night!



Marché Leo's

Meet your one-stop shop for gourmet and staple groceries, health and beauty products, alcoholic beverages, gifts, plants, lunch or coffee on the go, and so much more.



Personal Edge Training

Since 2002, Phil and Roberta have changed the shape of the region, one body at a time. They can change both your life and your team's lives!



Victoria Park

This is our version of Central Park. It's a public space we all share—the perfect place to unplug and recharge in the middle of your day. The best part? It's open all seasons!



Grand Trunk Saloon

Want your new hire to experience some local flavour? This is the after-work spot for imbibers and vibing. You need to try the Brown Butter OI' Fashion.



Café Pyrus

Dedicated to fair trade, organic ingredients and sustainable packaging, Café Pyrus aims to make the world—and your day—better with every meal.



Matter of Taste

It's the coffee bar where everyone knows your name. Owners, Dawn and Phong, have been part of our local fabric since 2004. If you haven't been here yet, drop in and introduce yourself.



Kinkaku Izakaya

The combination of all-you-can-eat sushi and teriyaki means line-ups! Get there early to see what all the hype is about. Yes, it's worth it.



La Cucina

Taste and experience the mouthwatering aromas of Italy through this authentic Italian pizzeria and restaurant, right across the street. Savour homemade pasta and pizza, drinks, and more.

