

GARMENT  
STREET

LIVE. WORK. PLAY.



# Discover the Garment Street Experience.

LIVE, WORK AND PLAY, ONLY A WALK AWAY.





# CONTENTS

## DISCOVER GARMENT STREET

Welcome to Garment Street / 04

Social Spaces / 06

Introducing the GloveBox / 12

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## GET TO KNOW GARMENT STREET CONDOS

Garment Street Condos / 14

Living Quarters / 16

Resort-Styled Pool / 20

Sports Court / 22

---

## AMENITIES THAT SURROUND GARMENT STREET

Amenity Map / 26

The Innovation District / 28

Victoria Park / 30

---

## INVESTING IN GARMENT STREET CONDOS

Investment Statistics / 32

---

## THE SUITES AT GARMENT STREET CONDOS

Features and Finishes / 36

---

## ABOUT THE DEVELOPER

About the Developer / 38



# GARMENT STREET

LIVE. WORK. PLAY.



## GARMENT STREET *Condos*

FINELY-TAILORED LIVING



OFFICE SPACES ON  
GARMENT STREET



## ONE HUNDRED

CONDOMINIUMS ON  
GARMENT STREET

WELCOME TO  
GARMENT STREET.  
TAILORED TO FIT  
YOUR LIFESTYLE.

Garment Street is Momentum Partnership's latest master-planned high-rise community, located in the west end of Kitchener's acclaimed Innovation District. It will become the Region's hottest place to live, work and play. Garment Street will come to life with four architecturally spectacular buildings which will include the two towers of the nearly sold-out One Hundred Condominium complex, the new GloveBox office building, and the newly-introduced, 26-storey Garment Street Condos tower.



EXPLORE THE MANY  
SPACES DESIGNED TO BRING  
PEOPLE CLOSER.

Garment Street will bring people together. Social circles will form quickly and easily when live, work and play are only steps away from each other. Retail, office, residential and culinary will all become carefully stitched together to make Garment Street a people place.

It will feel right and fit perfectly.



# GARMENT STREET

LIVE. WORK. PLAY.



