

Reasons to Invest in Duo at Station Park



Waterloo Region population projected to grow to 923,000 by 2051 (Currently estimated at 623,930+)

Source: [Region of Waterloo - Demographics](#)

Lower vacancy rates than Toronto, Calgary, Montreal, Ottawa and Hamilton Kitchener-Waterloo: 2.0%

****Condo vacancy in Waterloo region 0.8% per CMHC**

- Toronto: 4.6%
- Calgary: 5.1%
- Ottawa: 2.8%
- Hamilton: 2.6%

Source: [Government of Canada Statistics - Canadian Mortgage and Housing Corporation](#)

Google's expansion is directly across the street

- "People will look at the Google campus in downtown Kitchener as one of two or three special places in the world for engineering shops," said La Mantia.

- Third phase launching immediately after completion of it's new building
- Workforce estimated at 5000 upon completion of announced construction

Source: [The Record - Google's Never Ending Expansion in Downtown Kitchener](#)

Direct exposure to growing tech companies

"Waterloo is a special place for tech. It has unique tech credentials that places it among North America's most dynamic tech hubs. It's home to some of Canada's fastest-growing tech businesses, a globally renowned top tech university and multinationals like Google and SAP, as well as exciting scale-ups like Faire, ApplyBoard and Arctic Wolf."

Source: [Waterloo EDC - What is the Toronto-Waterloo Corridor](#)

Stronger rental rate : Purchase price to rental ratio stronger than larger cities

- 1 Bedroom units in Kitchener sell for \$550-600,000 with parking and rent for \$2000-2200+

Project specific factors:

Over 2100 residential units in 5 separate towers (Tower 3 selling now)

- 50,000 sq.ft. of restaurants, cafes, grocery and cool shops at your doorstep
- 180,000 square feet of office space
- More amenities for residents than any other development offered in Canada right now including: bowling lanes, arcade, music studio, chefs kitchen and private dining, aquatic gym, Peloton studio, childrens indoor play centre and skating rink
- Skydeck is a shared amenity on floor 4 offering: outdoor playground, hot tubs, Olympic running track, outdoor gym, dog park and more over 20,000 square feet

Immediate neighbours include the following within a short walking distance

- Google Canada
- Deloitte Flagship office
- KPMG Flagship office
- Communitech
- McMaster School of Medicine
- U of W School of Pharmacy
- D2L
- Gowlings LLP