

vogue

R E S I D E N C E S



WATERLOO ON



THE OPPORTUNITY

Welcome to Vogue Residences.

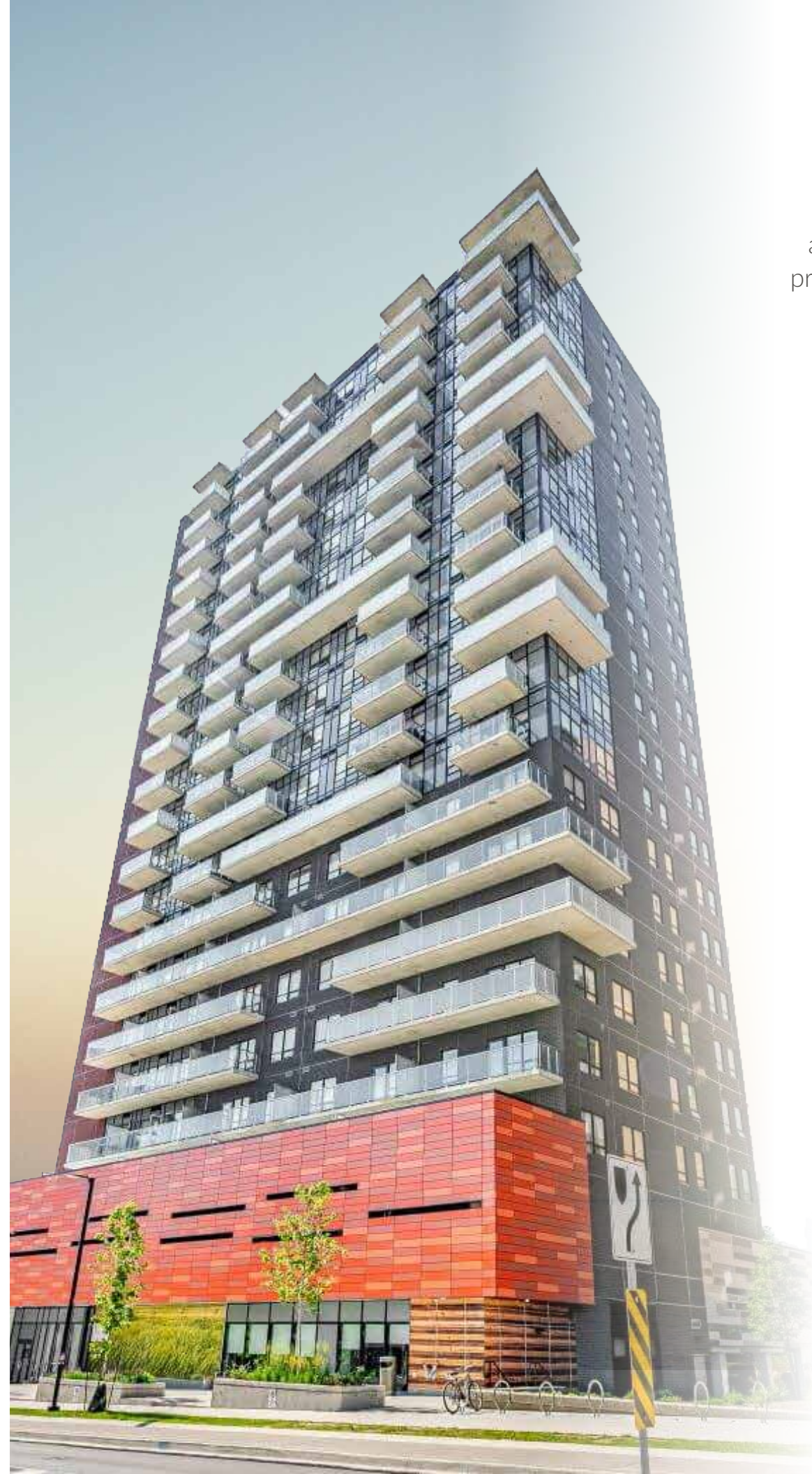
A 22-storey, high-rise apartment building comprised of 186 stylish residential suites + 1 ground floor commercial unit in the heart of Waterloo, just steps from Wilfrid Laurier University, the University of Waterloo and Uptown Waterloo. Vogue offers luxurious living minutes walking from shopping, dining, cafes and public transit.

