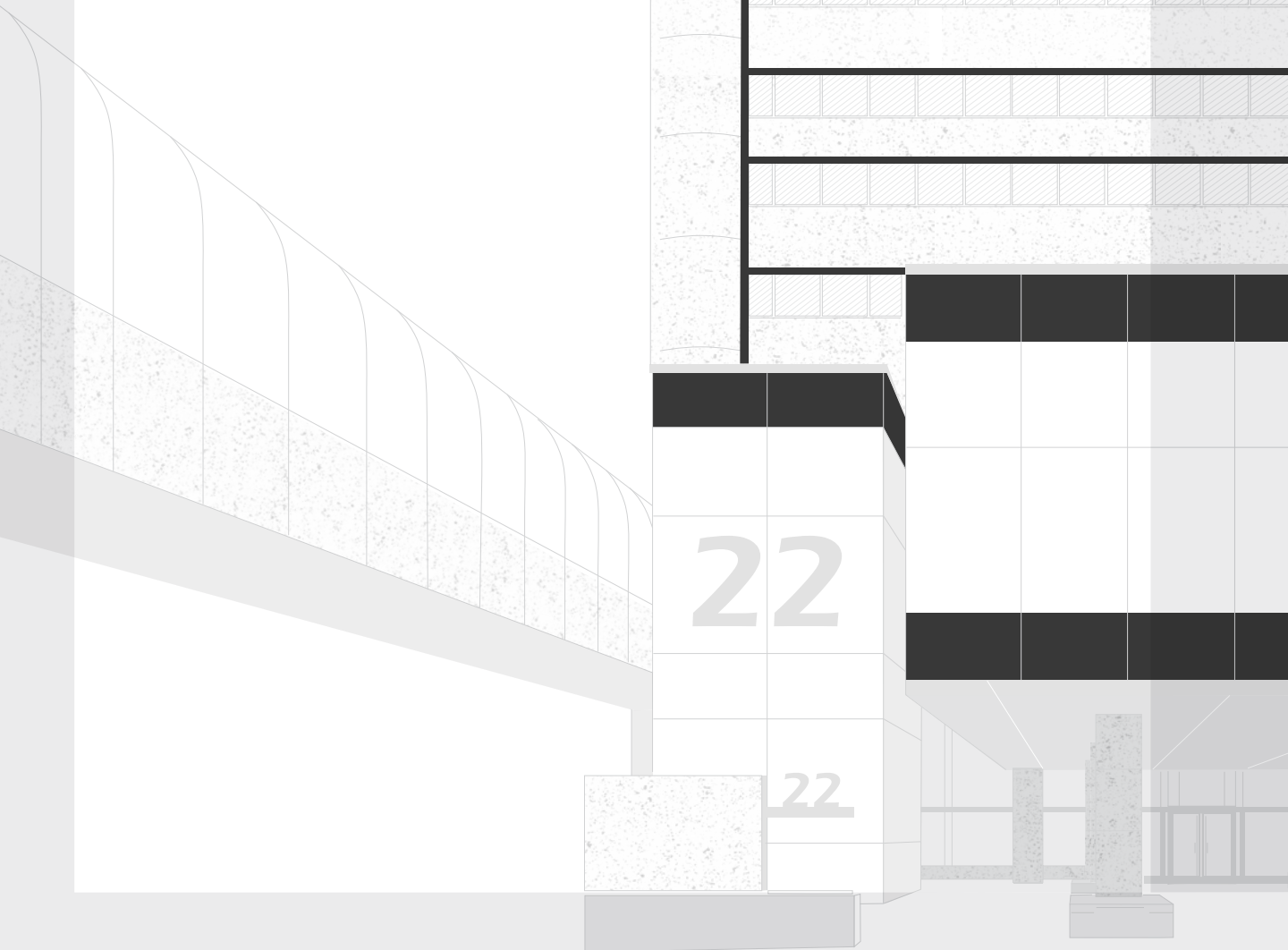


# 22

## FREDERICK

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22 FREDERICK STREET



# CONVENIENTLY LOCATED IN DTK

**22 Frederick is a modernized building that features a 12-storey tower with 95,856 SF of modern and flexible office space.**

Extensive restorations have transformed the building into an exciting place for small start-ups and major businesses to thrive in. With spaces ranging from 1,094 to 8,590 square feet, 22 Frederick has suites that accommodate companies of all sizes.

