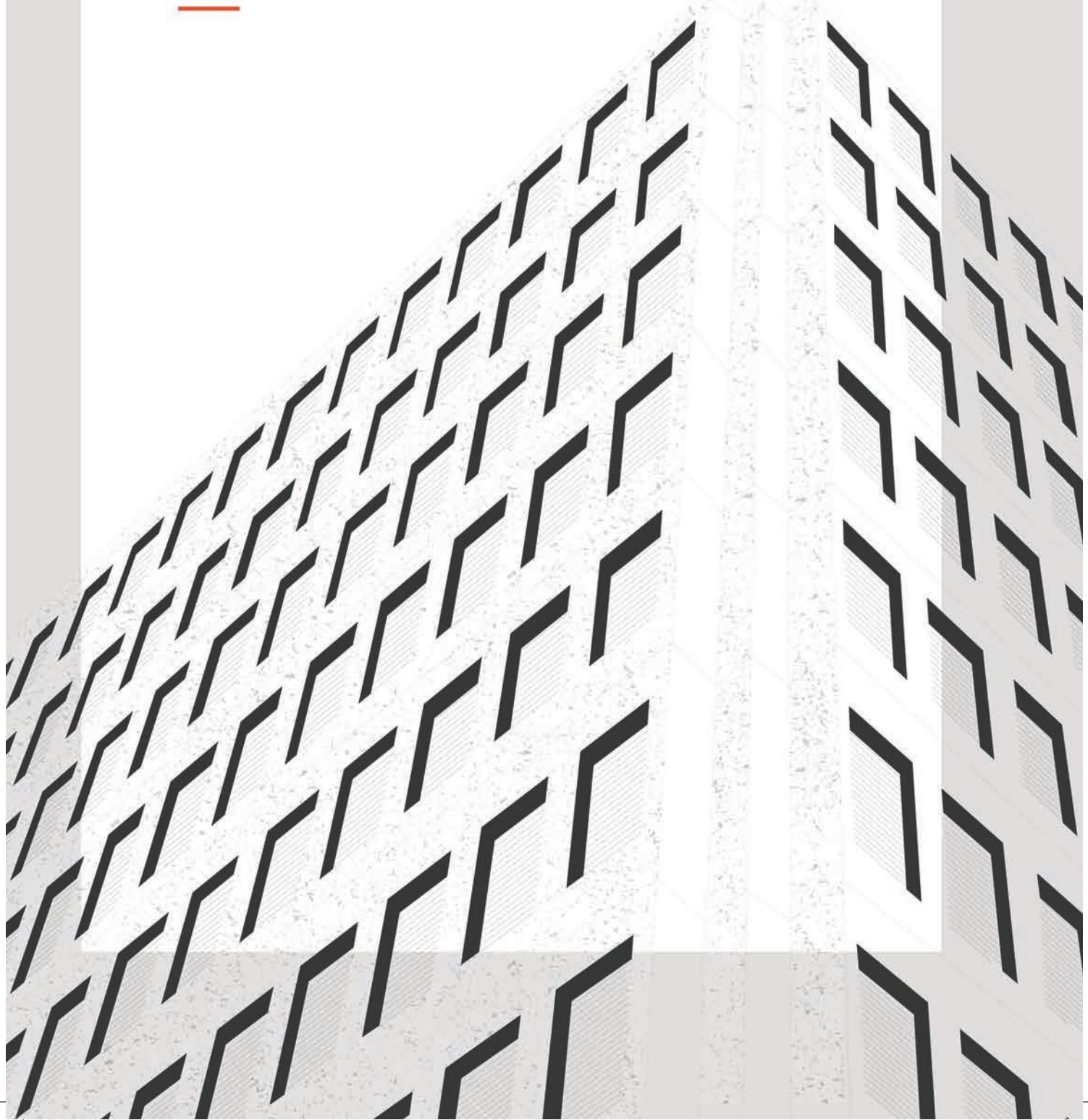


50 QUEEN STREET NORTH

# 50Q

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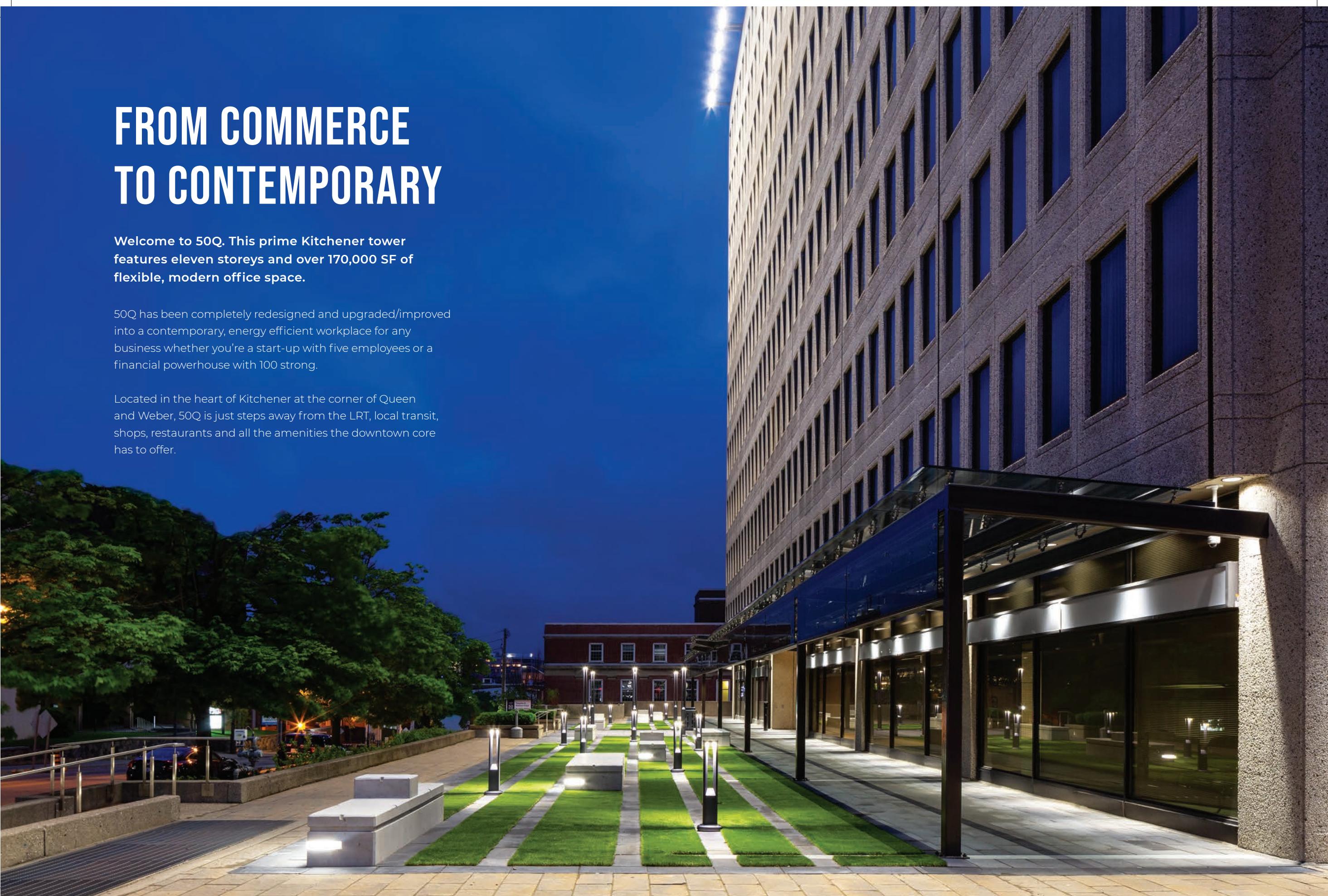


# FROM COMMERCE TO CONTEMPORARY

Welcome to 50Q. This prime Kitchener tower features eleven storeys and over 170,000 SF of flexible, modern office space.