ASSET DETAILS

- **ADDRESS**
155 King Street North, Waterloo ON
- **COMPLETED**
2023
- **BUILDING PROFILE**
22-Storey High-Rise Apartment + 1 Ground Floor Commercial Unit
- **AVG. SUITE SIZE**
745 SF
- **LOT SIZE**
~0.83 Acres
- **FRONTAGE**
~82 FT N side of King St
- **PARKING**
132 Stalls (58 Garage/ 74 Underground)
- **LAUNDRY**
In-suite
- **ELEVATORS**
Two

SUITE MIX

SUITE TYPE	SUITES	% OF SUITES	AVG. SIZE
1-Bedroom 1 Bath	38	20%	644 sf
1-Bedroom 2 Bath	80	43%	721 sf
1-Bedroom 2 Bath Den	18	10%	780 sf
2-Bedroom 2 Bath	50	27%	846 sf
Total/Weighted Avg.	186	100%	745 sf
Commercial Unit	1	THG's Hot Chicken	2,332 sf



PREMIUM RESIDENTIAL RENTAL

Constructed with elevated modern aesthetics and efficiency in mind, Vogue provides a superior living environment with market leading amenities

STEPS FROM UPTOWN WATERLOO

Located in the urban University neighbourhood, residents are steps away from the vibrant dining, retail and the entertainment landscape Uptown Waterloo offers

WALK TO UNIVERSITY CAMPUSES

Located just south of University Avenue, residents are in walking distance of Wilfrid Laurier University (240m), the University of Waterloo (1.5km) & Conestoga College (1.6km)

VERSATILE SUITE LAYOUTS

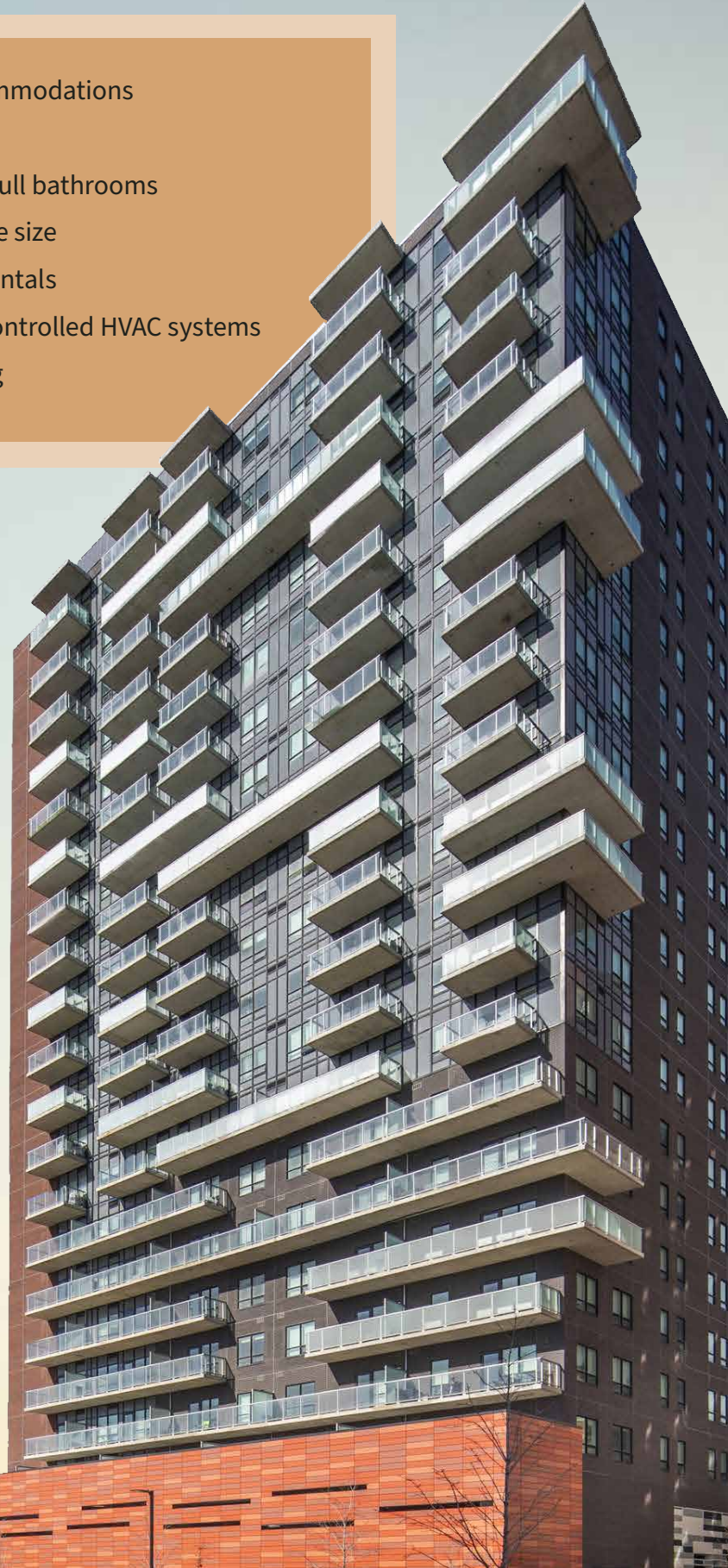
The suites have been designed to appeal to a wide variety of tenant types with 80% containing two or more full bathrooms and versatile den/ living spaces