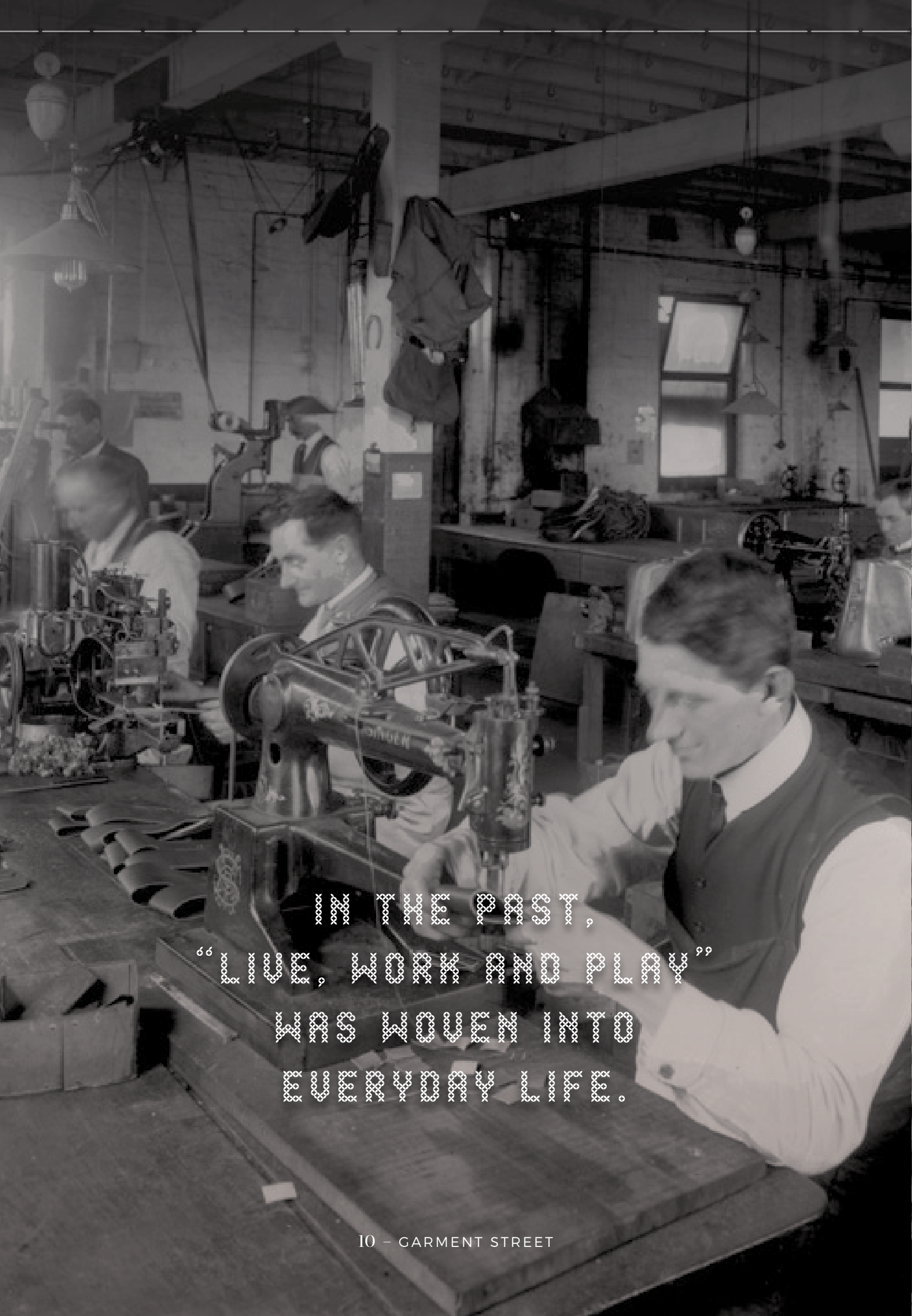
GARMENT STREET WILL  
HAVE EVERYTHING YOU NEED,  
ONLY A WALK AWAY.

Garment Street has been designed for a real “live, work and play” experience. The street will weave through the aroma of freshly-baked scones, pass by the laughter from corner cafés, and provide walking access to the conveniences of trendy work spaces and active social places.