50Q has been completely redesigned and upgraded/improved into a contemporary, energy efficient workplace for any business whether you're a start-up with five employees or a financial powerhouse with 100 strong.

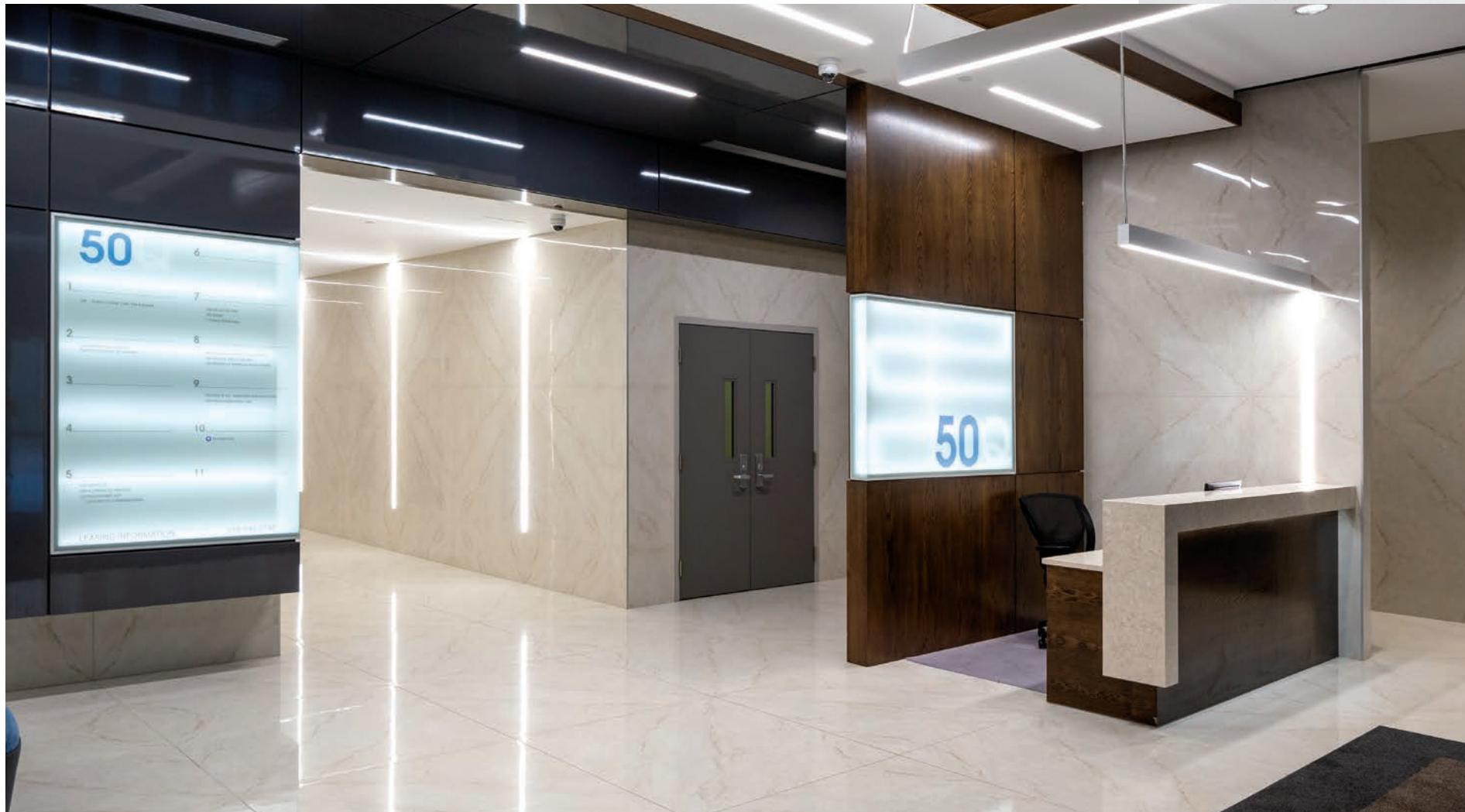
Located in the heart of Kitchener at the corner of Queen and Weber, 50Q is just steps away from the LRT, local transit, shops, restaurants and all the amenities the downtown core has to offer.