Conveniently located in the heart of booming Downtown Kitchener at the corner of Duke and Frederick, 22 Frederick is just steps away from all of the amenities the downtown core has to offer. The building has direct access to LRT and GRT stops, as well as shops, restaurants, and other downtown features that characterize it as one of the most desirable office spaces in Downtown Kitchener.

22



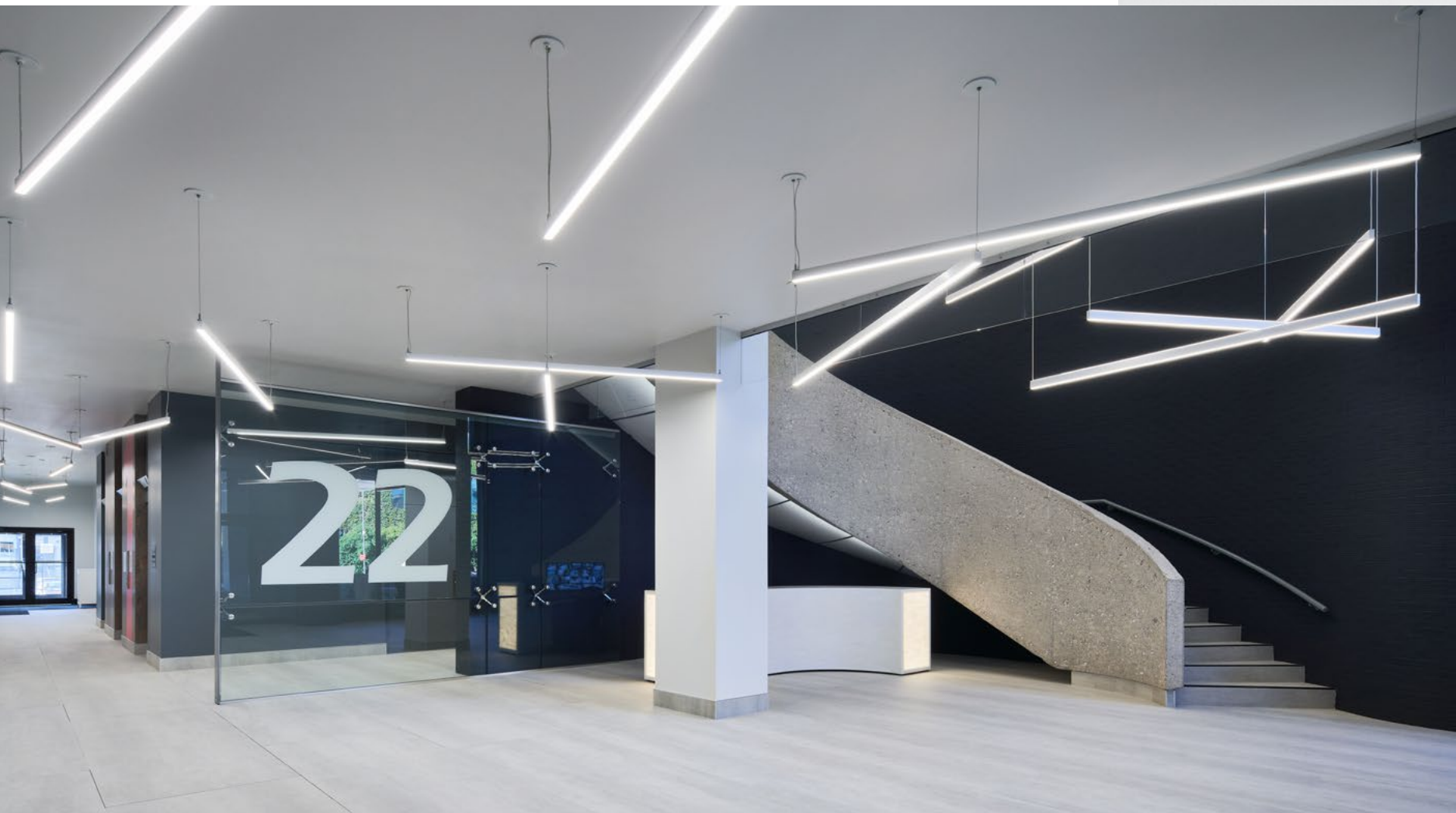
# MORE THAN A BUILDING

At Europro, we firmly believe that a building is not simply a connection of steel and brick, but the everyday, hustle-and-grind atmosphere for many people. That is why we strive to continuously enhance the tenant and visitor experience.