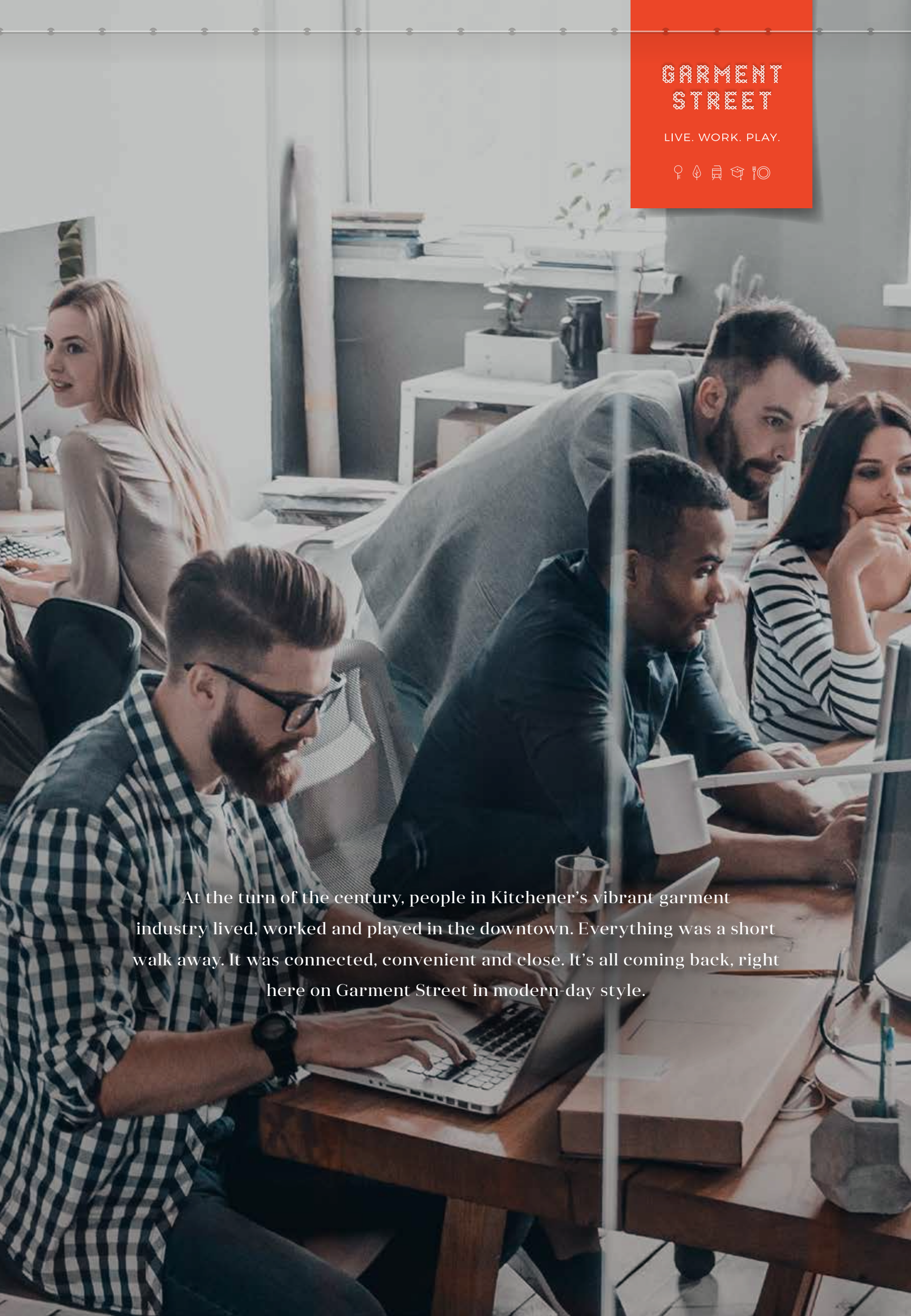
8 – GARMENT STREET

ARTIST'S CONCEPT





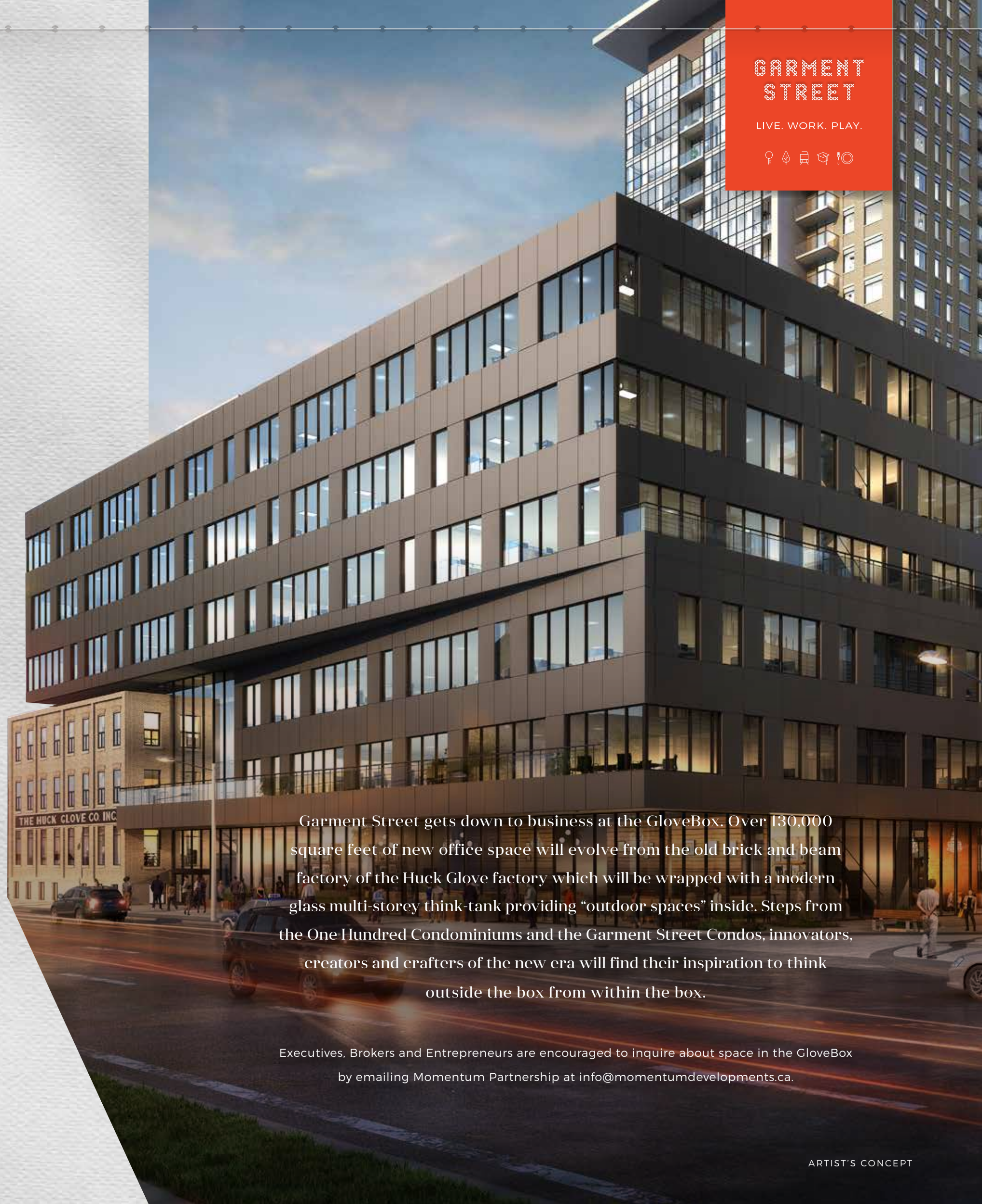
IN THE PAST,  
“LIVE, WORK AND PLAY”  
WAS WOVEN INTO  
EVERYDAY LIFE.



At the turn of the century, people in Kitchener’s vibrant garment industry lived, worked and played in the downtown. Everything was a short walk away. It was connected, convenient and close. It’s all coming back, right here on Garment Street in modern-day style.



OFFICE SPACES THAT FIT.  
LIKE A GLOVE.



GARMENT  
STREET

LIVE. WORK. PLAY.



Garment Street gets down to business at the GloveBox. Over 130,000 square feet of new office space will evolve from the old brick and beam factory of the Huck Glove factory which will be wrapped with a modern glass multi-storey think-tank providing “outdoor spaces” inside. Steps from the One Hundred Condominiums and the Garment Street Condos, innovators, creators and crafters of the new era will find their inspiration to think outside the box from within the box.

Executives, Brokers and Entrepreneurs are encouraged to inquire about space in the GloveBox by emailing Momentum Partnership at [info@momentumdevelopments.ca](mailto:info@momentumdevelopments.ca).



# INTRODUCING GARMENT STREET CONDOS, THE FLAGSHIP TOWER ON GARMENT STREET.

Garment Street Condos is the flagship tower in the urban village of Garment Street. It will be suited-up with 26 storeys containing stylish condominium suites that range from studio, one and two bedroom plus dens and penthouses that overlook this vibrant tech city. To live true to the Garment Street brand, this flagship tower will boast a lobby with concierge service and a first-class terrace with resort-style swimming pool.





