

DUO



EXCLUSIVE PRE-MARKET
BROKER BROCHURE

The new heart of Canada's most up- -and-coming city.



THIS IS DUO

Soaring 36 and 40 stories high, DUO Towers gracefully reflect an incredible addition to the growing skyline of Kitchener-Waterloo—bringing together distinctive architecture, custom interiors, and world-class resident amenities.

Materials and specifications are subject to change without notice. All renders are artist concept. Furniture not included. For more information please speak with a Station Park sales representative. E. & O.E.





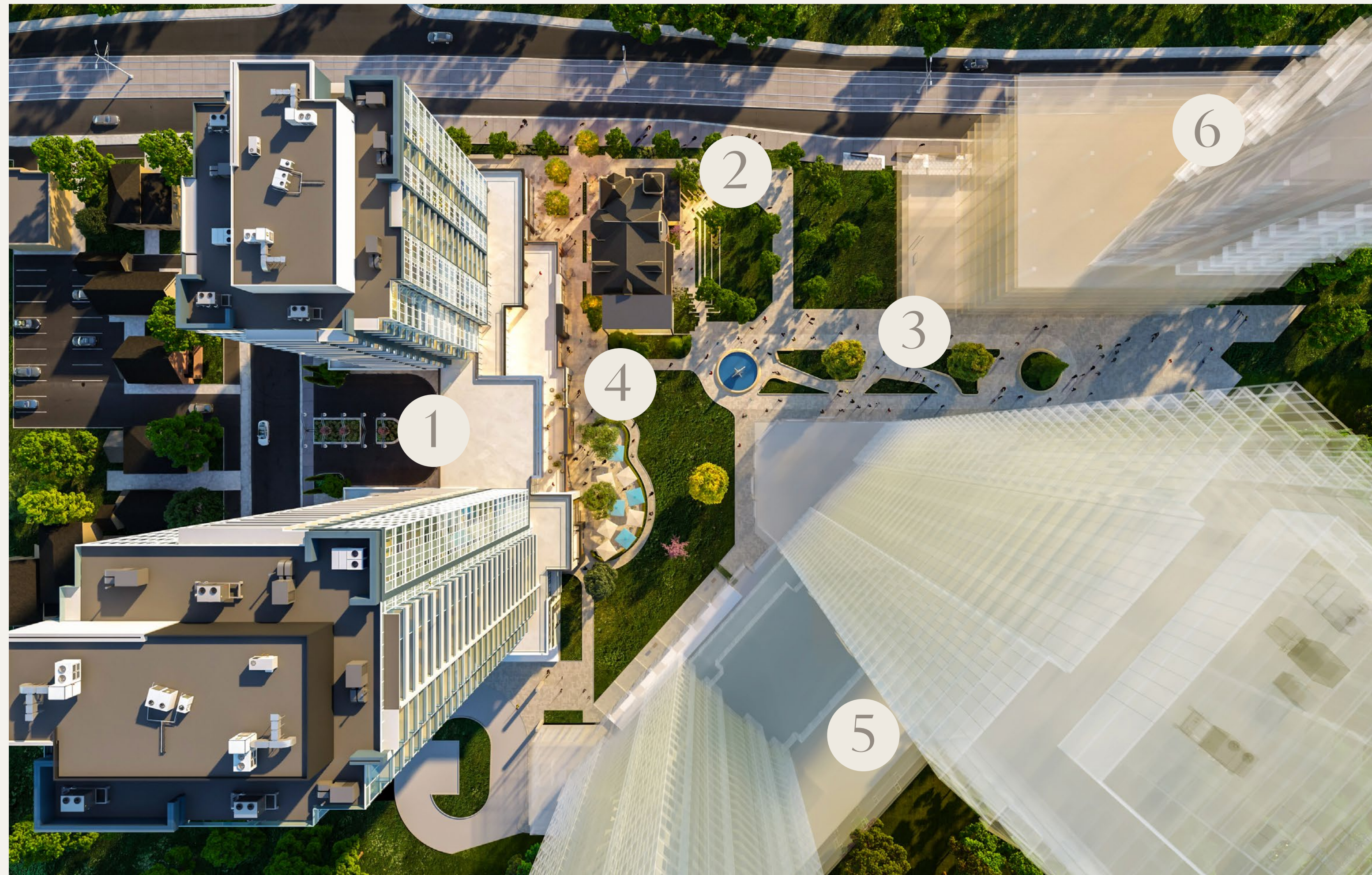
LOCATION



A perfect pairing in the centre of Kitchener's Station Park.

Downtown Kitchener's vibrant history—and current landscape—is reflected throughout every detail of Station Park. And part of the project's beautiful living space, DUO, will be no different.

DUO



1. Union Towers
2. Kaufman House
3. The Circuit
4. Food Alley
5. Duo
6. Future Mixed-Use

◀ As Phase One of Station Park, Union Towers, nears completion, residents anticipate the exciting community. Station Park will be home to retail, entertainment, parks & rec, and even commercial office space, shifting the atmosphere in Downtown Kitchener.

Home to the Canadian flagship office of Google, DUO is nestled across the street as a perfect neighbour in Canada's largest tech hub—better known as the Innovation District.

As the second largest concentration of tech companies in North America, the small region of Kitchener-Waterloo punches above its weight class when it comes to top talent. Thanks to two universities and a polytechnic college, KW is, and continues to be, the preferred home of startups and tech giants alike.



Say hello to
your new neighbours





 Tech Companies

 Food & Drink

 Rec & Entertainment

 Services

 Innovation District

 Parks & Greenspace

 Light Rail Transit



AMENITIES