It's the reason we have heavily invested in improving our buildings, both aesthetically and mechanically, to create beautiful and functional workspaces. In just over a year, Europro transformed the building's exterior, updated the core functional systems and renovated the major common spaces.



EXTERIOR ENHANCEMENTS  
INCLUDE BRICK STAINING  
AND A FULLY GLAZED  
PODIUM SHOWCASING AN  
ELEGANT CURTAIN WALL  
MADE OF GLASS AND STEEL.



◀ The interior lobby received a full overhaul with modern features and finishes installed from floor to ceiling.



# SUITES TO SUIT YOUR OFFICE NEEDS

Work with our design and construction teams to build a unique workspace that is simply an extension of your business; an environment that fosters creativity, drives productivity, and, importantly, a workplace that your team, clients, and visitors thrive in and enjoy.



FLOOR TO  
CEILING VIEWS



FITTED WITH  
MODERN FINISHES



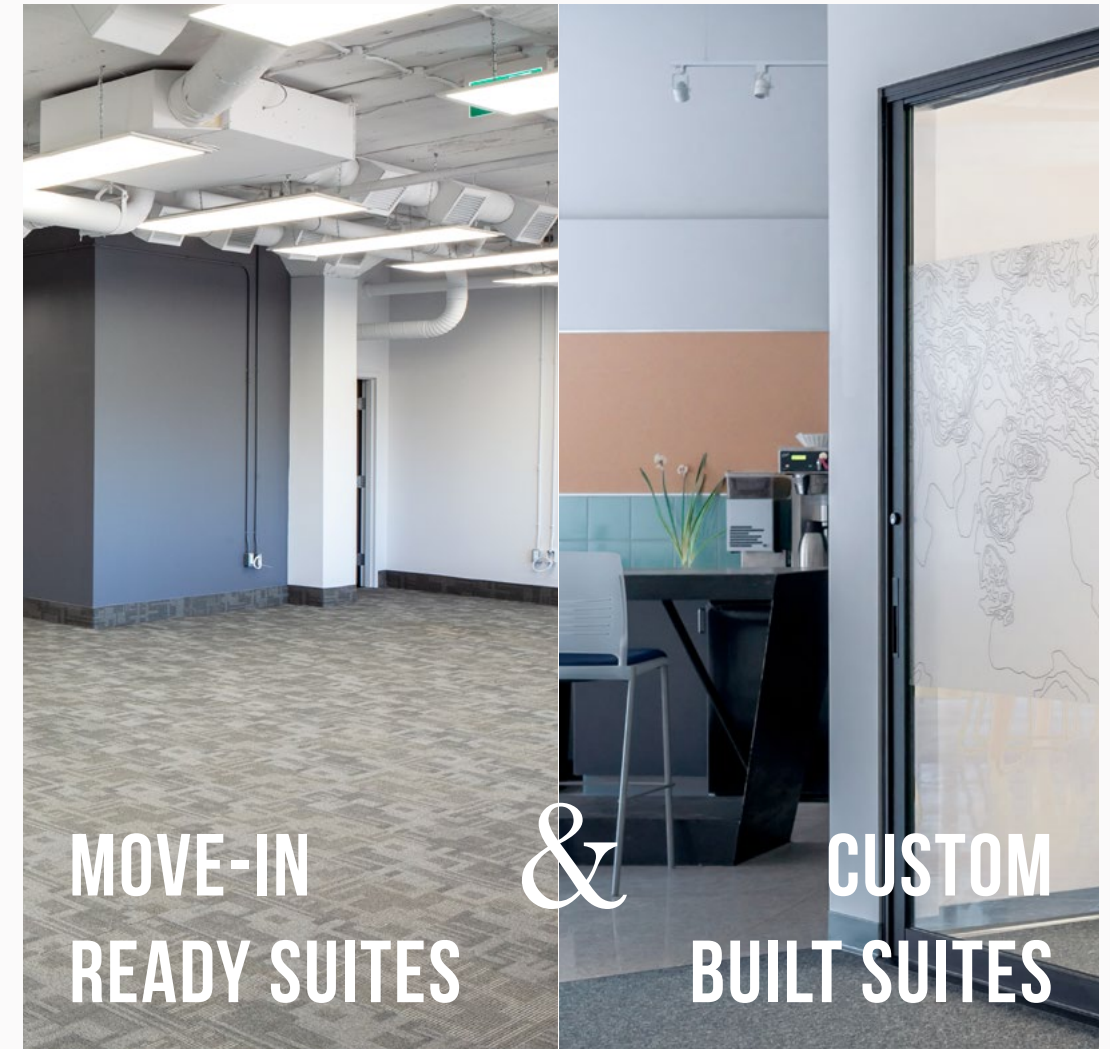
FIBER  
INTERNET LINE



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.

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

*Drop us a line so we can determine whether our move-in-ready suites will suit your needs.*

## SUITES AND DEAL TERMS THAT SUIT YOUR NEEDS

Turnkey solutions and custom builds are available at 22 Frederick. Flexible lease terms and customized solutions are also on the menu. At Europro, we appreciate that no two companies are alike, and, as such, each deal is structured and each suite designed with a particular user in mind.





