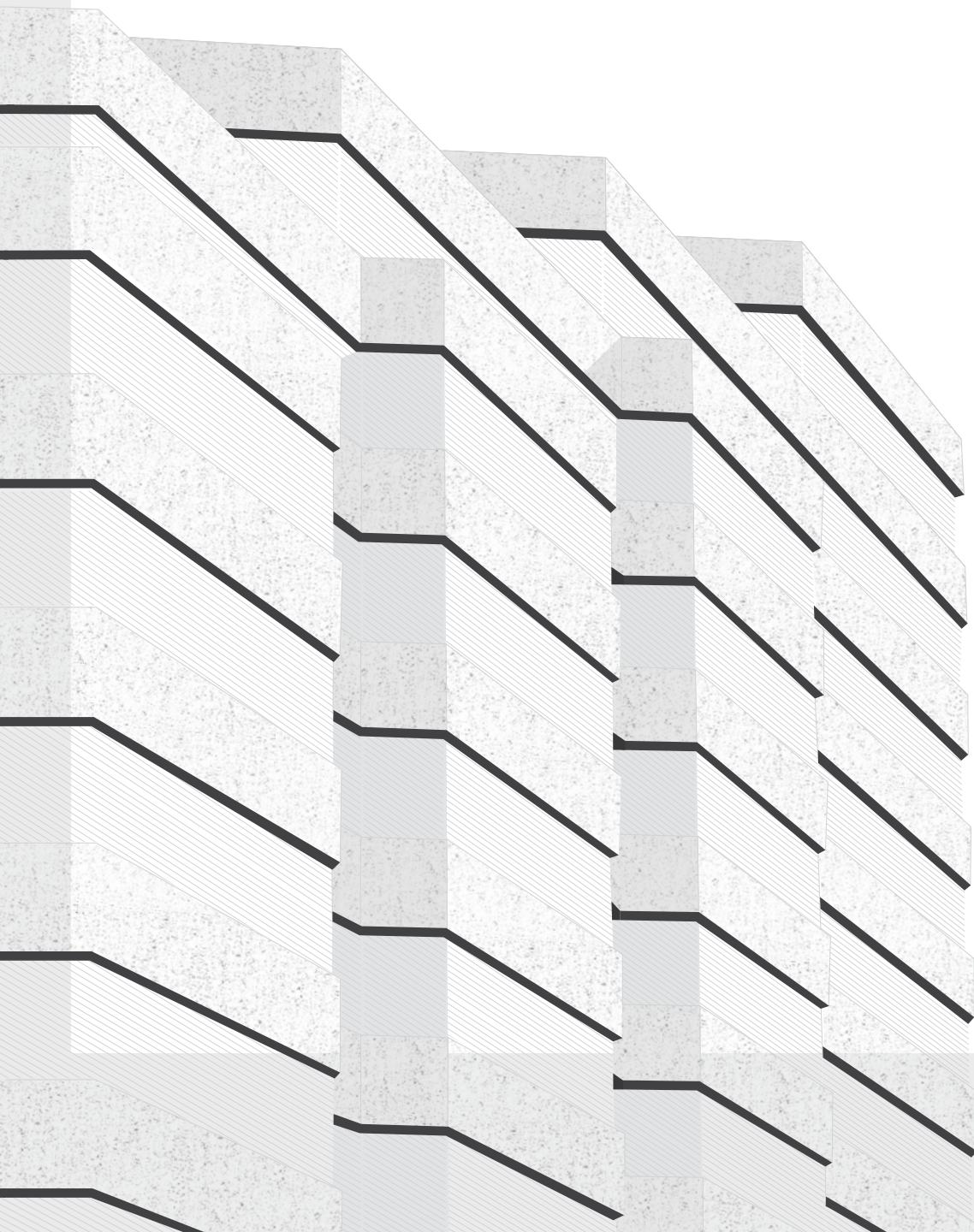


# galleria



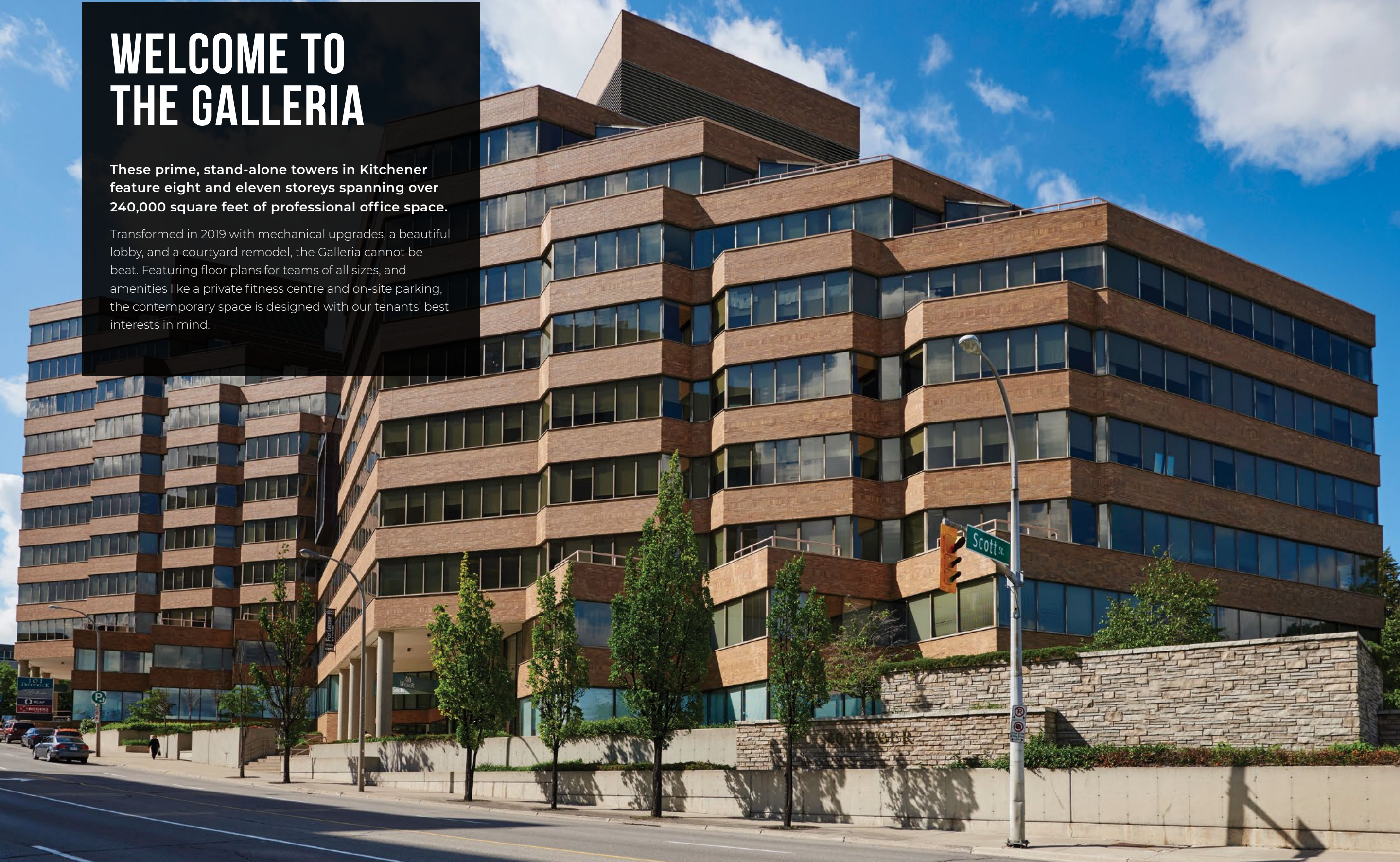
101 FREDERICK STREET / 40 WEBER STREET EAST



# WELCOME TO THE GALLERIA

**These prime, stand-alone towers in Kitchener feature eight and eleven storeys spanning over 240,000 square feet of professional office space.**

Transformed in 2019 with mechanical upgrades, a beautiful lobby, and a courtyard remodel, the Galleria cannot be beat. Featuring floor plans for teams of all sizes, and amenities like a private fitness centre and on-site parking, the contemporary space is designed with our tenants' best interests in mind.



# MORE THAN A BUILDING

**Europro's commitment to comfort and service is unmatched. We always put the satisfaction of our tenants first, which means that we are continuously investing in and making improvements to our spaces.**

The newly-renovated landscape at the Galleria welcomes tenants and visitors with an impressive new entrance to a modernized lobby with elegant finishes. The exterior features plenty of prominent opportunities for signage exposure. Tenants and visitors have access to secured, surface-level and underground parking, as well as safe bike storage for two-wheel commuters.