Live here—where contemporary architecture meets vintage design elements. Work here—where office space is built in and career opportunities never end. Play here—where an outdoor gym, hot tubs, playground, leisure court, dog parks, and more await you on DUO's outdoor Sky Deck.



Indoor activities that are just the tip of the iceberg.

Thrive in the luxury of
four-season amenities
that compliment your
hobbies, career, and
personal taste.



Ground-Floor
Restaurants



Family
Centre



Co-Working
Space



Resident
Lounge



Gaming/
Jam Room



Indoor Movie
Theatre

LOBBY

Nothing says “Welcome Home” more than a beautiful grand entrance. Your lobby is equipped with high-end finishes, and gorgeous details that will leave you speechless every time you come and go.



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THEATRE

Nothing says Friday night like going to a movie. Why leave home, when the comfort and quality of a full-size theatre is just steps away? Grab your popcorn and enjoy!

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LOUNGE

Love to entertain? The lounge and party room at DUO has you in mind. Beautifully designed with elevated details and modern finishes, the lounge offers homeowners a space to gather with your nearest and dearest.



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FAMILY CENTRE

This is the play space that dreams are made of. With a huge selection of toys, tons of room to run around, and even a climbing wall, this is a great space to spend time as a family.

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Gym

Your motivation to work out just got a boost! The residents-only gym at DUO has everything you need including free weights, squat racks, cardio machines, and space to stretch. You'll never need to go to the public gym again!



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A 4th floor outdoor podium

Adventure is calling and it's only a few steps from your door. At DUO the podium offers the amazing, Sky Deck, where the outdoor activities are endless.