# UPGRADED AMENITIES FOR A BETTER EVERYDAY EXPERIENCE

The recently modernized landscape at 22 Frederick promotes a user-friendly experience suitable for any business type. The exceptional set of amenities available at 22 will cater to the ideal workspace for your business to succeed. Tenants will have access to common boardrooms, secure parking, 24/7 on-site security, a covered entrance to Market Square, and so much more!



PYLON  
SIGNAGE



24/7 ON-SITE  
SECURITY



MODERNIZED  
WASHROOMS



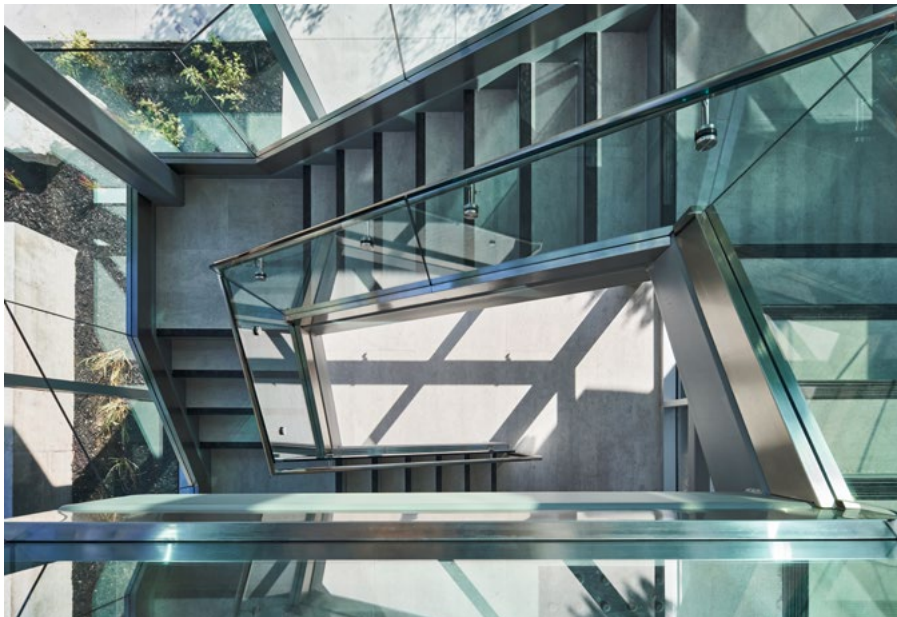
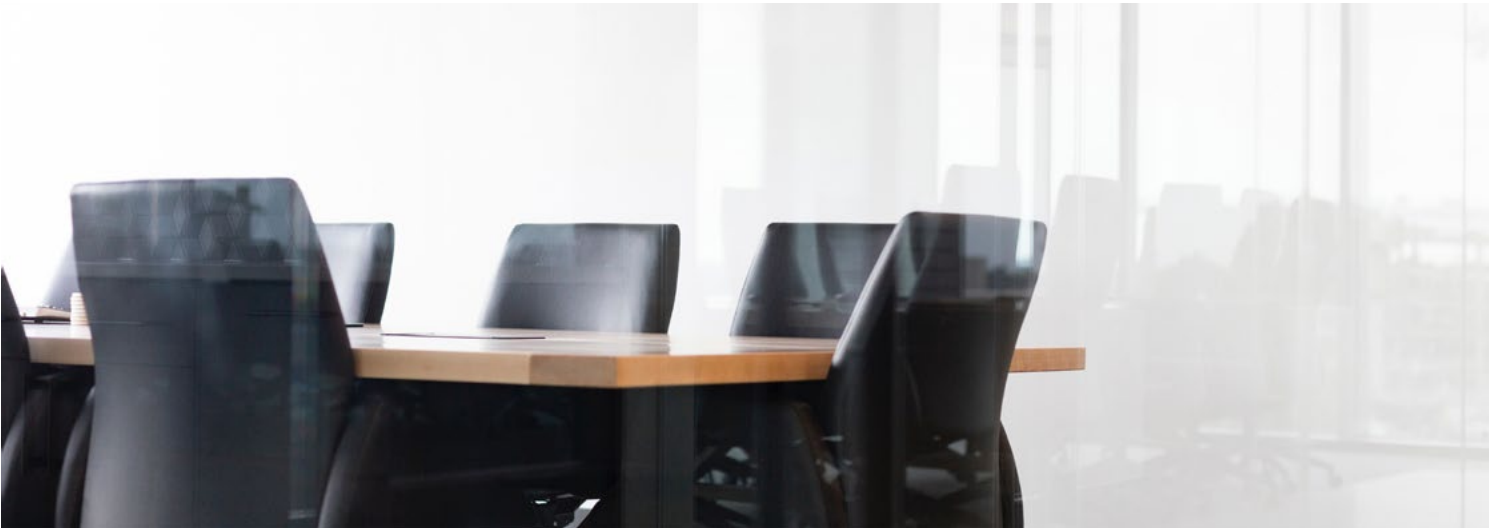
BUILDING  
AUTOMATION