▲ The newly landscaped terrace welcomes tenants and visitors to the building.



**DESIGNED AND  
UPDATED NOT  
ONLY FOR BEAUTY,  
BUT TECHNICAL  
ADVANCEMENT.**

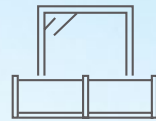
◀ LED lighting has been introduced throughout the building and parking garage.

# SUITE FEATURES

Tall ceilings and picturesque windows boasting incredible views complete the suites at the Galleria. Many of our spaces are move-in ready, but the suites can also be built to suit! Upper floors feature large balconies, providing bonus outdoor space that cannot be found anywhere else in the downtown core.



LARGE WINDOW  
VIEWS



BALCONY OPTIONS



FITTED WITH  
MODERN FINISHES



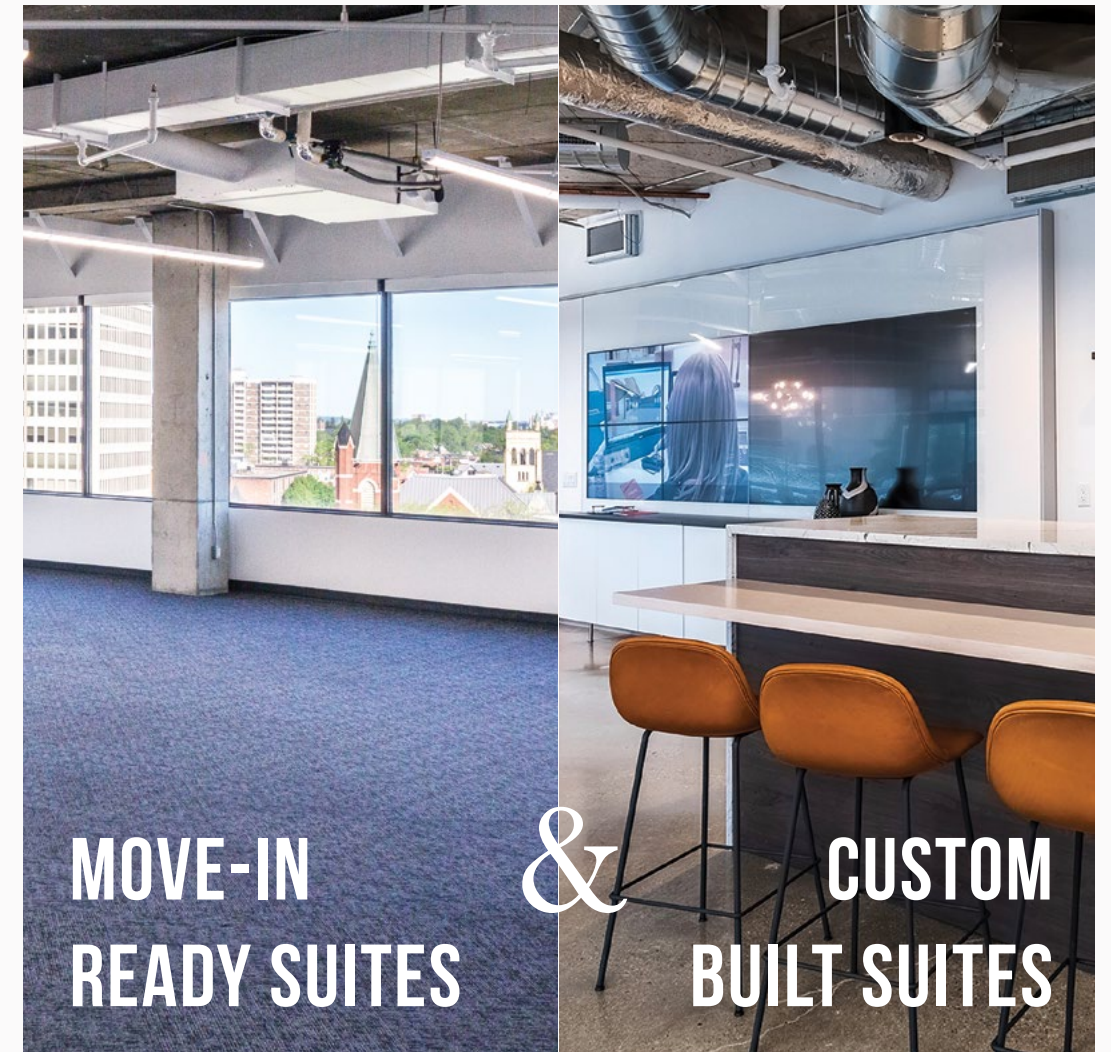
FIBER  
INTERNET LINES



LED LIGHTING



UNIT SECURITY



MOVE-IN  
READY SUITES

&  
CUSTOM  
BUILT SUITES

These suites are in move-in condition, with Europro's standard finishes showcased throughout.

*Drop us a line so we can determine whether our move-in ready suites are right for you.*

Customize your suite as you see fit. In-house design and construction services are available in order to achieve your perfect workspace.