Site Plan

Situated on King St. West between Water and Francis

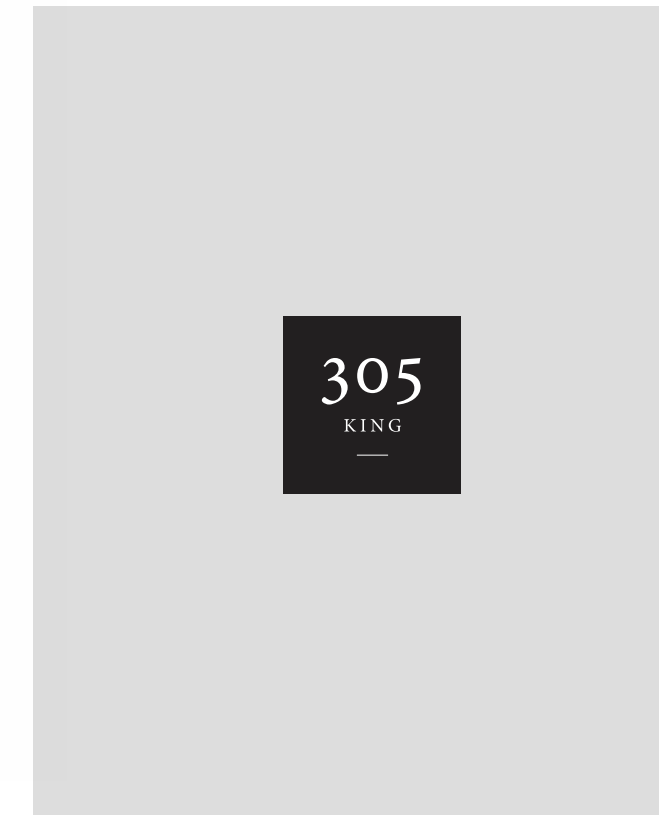
FRANCIS ST S



KING STREET WEST

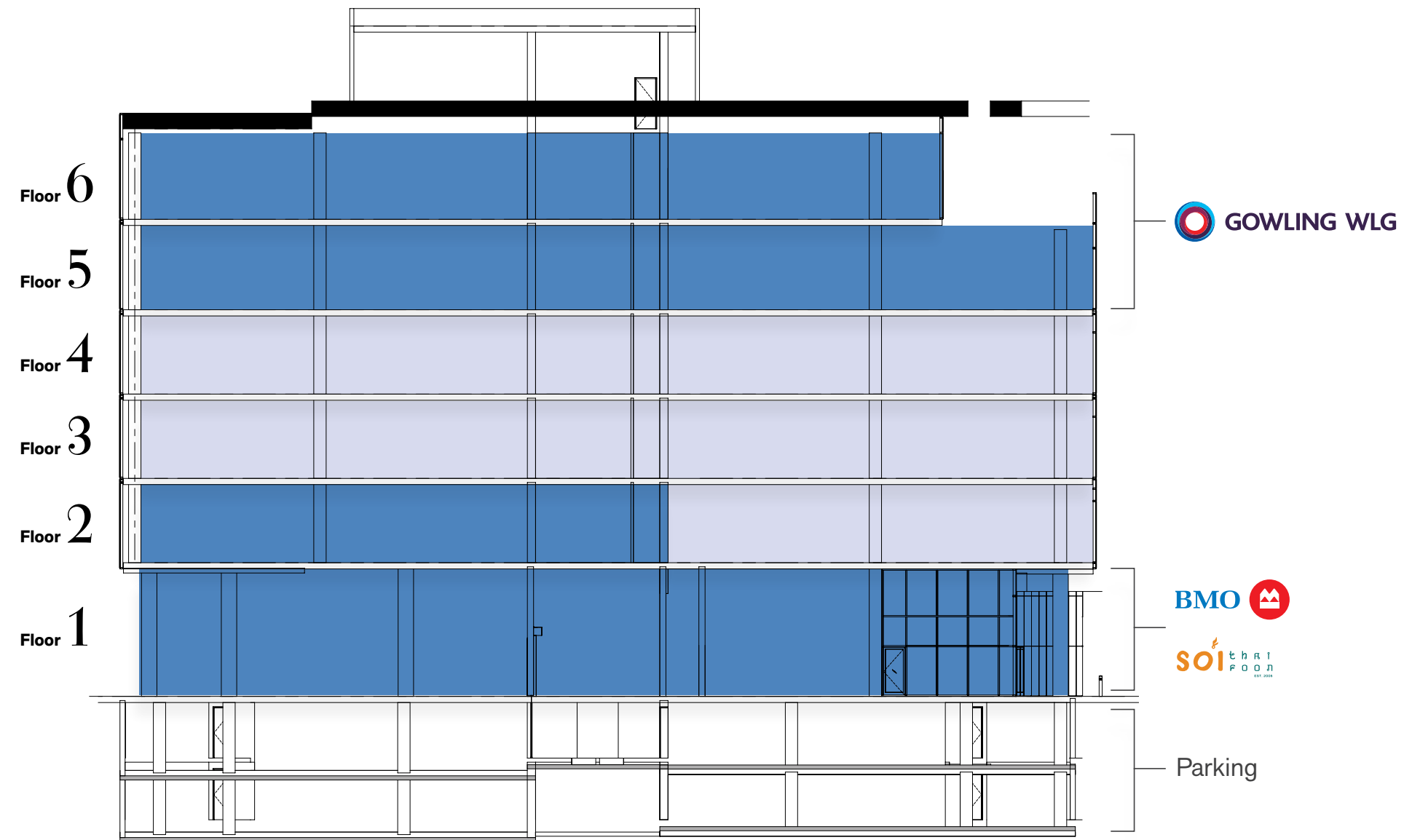