YOU'LL LOVE THE WAY THE  
LIVING SPACES FEEL.

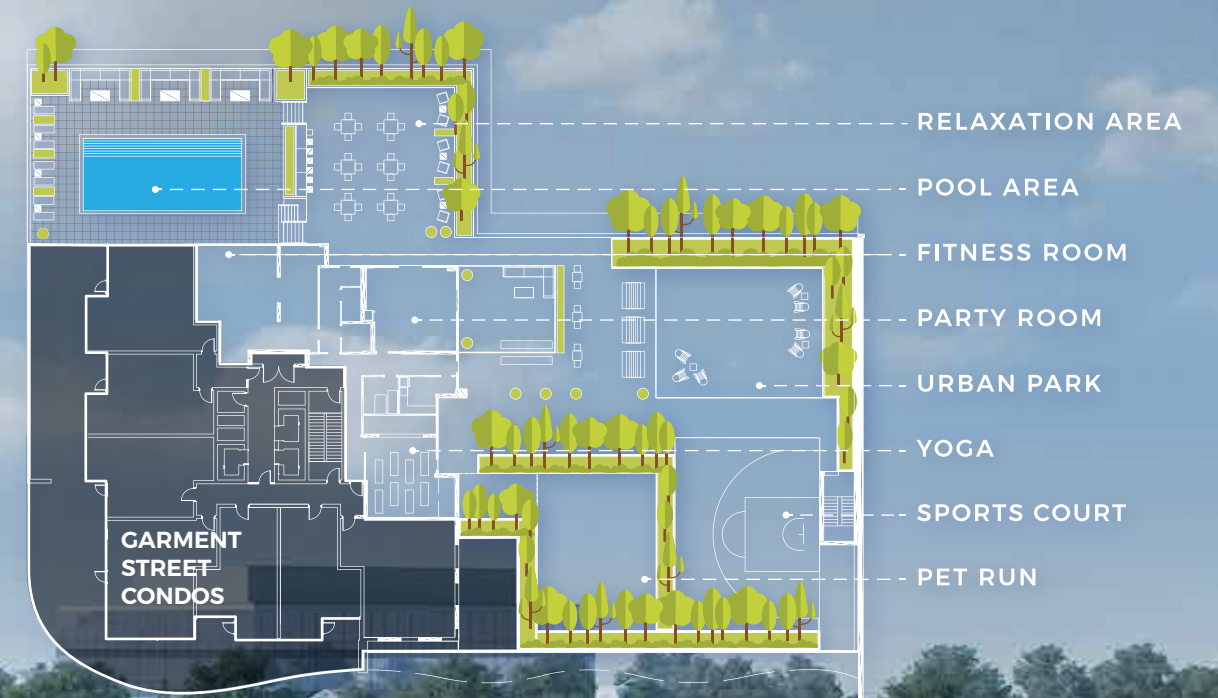
The suites in Garment Street Condos have been designed to feel like they were made to measure, resulting in the perfect fit and a roomy feel.



DRESSED UP TO BE  
PET-FRIENDLY.

In addition to many high quality features and finishes, Garment Street Condos has been tailored to your furry friend. With dog runs and pet washing stations, you and your side-kick will enjoy Garment Street even more.





RELAX AROUND THE  
RESORT-STYLED TERRACE  
AND SWIMMING POOL.

AT PARK TERRACE ON GARMENT STREET.

Located on the 5th floor of the Garment Street Condos is "Park Terrace". It will feature a host of amenities unlike anything else in Kitchener-Waterloo. The centrepiece of Park Terrace on Garment Street is the resort-inspired terrace and swimming pool where residents will exclusively enjoy social moments in the summer sun. Available BBQs let you enjoy a meal while taking in the sights of downtown Kitchener and Garment Street.



ENJOY AN ACTIVE LIFE  
ON THE SPORTS COURT.