## SUITES AND DEAL TERMS THAT SUIT YOUR NEEDS

Turnkey solutions and custom builds are available at the Galleria. Flexible lease terms are on the menu, with a plethora of options for personalization. At Europro, we appreciate that no two companies are alike. Each deal and suite is structured and designed with a particular user in mind.

# NOT YOUR TYPICAL OFFICE BUILDING EXPERIENCE

The days of dull office buildings are gone. The Galleria property has been completely revitalized, featuring modern amenities you would expect from new builds.



ON-SITE DELI



SHARED BOARDROOM



24/7 ON-SITE SECURITY



SURFACE AND COVERED PARKING



FLO EV CHARGERS



SECURE BIKE STORAGE



MODERNIZED FITNESS CENTRE



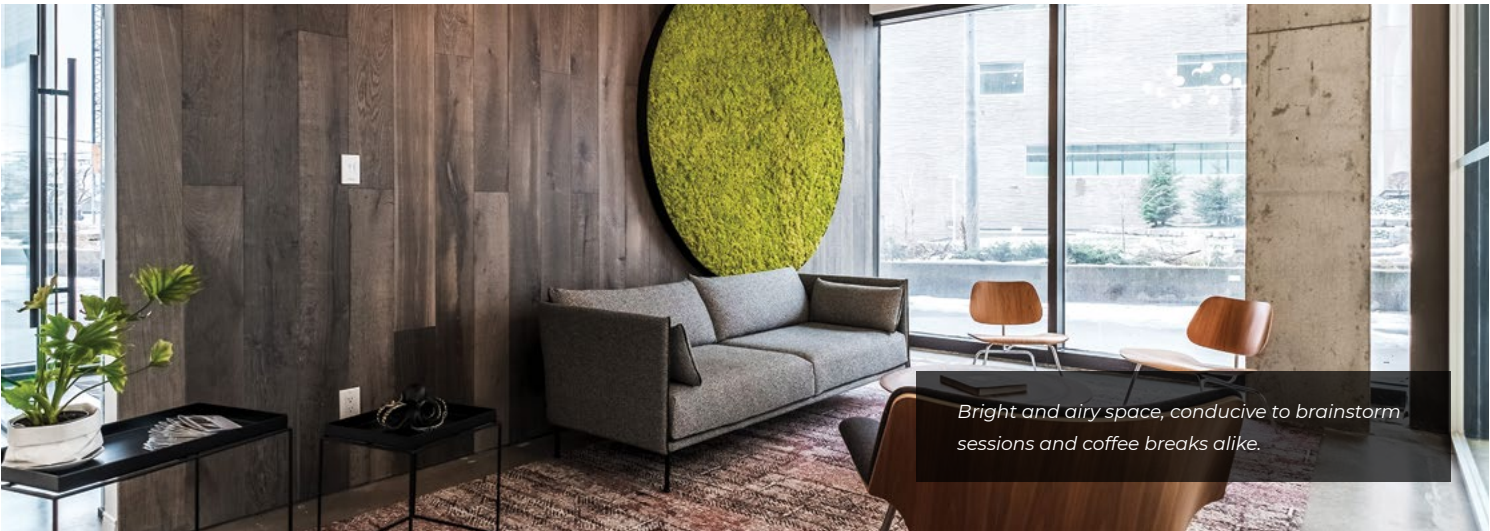
LANDSCAPED PATIO



PUBLIC WIFI IN COMMON AREAS

## RECENTLY UPDATED BUILDING SYSTEMS

- Three new high quality boilers
- New heat exchanger
- Upgraded security cameras
- Flo EV chargers for eco-cars
- Bike storage now available



Bright and airy space, conducive to brainstorm sessions and coffee breaks alike.