HALLS LANE WEST



WATER ST S

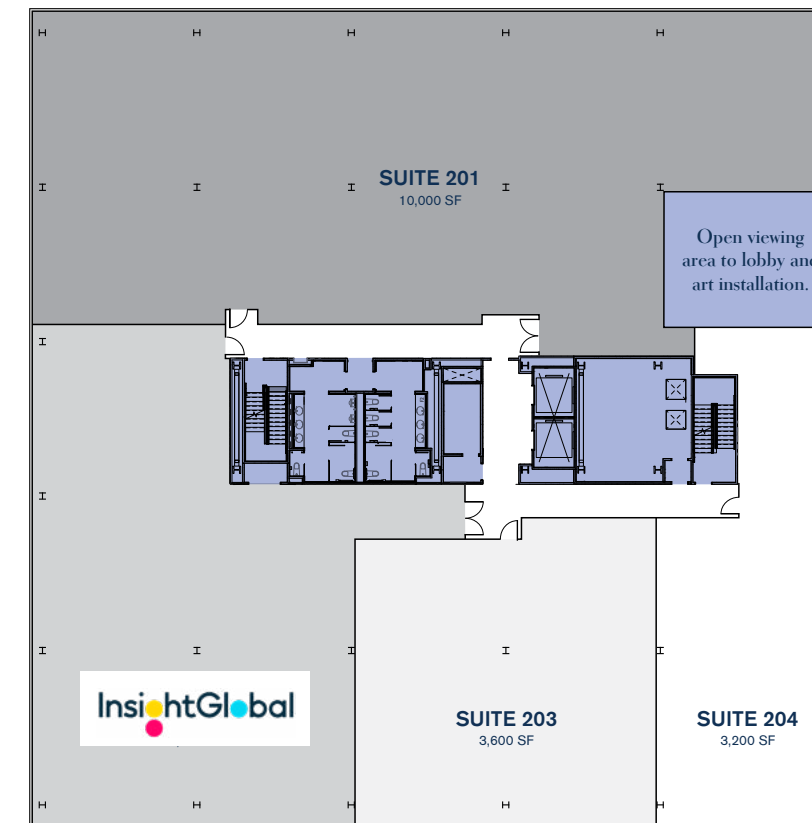
Stacking Plan



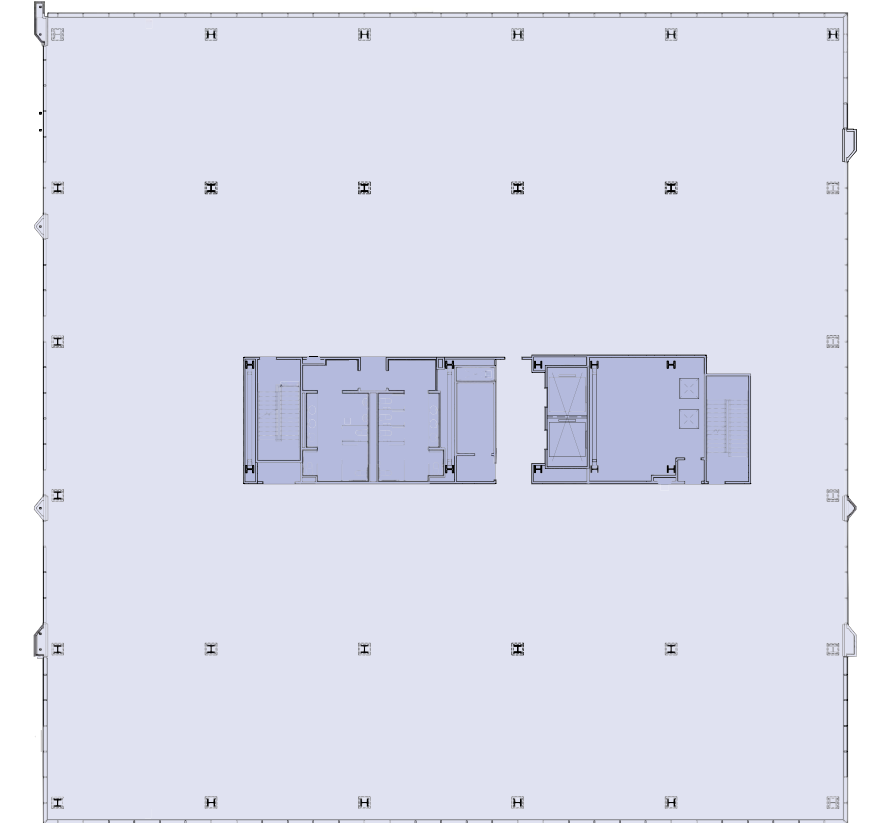
 OCCUPIED  AVAILABLE

Floor Plans

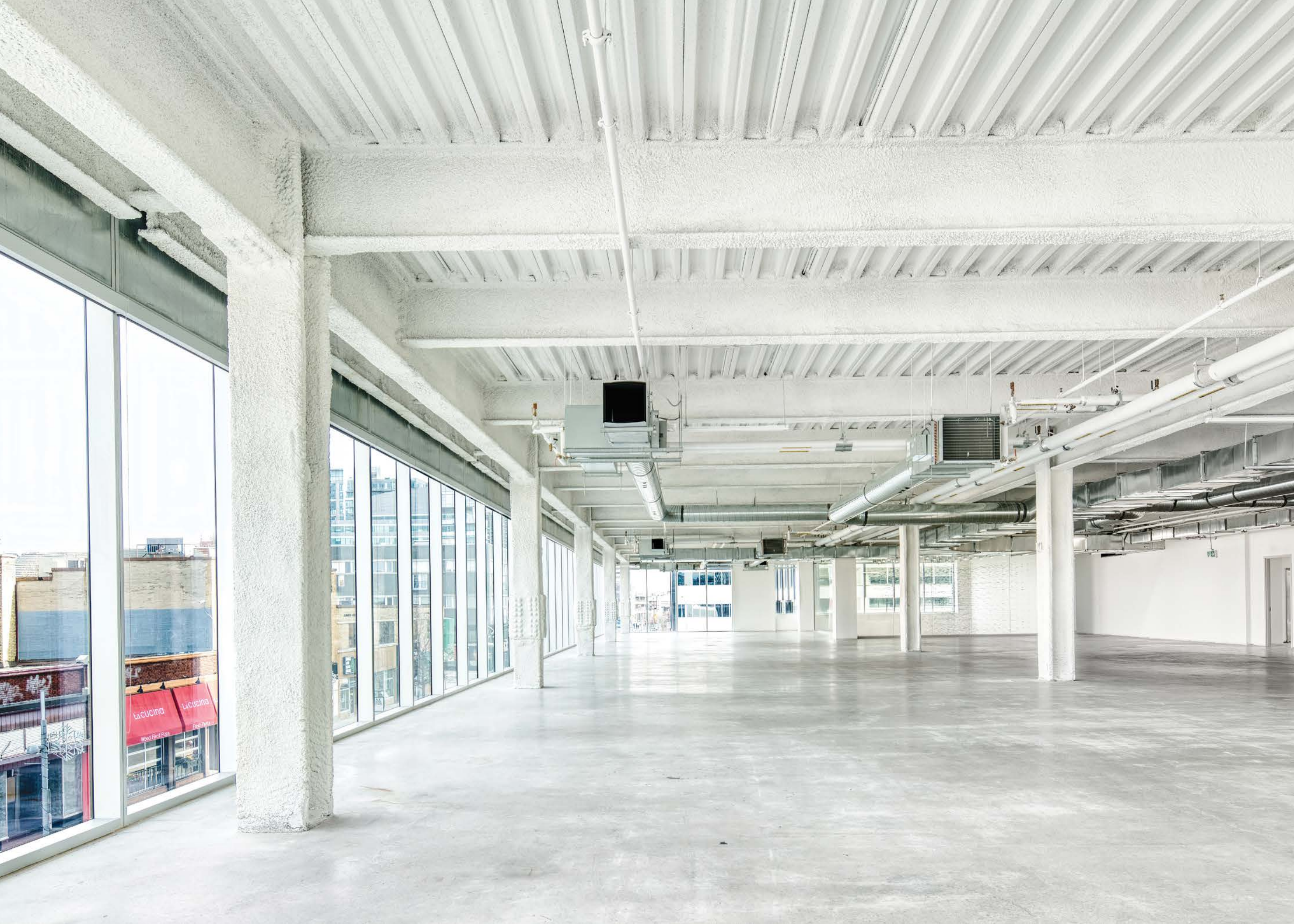
Whether you require private offices and boardrooms or creative open-concept spaces, our efficient floor plates are adaptable to meet your company's unique needs.