NO RENT RESTRICTIONS

Rents are exempt from RTA guideline increase legislation and can be adjusted to market levels once per year









High-Quality, New Construction

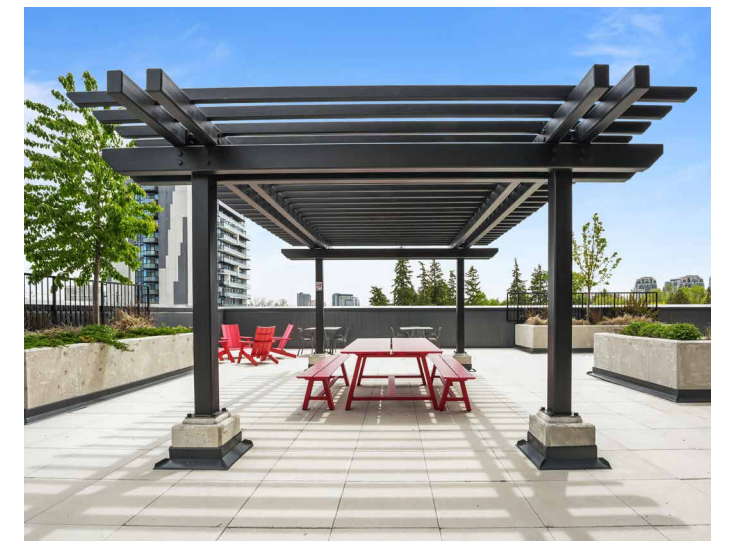
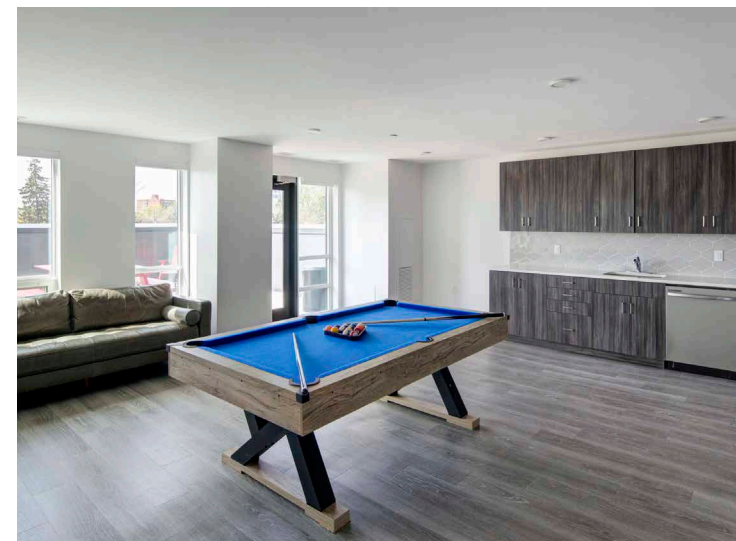
- ✓ Elevated living accommodations
- ✓ Large suites:
 - 80% two or more full bathrooms
 - 745 sf average suite size
- ✓ Strong ESG fundamentals
- ✓ Fully temperature-controlled HVAC systems
- ✓ Amenity rich offering



Ideal Amenity Mix

Vogue Residences features high demand amenities such as:

-  Parcel Lockers
-  Multiple party rooms with pool table and kitchenettes
-  Media Room
-  Work & study spaces
-  Meeting Rooms
-  Fitness Room
-  Outdoor amenities on podium terrace
-  Convenient restaurant as ground floor retail tenant