Leisure
Areas



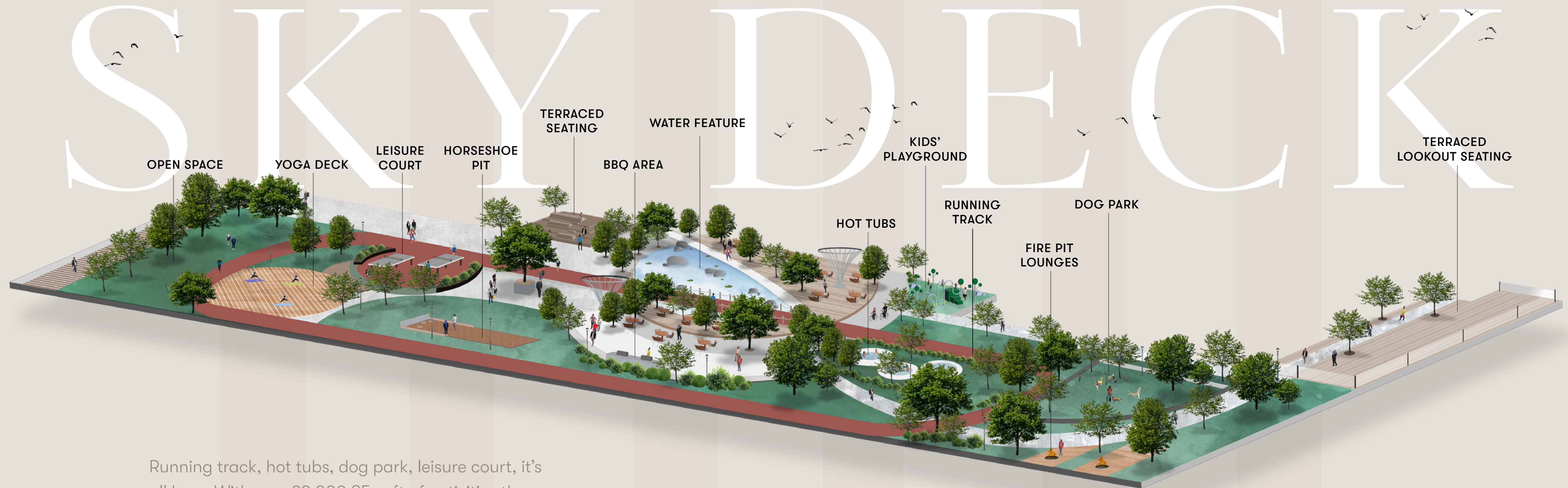
Fitness
Areas



Family
Zones



Central
Entertaining



Running track, hot tubs, dog park, leisure court, it's all here. With over 20,000 SF sqft of activities the Sky Deck is an unbelievable outdoor terrace that capitalizes on creating experiences.

SUITES

Modern. Contemporary. Perfection. The suites at DUO offer the comforts of livability without compromising on style. From great spacial planning to timeless design, our interior design team has looked at every detail to ensure you have a beautiful home.

The contemporary
splendor of bespoke
materials make living
all the more enjoyable.