AT PARK TERRACE ON GARMENT STREET.

Invite friends to the party room that opens up to a landscaped urban park. Start the day with a yoga class and end it with a game on the sports court (shown on this spread). Whatever activity you choose on the 5th floor Park Terrace, you'll appreciate the view of the surrounding architecture of the Garment Street towers.



DISCOVER THE  
LIFE THAT SURROUNDS  
GARMENT STREET.



LIVE ONLY MINUTES FROM  
SCENIC VICTORIA PARK



A SHORT WALK FROM THE ION  
LIGHT RAIL TRANSIT ROUTE



DOWNTOWN KITCHENER



THE INNOVATION DISTRICT AND SURROUNDING AREAS  
FEATURE LEADING TECH COMPANIES AND STARTUPS



Garment Street offers its residents a proximity unlike anywhere else in the city. Walk to the nearest ION light rail transit stop, and go many places in the Region. Down the street, the future Multi-modal Transit Hub will send you on your way to Toronto or London via train.

Garment Street's west-end location in the Innovation District puts you in walking distance to Victoria Park, Downtown Kitchener and the many tech companies, major employers and world-class post-secondary schools that are peppered throughout the area.





## THE PULSE OF PROGRESS SURROUNDS GARMENT STREET.

Next to Garment Street is a mix of employment opportunity, higher education, and vibrant downtown living. Waterloo Region is home to many of Canada's major corporations and fast-growing tech start-ups, such as Google, Shopify and Thalmic Labs. The Region is home to the world-class University of Waterloo, Wilfrid Laurier University, McMaster University and Conestoga College of Applied Technologies. Weekends and evenings come alive with the vibe of downtown Kitchener's culinary, art, music and event scenes.



KITCHENER'S INNOVATION DISTRICT



DOWNTOWN KITCHENER HAS COME ALIVE WITH MANY GREAT PLACES TO EAT, MEET AND MINGLE.



UNIVERSITY AND COLLEGE CAMPUSES ARE ALL A WALK OR SHORT ION RIDE AWAY.



ARTIST'S CONCEPT

GOOGLE'S OFFICE, A SHORT WALK AWAY FROM GARMENT STREET.



SERENITY AWAITS YOU  
IN VICTORIA PARK.

Garment Street is a short walk to Victoria Park, which is filled with paths, festivals, events, scenic natural places, and dog-walking spaces. So when you need a break from the city life, it's right next door.



# GARMENT STREET IS TAILORED TO SMART INVESTORS.

## STATS AT A GLANCE:

\$3.8B

VALUE OF THE WATERLOO REGION'S  
INNOVATION ECOSYSTEM

22,000

TECH JOBS NEEDED IN THE  
REGION IN THE NEXT 2 YEARS

81%

INCREASE IN KITCHENER-WATERLOO REAL  
ESTATE VALUE OVER THE PAST 10 YEARS.

"Ontario's top six housing markets 2007-2017"  
RE/MAX Ontario-Atlantic Canada Inc.

Kitchener-Waterloo is consistently ranked among the  
best locations for real estate investment in Ontario.

This consistency is based on the Region's strong fundamentals:  
a growing population, sustained job growth and affordability.

## BETWEEN 2010 AND 2015:

\$894.2M

TOTAL INVESTMENT  
CAPITAL

2,299

START-UP BUSINESSES  
WERE CREATED

8

OF CANADA'S LARGEST  
TECH COMPANIES ARE HEADQUARTERED  
HERE IN WATERLOO REGION



## FLOOR PLANS THAT WERE DESIGNED TO FIT YOUR LIFE.

The suites in Garment Street Condos have been designed to feel like they were made to measure. Modern technology offers you state-of-the-art climate control. With high ceilings, efficient appliances, granite countertops and a long list of standard features, Garment Street Condos provides you with the perfect fit and the right feel.

ASK A GARMENT STREET CONDOS SALES ASSOCIATE  
FOR A FLOOR PLANS BOOKLET.