Steps from Uptown Waterloo, Vogue offers luxurious living minutes from shopping, dining, cafes and public transit. The Property is strategically positioned at the intersection of renowned universities and a diverse economic ecosystem that employs over 80,000 people across multiple sectors



Walking
Uptown: 8 min
Laurier U: 3 min
U of Waterloo: 23 min



Biking
Uptown: 3 min
Laurier U: 2 min
U of Waterloo: 8 min



Driving
Uptown: 3 min
Laurier U: 2 min
U of Waterloo: 5 min



Albert Street

University Avenue W



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Uptown Waterloo
The vibrant King St corridor provides a mix of restaurants, cafes, pubs, & daily services
270m

King Street N

Desirable KWC Location

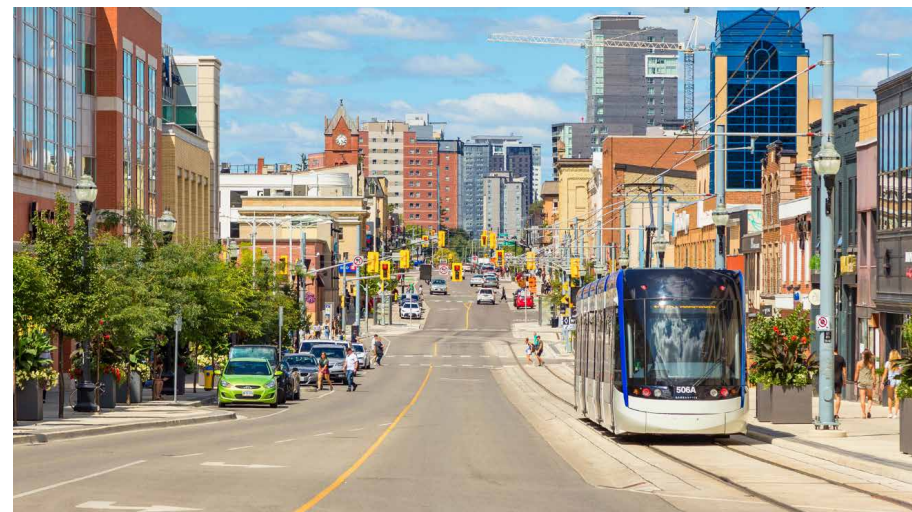
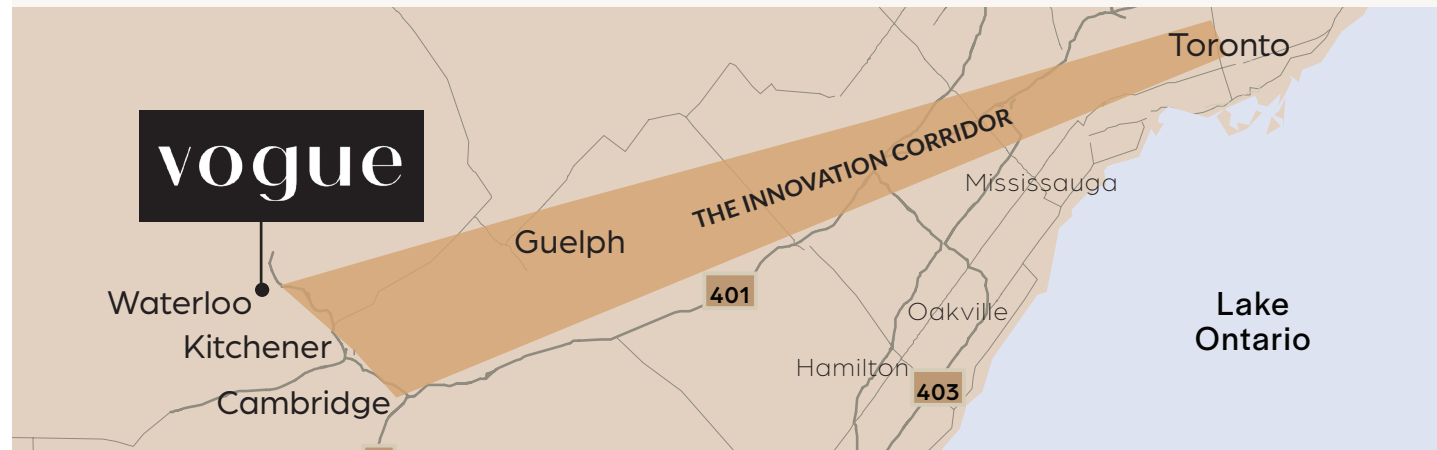
- The Kitchener-Waterloo-Cambridge (“KWC”) region benefits from the spillover of talented workforce from the GTA.
- Many families from the GTA are relocating, seeking improved quality of life, greater affordability, & more space.
- Waterloo is the #1 fastest-growing market for millennial and new graduate populations in North America.
- Reputation as a major tech hub makes the district particularly attractive to young professionals seeking a walkable lifestyle at the core of Canada’s Technology Triangle.
- Located in the heart of Canada’s manufacturing corridor, the KWC region is equipped with all the fundamentals to be a major logistics and manufacturing hub.