# CLOSE TO EVERYTHING DTK

Prominently standing at the corner of Frederick and Weber, the Galleria offers unmatched workspaces in vibrant downtown Kitchener. The building is conveniently located, with GRT stops just outside the front door, the LRT just one-block away, and less than 5 minutes from the expressway to Highway 401. The Galleria is also within walking distance of all downtown amenities, including restaurants, shops, parks, banks, and many of the new condo developments being introduced in the core.

A WALK SCORE OF 95

16 EATERIES

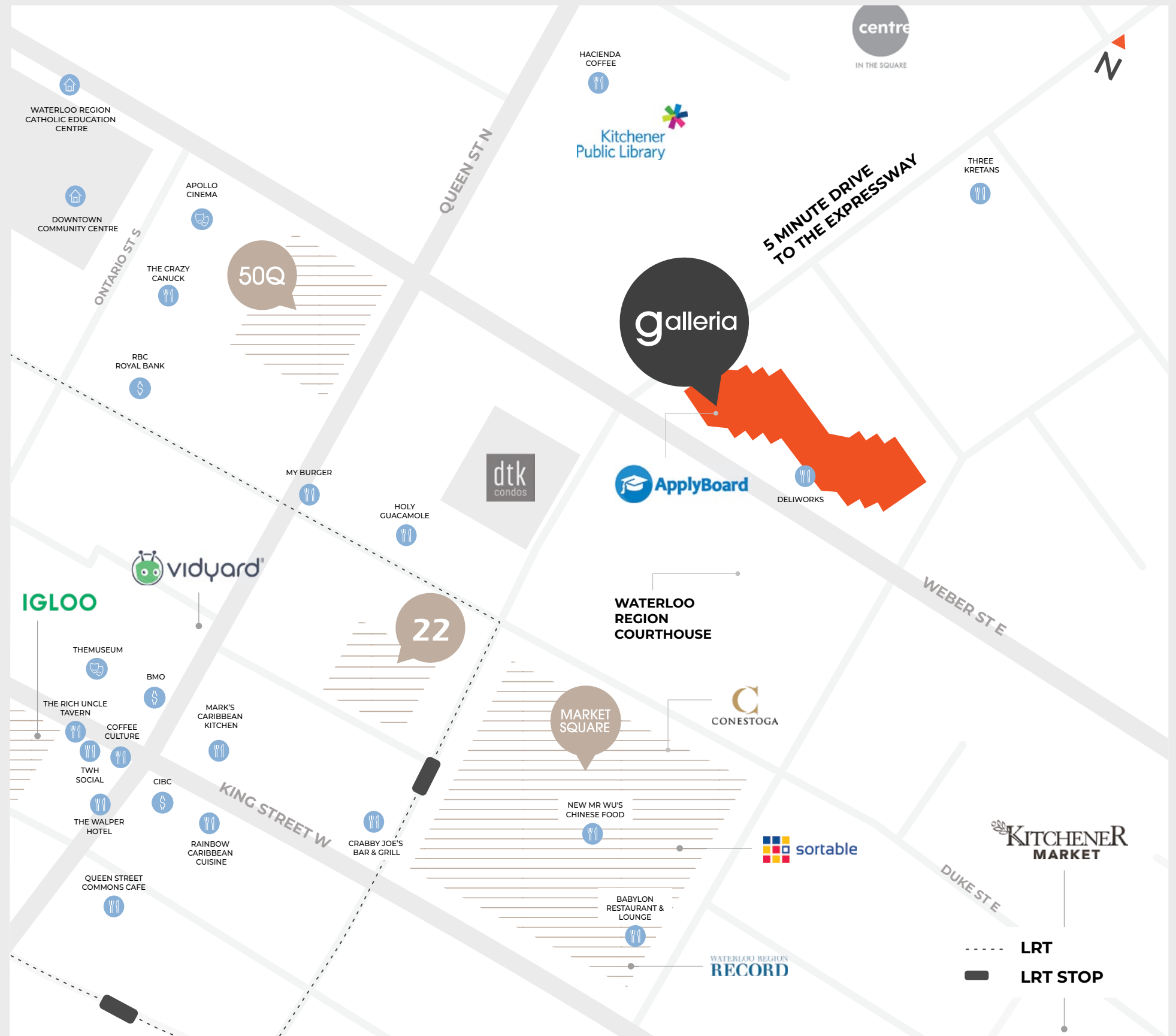
4 MAJOR BANKS

WITHIN WALKING DISTANCE OF LRT

5 MINUTE DRIVE TO THE EXPRESSWAY

DTK IS HOME TO **18,000**  
AND EMPLOYS OVER **2,900**

OVER **5,200** NEW RESIDENTS  
IN THE NEXT FIVE YEARS



# OUR FAVOURITE LOCAL SPOTS

Check out a few of our favourite local spots, just a walk away.

The Galleria is just steps from all of the best amenities of DTK, including locally-owned retail shops, coffee spots, banks, restaurants, pubs, art galleries, and museums.



## QUEEN STREET COMMONS CAFE

A place that cultivates inclusivity and gives back to the community, Queen Street Commons offers inventive vegetarian fare and specialty coffees at affordable pricing.



## B@THEMUSEUM

The Museum's hub for grub, pared-down menus feature only the most delicious options for brunch, dinner, and a great selection of craft beer. Check out their weekly trivia and local live music.



KITCHENER PUBLIC LIBRARY



KITCHENER MARKET



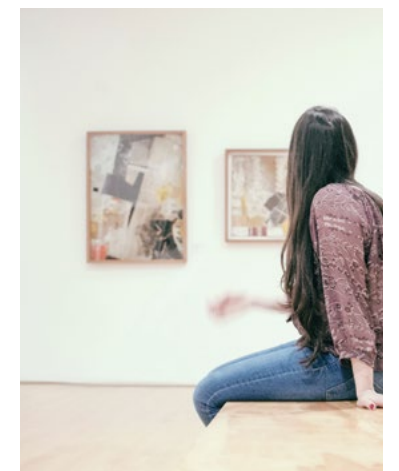
## CENTRE IN THE SQUARE

Known as the region's largest and busiest live performing arts centre, the venue has played a leading role in showcasing the best local and international performing arts.



## HOLY GUACAMOLE

"Fresh, never frozen... never fried" is Holy Guacamole's guarantee, and their local and palatable ingredients speak to it. Be sure to try the Baja Shrimp Tacos, a local must-taste!