# MORE THAN A BUILDING

Euapro is committed to providing accommodations that satisfy needs and exceed expectations.

That's why we have heavily invested in creating a more functional and beautiful workspace from the ground up. In under 24-months, Euapro has updated the major common spaces, core functional systems and added the premium services that are expected from new builds.



TENANT EXPERIENCE IS EVERYTHING, SO OUR EFFORTS TO IMPROVE THE BUILDING, BOTH MECHANICALLY AND VISUALLY, WILL ALWAYS BE ONGOING.

*The lobby itself offers style and elegance with floor to ceiling Italian tile, warm wood accents and custom built-in lighting.*

# SUITES TO SUIT YOUR OFFICE NEEDS

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



FLOOR TO  
CEILING VIEWS



FITTED WITH  
MODERN FINISHES



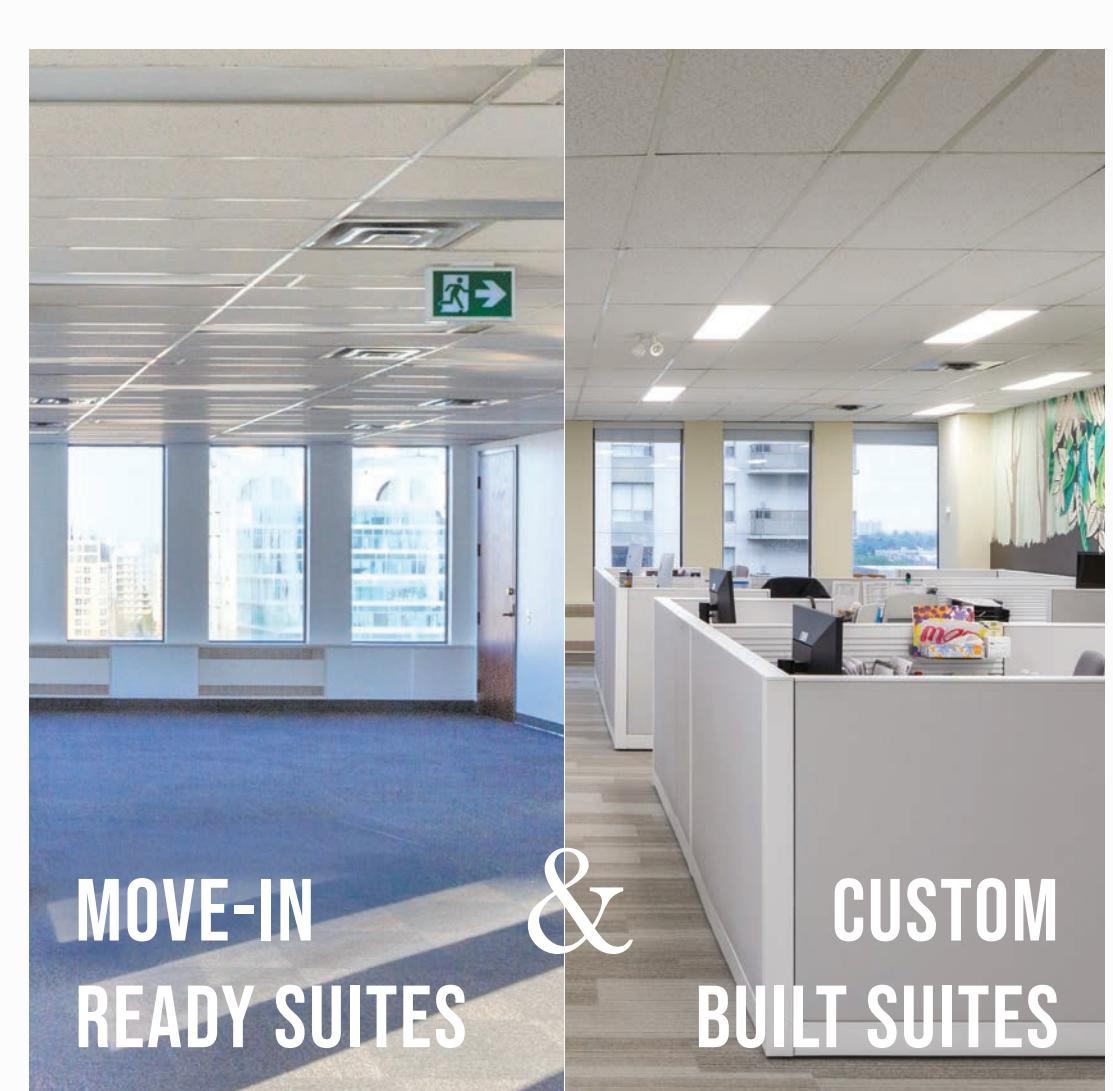
FIBER  
INTERNET LINE



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.

*Talk to us and see if one our move-in ready suites is right for you.*

Customize your suite as you see fit. In-house design and construction services are available to help you create the perfect workspace for you.

## SUITES AND DEAL TERMS THAT SUIT YOUR NEEDS

Turnkey solutions and custom builds are available at 50Q. 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 is designed with a particular user in mind.



# UPGRADED AMENITIES FOR A BETTER EVERYDAY EXPERIENCE

Stay connected at 50Q with the recently modernized user-friendly systems and services. Through the unique set of amenities available at 50Q, you will be offered an ideal work environment for your business to thrive in. With secure underground parking, common boardrooms, public WiFi in communal areas and a bakery, you will have several great services at your disposal in the comfort of 50Q.