Second Floor
24,613 SF



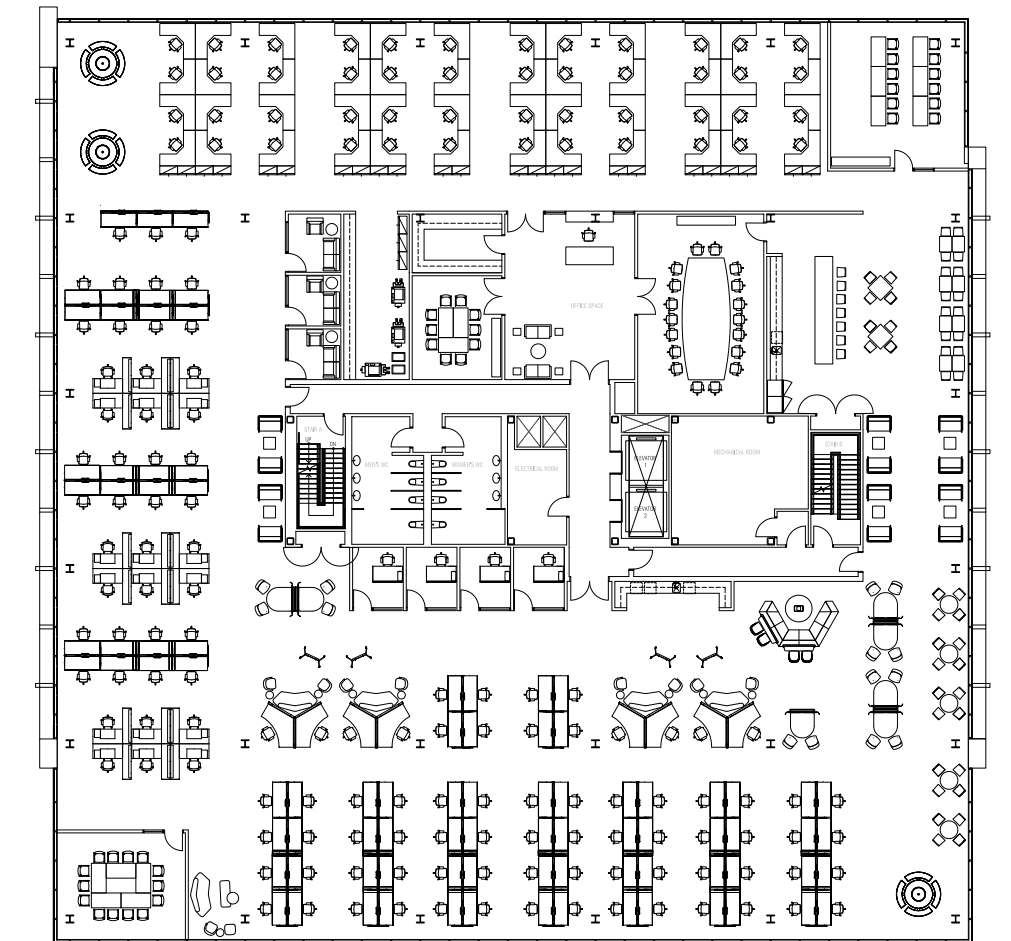
Third & Fourth Floor
25,544 SF



Conceptual Space Plan

Highlights

- 151 workstations
- 4 private offices
- Informal collaboration areas
- Main boardroom for 18 people
- Two meeting rooms accommodating 10-14 people
- Conference rooms for 12 people
- Lunch room and secondary kitchenette



Building Systems and Features

Total Rentable Area

- 128,000 SF
- Office: 120,000 SF
- Retail: 5,500 SF

Number of Floors

6 floors plus mechanical penthouse

HVAC

- System designed for 120 SF/person
- Compartmentalized HVAC units and a central unit featuring high-efficiency boilers and chillers
- Perimeter heat provided with fan-powered VAV boxes

HVAC Hours

7:00am – 6:00pm Monday to Friday

8:00am – 3:00pm Saturdays and Sundays

Ceiling Height

14 ft. (floor-to-floor height)

Parking

2 underground levels + at-grade rear parking

Typical Floor Size

Approximately 25,000 SF

LEED®

- On-site cistern to reuse rainwater
- High-efficiency building systems
- On-site bike parking and showers
- Use of sustainable building materials

Security/Life Safety

- Proximity card readers at all critical points of entry, including all exterior doors, elevators and other areas restricted to the general public
- CCTV surveillance at critical points including public areas, loading areas, building perimeter, parking space, garage and main building entrances
- Fully sprinklered and equipped with addressable fire system with smoke and heat detectors

Power

- Dual building feeds for redundancy
- 1.5 W/SF for office lighting
- 4.0 W/SF regular power
- 1.0 W/SF spare capacity available in bus duct riser
- 5.0 W/SF mechanical
- 11.5 W/SF total

Back-up Power

Emergency generator for all emergency and life safety components of building

Lighting

Base building common area lighting will consist of LED fixtures

Data

2 feeds for redundancy and fibre optic cables with option to optimize service (bandwidth)

Elevators

2 MRL technology passenger elevators rated at 1.75 metre per second travel time

Planning Module

Bay Size +/- 30 ft (typical)

Glazing

Expansive sections of floor-to-ceiling low 'E' vision glass with Spandrel glass

Floor Loading

100 lb. per SF, including a 20 per SF partition load

* Specifications are based on preliminary conceptual plans. The developer reserves the right to modify these specifications at developer's sole discretion.

OWNERSHIP:

A joint venture between Perimeter Development Corporation and Fiera Properties



The principals of Perimeter have decades of experience completing high-quality office, retail and mixed-use projects. We believe in developing both properties and relationships, and in doing so we transform spaces, businesses and communities. We are committed to making 345 King West a first-class office building to provide your company the space to elevate your culture and brand. View our Lookbook at www.perimeterdevelopment.com/lookbook



Fiera Properties is a Canadian real estate investment management team. We protect and grow the money we manage on behalf of our investors by investing directly in exceptional commercial real estate properties. Fiera Properties manages over \$1.9 billion of commercial real estate through our various investment funds and accounts. These funds and accounts hold office, retail, industrial and multi-family properties across Canada.

Project Team

ARCHITECT:

Diamond Schmitt Architects

Diamond Schmitt Architects (DSAi) is a leading Canadian, Governor General award-winning, full-service architectural practice. DSAi works throughout North America, Europe, the Caribbean and the Middle East and design a broad range of building types for commercial, residential, cultural, civic, academic and healthcare clients. In the past five years, DSAi has designed more than 10 million square feet of completed projects and won countless awards for their work.



LEED® Consultant



Mechanical & Electrical Consultants



Structural Engineer



Planning Consultant



Construction Manager



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