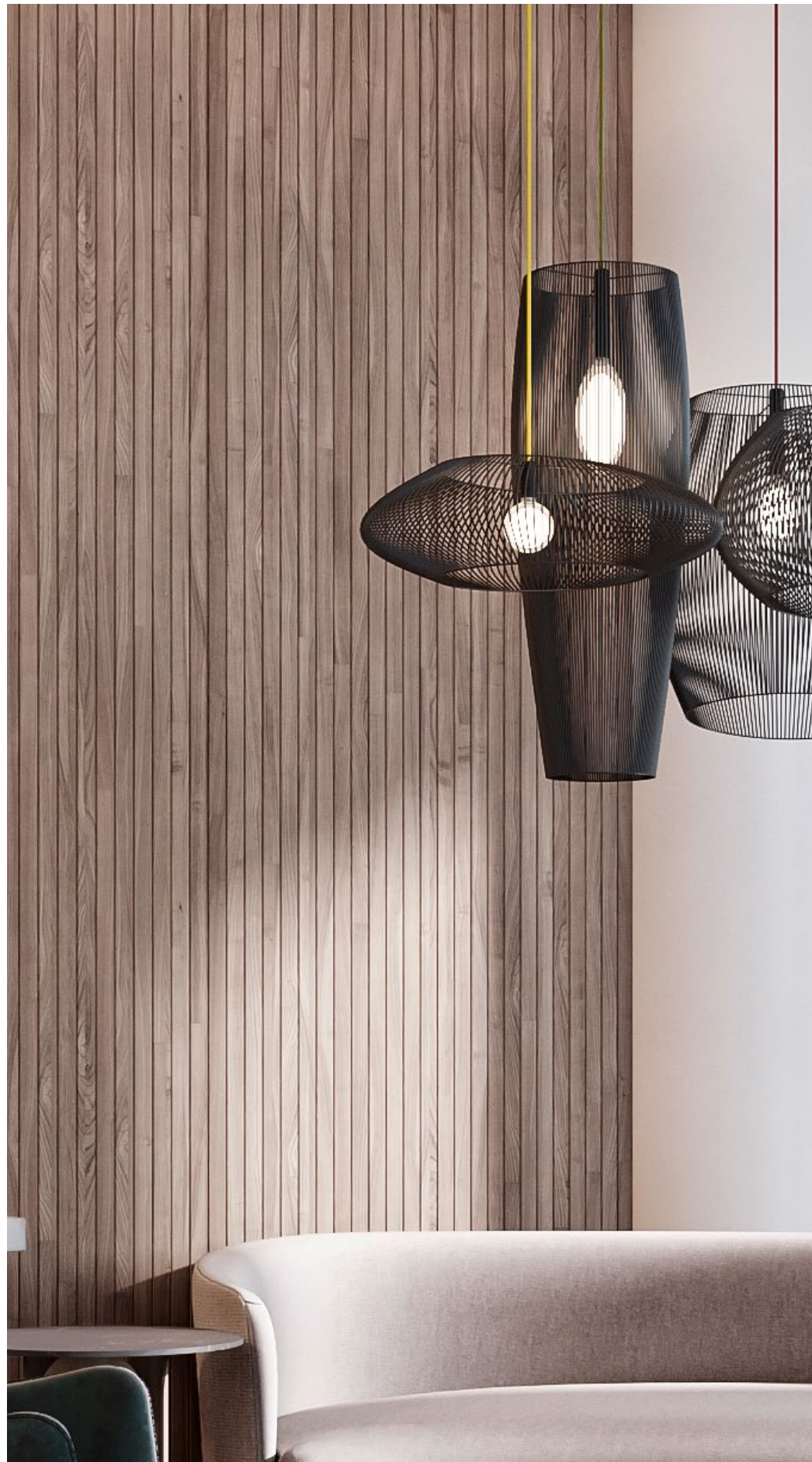
COMING SOON

From European-inspired kitchens to integrated technology throughout, every detail is being selected with care.

With two base interior design packages to choose from, plus an abundance of upgrade selections, DUO will offer modern dwellers the perfect suite design to match their personalities and lifestyle.



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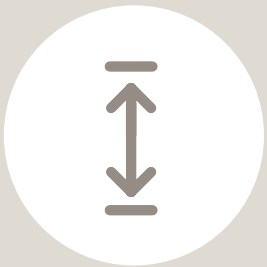


In-suite amenities for seamless living.

As the final features and finishes are formalized, DUO anticipates an unprecedented amount of personalization, with an emphasis on comfort, ease, and sophistication.



Wide Plank
Flooring



9' Ceilings



Stainless Steel
appliance package



Smart Suite
Entry

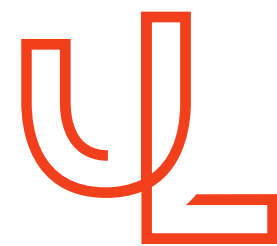


THE TEAM

Development Partners:



VanMar
DEVELOPMENTS



URBAN LEGEND
DEVELOPMENTS

Design built on
collaboration:

CONDO
CULTURE[®]
INC., BROKERAGE

HIMHER

TURNER
FLEISCHER

DUO