DELI / BAKERY



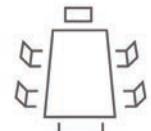
PYLON SIGNAGE



MODERNIZED WASHROOMS



PUBLIC WIFI IN COMMON AREAS



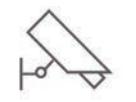
COMMON BOARDROOM



BUILDING AUTOMATION



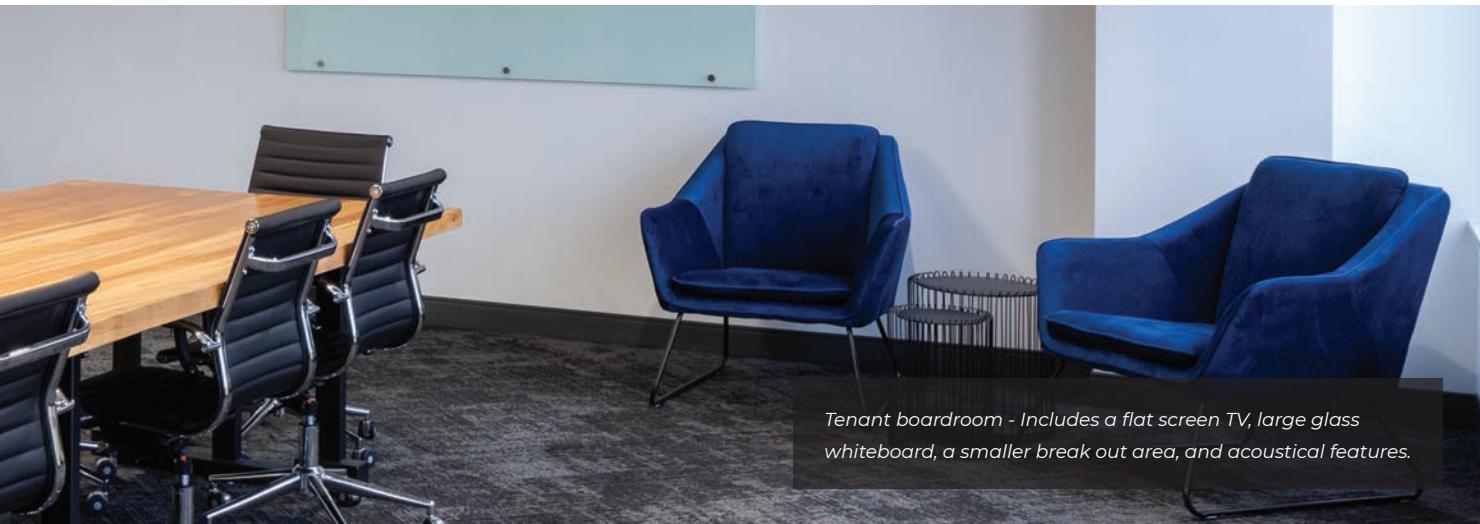
SECURE UNDERGROUND PARKING



24/7 ON-SITE SECURITY

**RECENTLY UPDATED BUILDING SYSTEMS**

- Lakos filtration system
- Refurbished cooling towers
- Garage lighting and membrane
- New roof
- Heat pump
- On-demand fresh air ventilation
- Personalized tenant comfort controls



Tenant boardroom - Includes a flat screen TV, large glass whiteboard, a smaller break out area, and acoustical features.



# CLOSE TO EVERYTHING DTK

Located in the heart of Kitchener at the corner of Queen and Weber, 50Q is conveniently located steps away from LRT stops, local transit, shops, restaurants and all the amenities the downtown core has to offer. It's also easily accessible from the expressway, and just ten minutes from Highway 401.

## A WALK SCORE OF 95

## 19 EATERIES

## 4 MAJOR BANKS

## WITHIN WALKING DISTANCE OF LRT

3 MINUTE DRIVE TO THE EXPRESSWAY

DTK IS HOME TO **18,000**  
EMPLOYEES OVER **2,900**

OVER 5,200 NEW RESIDENTS  
IN THE NEXT FIVE YEARS





# OUR FAVORITE LOCAL SPOTS

Check out our favorite spots around the neighbourhood.

Steps from all DTK amenities, including but not limited to, locally-owned shops, coffee bistros, banks, restaurants, pubs, art galleries, museums and much, much more!



## THE WALPER HOTEL

This boutique hotel is a 1893 historic charm located right down the street.



## TWH SOCIAL

This bar & bistro is beneath the iconic Walper Hotel serving craft cocktails, and nightly specials.



## KITCHENER PUBLIC LIBRARY



## VICTORIA PARK



## THE RICH UNCLE TAVERN

Lunch, dinner and brunch menus using delicious local fare. Meet up with friends, or enjoy a late night snack.



## LEGACY GREENS

A local independent grocer with stocked with unique, local products.