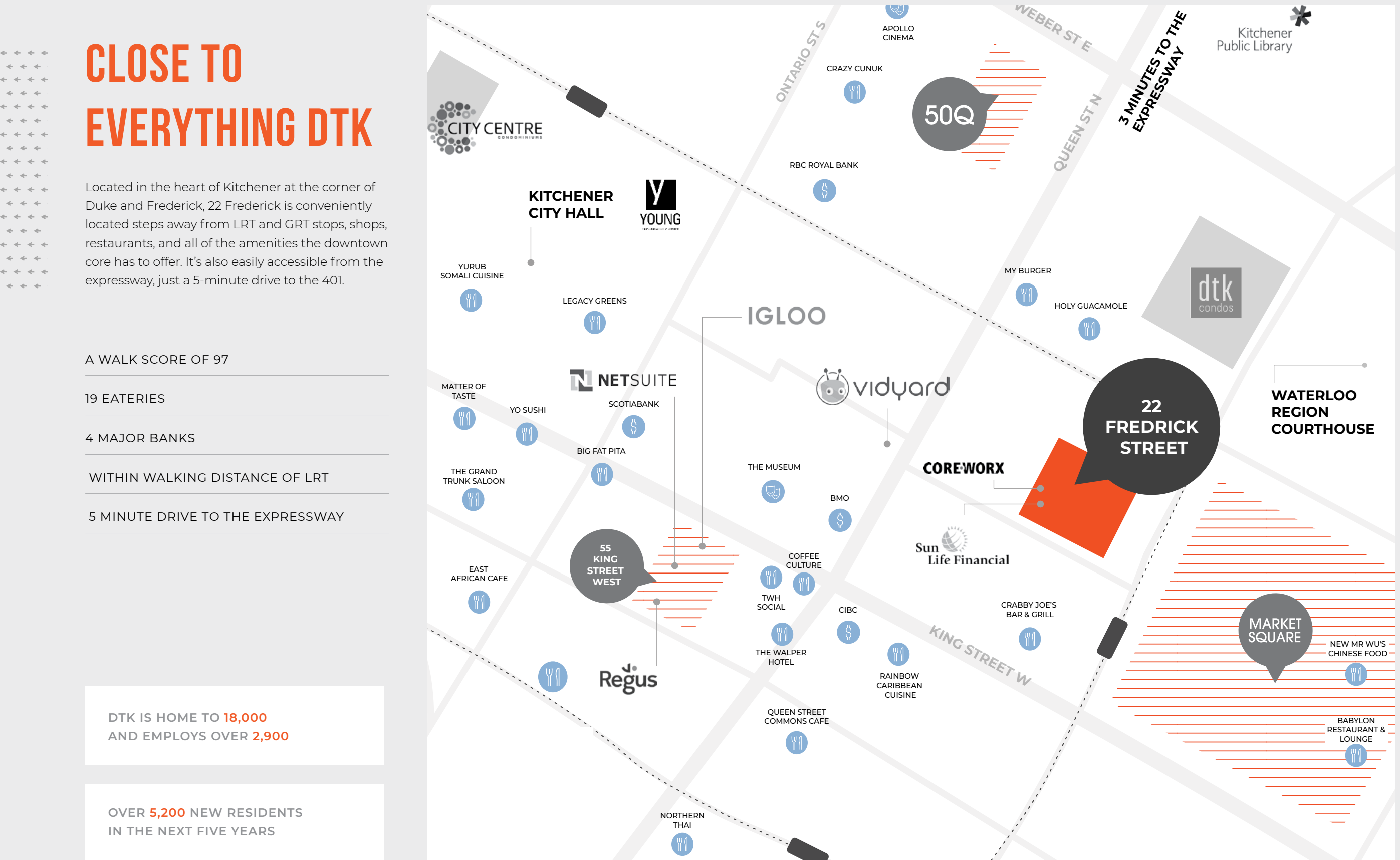
SECURE SURFACE  
PARKING

## RECENTLY UPDATED BUILDING SYSTEMS

- Air chiller has recently been installed
- New supply fan fresh air and return air vanes
- Supply and return fan motors upgraded to variable frequency drive
- LED lighting in the stairwells



A 7x4 grid of arrows pointing left.



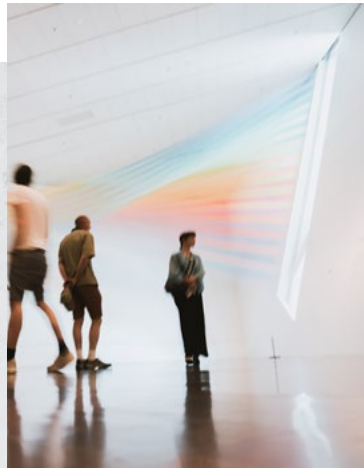




# OUR FAVOURITE LOCAL SPOTS

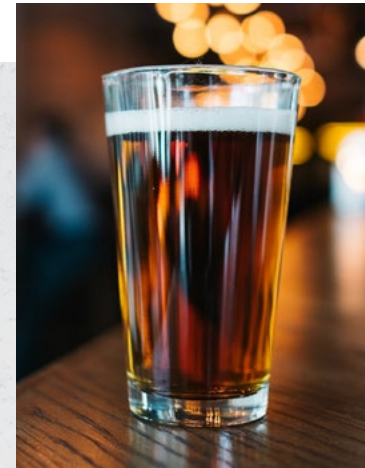
Check out a few of our favourite spots to grab a drink or a bite to eat.