## KW ART GALLERY

Waterloo Region's leading public art gallery focuses on contemporary culture by Canadian and international artists, hoping to inspire creativity.



# THE GALLERIA, YOUR PERFECT SPOT

**Don't waste time looking elsewhere. Europro has a space that is just right for your needs.**

The Galleria showcases suites ranging from 500 to 30,000 square feet. Europro knows the importance of flexibility when it comes to scaling companies in Kitchener's exciting up-and-coming market. We work with each and every tenant to structure deal terms that are specific to your needs, and allow for future growth.

## BUILDING SPECS

### SUITE SIZES

Floor plans range from 8,000-30,000 square feet, and allow suite offerings from 500-30,000 square feet.

### NUMBER OF FLOORS

The Frederick tower rises 11 storeys, while the Weber tower stands at 8 storeys, with 3 floors of underground parking across both.

### HVAC

HVAC controls have been updated to allow control of zone temperatures for tenant comfort.

Two new carrier chillers and cooling towers have been installed for cooling. Three new high-quality boilers have been installed for heating.

### CEILING HEIGHT

Tall ceilings, between 9' and 12' are seen throughout the building.

### PARKING

400 surface and covered stalls are located on-site.

### SECURITY

Manned security and concierge are implemented throughout weekdays, with 24/7 mobile security assistance available.

### LIGHTING

LED lighting upgrades throughout the building mimic bright, white daylight.

### WINDOWS

Each and every suite is encased by large windows that look out to beautiful spots in downtown Kitchener.

### BALCONIES

Balconies surround the upper floors, providing bonus spaces you won't find anywhere else in the downtown core.



40 Weber Street East, Suite 70  
Kitchener, ON N2H 6R3

leasingkw@europro.ca  
519 745 8005

[europro.ca](http://europro.ca)