## COFFEE SHOPS

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





## 50Q COULD BE THE SPOT FOR YOU

With over a million square feet of office space in the downtown core, Europro has a space that's right for you.

50Q showcases 15,700 SF floor plates and suites ranging from 600 to 15,700 SF. Space requirement influx? Plans for future growth, but unsure of when? No problem! Kitchener is an exciting market and Europro knows the importance of flexibility to scaling companies. We work with tenants to structure deal terms that are tenant specific and allow for future growth.

## BUILDING SPECS

### SUITE SIZES

600 to 15,700 SF available per floor with up to 31,400 SF available on continuous floors.

### NUMBER OF FLOORS

11 storeys with 4 underground levels of parking.

### HVAC

Building cooling towers have been refurbished to ensure efficient heating and cooling.

Lakos filtration system was installed to ensure that our HVAC systems and the filtration of the buildings water loop runs efficiently and with little to no down time.

Building automation has been upgraded and controls our present technology.

New heat pump installed for lobby heating and AC.

### CEILING HEIGHT

Range from 8.5' to 19'

### PARKING

Secure underground parking with on-site attendant. Updated in 2019 to include new LED lighting and cameras.

### SECURITY

Manned security and concierge throughout the weekday with 24/7 mobile security assistance available all week long.

### WIFI

Fiber Internet lines makes public WiFi available in the lobby, common areas and tenant boardroom.

### LIGHTING

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

### ELEVATORS

Brand new 2019 smart-destination dispatched elevators.

### WINDOWS

Offering beautiful views of DTK.

### ROOF

With a new roof installed in 2019, 50Q provides a water tight and more energy efficient building envelope, which provides you with a more comfortable work environment.



**EUROPRO**

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