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



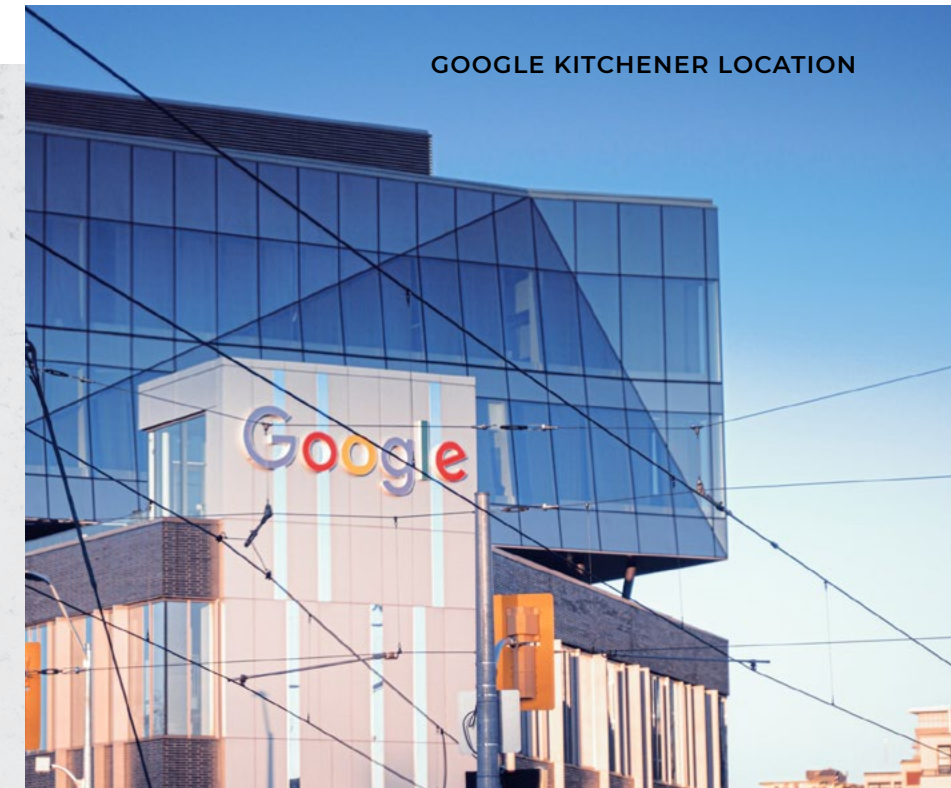
## THEMUSEUM

A local museum that showcases cultural content from around the world, making them a premier destination for creative thinking.



## TWH SOCIAL

This underground bar and bistro has a cool vibe, excellent locally-inspired eats and is a great spot for corporate events or after work drinks.



GOOGLE KITCHENER LOCATION



VICTORIA PARK



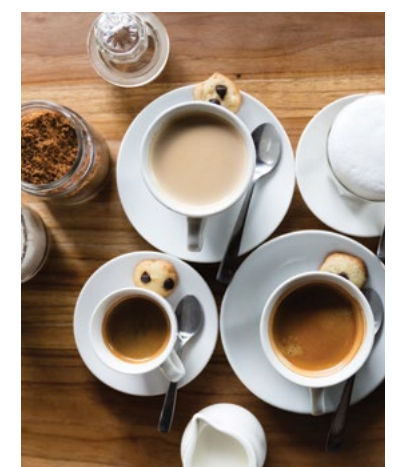
## KITCHENER-WATERLOO ART GALLERY

A downtown Kitchener gem, the KWAG connects people and ideas through art, with a focus on the best of the contemporary culture.



## LEGACY GREENS

An independent grocer, Legacy Greens is stocked with unique, local products ranging from fresh produce to homemade ice cream.



## COFFEE SHOPS

Coffee Culture, Matter of Taste, and Starbucks are just a small handful of the great cafes located near the building.







# 22 FREDERICK IS THE PERFECT PLACE FOR YOUR NEW OFFICE SPACE.

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

22 Frederick showcases beautiful suites ranging in size from 1,094 to 8,590 square feet. Small start-up? Booming firm? We have space for you. We will always be able to accommodate our tenants' current and future needs, as we work with stakeholders to determine forecasted growth to provide the best solutions for each unique business.

## BUILDING SPECS

### SUITE SIZES

1,094 to 8,590 square feet available  
(full floor plate = 8,590 SF)

### NUMBER OF FLOORS

12-storey tower

### HVAC

- A new chiller has been installed to cool and dehumidify the air stream.
- Supply and return fan motors have been upgraded to variable frequency drives.
- New supply fan fresh air and return air vanes have been installed for maximized efficiency airflow.

### CEILING HEIGHT

10 ft. to the deck.

### PARKING

Surface lot and Market Square garage provide over 900 stalls of secure parking.

### SECURITY

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

### WIFI

Complete with fiber Internet lines, and wired for all major communication networks.

### LIGHTING

LED lighting was installed in suites, and upgraded in stairwells.

### STORAGE

On-site climate-controlled storage is available.

### MARKET SQUARE

Tenants have covered access to Market Square, featuring a food court, shopping opportunities, and much more!





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