 **30-40%**
KWC Homes 30-40%
less than Toronto





 **9.9%**
Population Growth
KWC 2016-2021

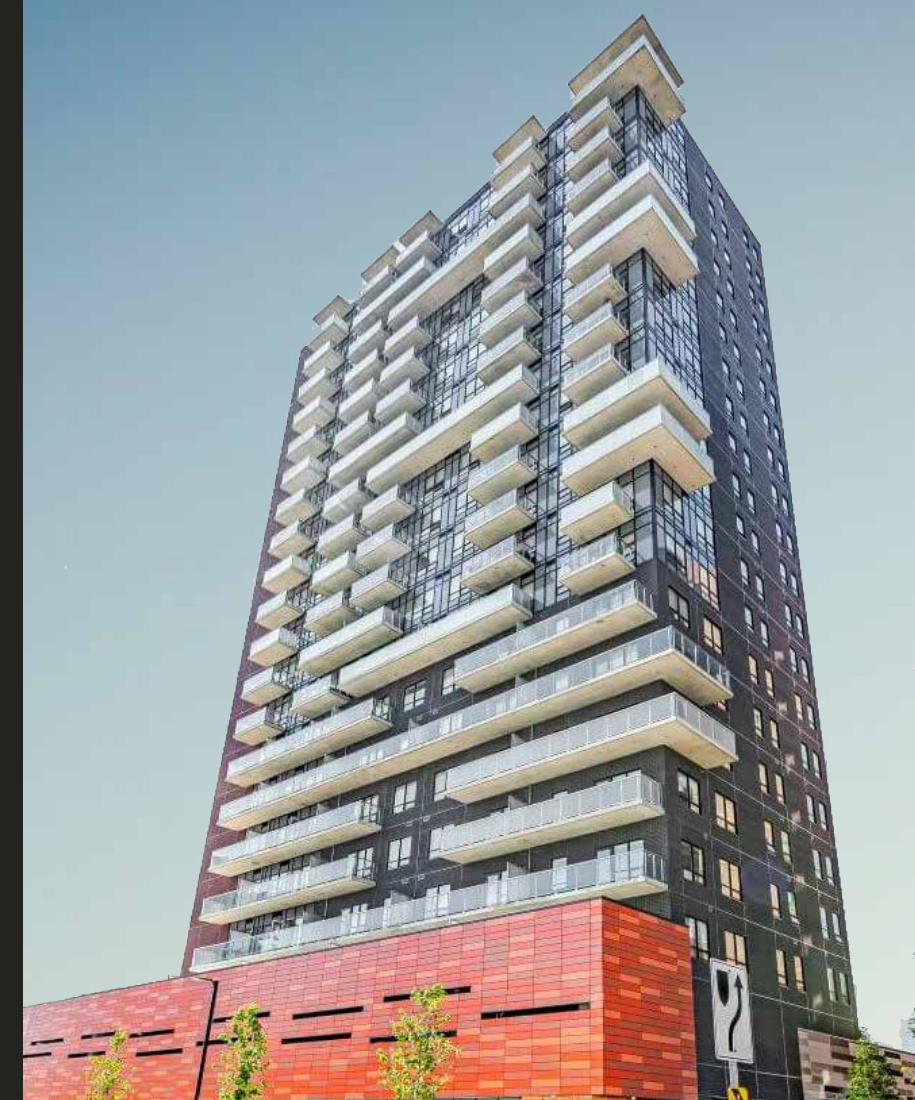
 **4**
4 of the 10 largest
universities in ON

Canada’s Innovation Corridor: Third-largest ICT cluster after Silicon Valley



KWC Stats

 370K Tech Workers	 \$81K Median Income
 77K+ Renters	 ~43K Suites Rental Universe



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