## FEATURES & FINISHES TAILORED TO A FINER LEVEL OF LIVING.

### SUITE

- Ceiling height of 9' as per plan
- Full height double glazed windows
- Double glazed balcony door(s)
- Engineered flooring
- Balcony or Terrace as per plan with glass railing
- Oversize 3' x 7' wood solid core entry door with lever handle and deadbolt
- Stacked washer and dryer vented to exterior
- Low VOC latex paint finishes
- Smoke detector/heat detector
- Wireless internet in suites
- In-suite controlled, programmable thermostat controls for heating and cooling

### KITCHEN

- Open concept kitchen layouts with peninsulas as per plan
- Choice of designer cabinetry\*
- Choice of granite countertops\*
- Fully installed premium Energy Star appliance package including: 18 cu.ft. frost-free fridge, 30" range, built-in microwave hood fan, and multi-cycle built-in dishwasher
- Double bowl stainless steel sink
- Single handle faucet with pullout sprayer
- Ceramic tile backsplash\*

### BATHROOM

- Ceramic tiles for floors\*
- Ceramic tiles installed for: tub/showers and walk-in showers as per plan\*
- Selection of bathroom cabinetry
- Granite countertop\*
- White porcelain drop-in sink with chrome single lever faucet
- White High Efficiency Toilets (HET)
- Bathroom fan vented to exterior

### BUILDING

- Entertainment room complete with cater kitchen
- 5th Floor Park Terrace with pool, landscaped BBQ and relaxation area, sports court and urban park
- State-of-the-art fitness room and separate yoga studio
- Outdoor pet area including a pet run and pet wash
- Secure parking and bicycle parking
- Garbage, recycling and organic chute
- Energy and material efficient central heating and cooling systems
- Energy efficient windows and doors
- Energy efficient lighting
- Entrance phone security system for residents
- Wireless internet in common areas
- Co-working area in lobby

\* from samples



# MOMENTUM PARTNERSHIP IS BRINGING GARMENT STREET TO DOWNTOWN KITCHENER.



The Momentum Partnership was formed by bringing together two of the most respected developers in Waterloo Region - Momentum Developments and Zehr Group of Companies. One of Canada's leading private equity real estate investment companies, KingSett Capital, saw the unique opportunity of Garment Street and has joined the Momentum Partnership to bring this community to life.



Momentum Developments has earned a solid reputation for being a best-in-class builder in Waterloo Region. All of their projects are selected, planned and completed to create well-appointed urban living spaces that contribute to the revitalization of Uptown Waterloo and Downtown Kitchener.



Zehr Group specializes in creating clean, contemporary spaces that respect the history of the property and its surroundings. Their dedication has helped them achieve industry awards, including GVCA's Building Excellence "Game Changer" award.



KingSett Capital is Canada's leading private equity real estate investment business, co-investing with institutional and high net worth individuals, using active management to deliver premium risk weighted returns. KingSett invests through its Growth, Income and Mortgage funds.

**CHARLIE WEST**  
Momentum Partnership



**ONE HUNDRED**  
Momentum Partnership



**CATALYST 137**  
Zehr Group



**NORTHFIELD STATION**  
Zehr Group



**SIXO MIDTOWN**  
Zehr Group



**1 VICTORIA**  
Momentum Developments





GarmentStreetCondos.com

FOR MORE INFO PLEASE EMAIL  
info@momentumdevelopments.ca



A DEVELOPMENT PROJECT BY:



All renderings shown are artist's concept. Some photographs used are stock images to illustrate lifestyle. Some photographs are used from previous Momentum Developments projects and may not represent finishes, materials and layouts to be used in Garment Street Condos. Please see a Garment Street Condos sales representative for further details. Actual usable space may vary from stated floor plan area. All elevations, floor plans, site plan and landscaping are artists concepts. All dimensions are approximate. Layout may be reverse of the unit purchased. E&OE.

Branding by Threshold/Carve