

# DUO!



EXCLUSIVE PRE-MARKET  
BROKER BROCHURE

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



# THIS IS DUO

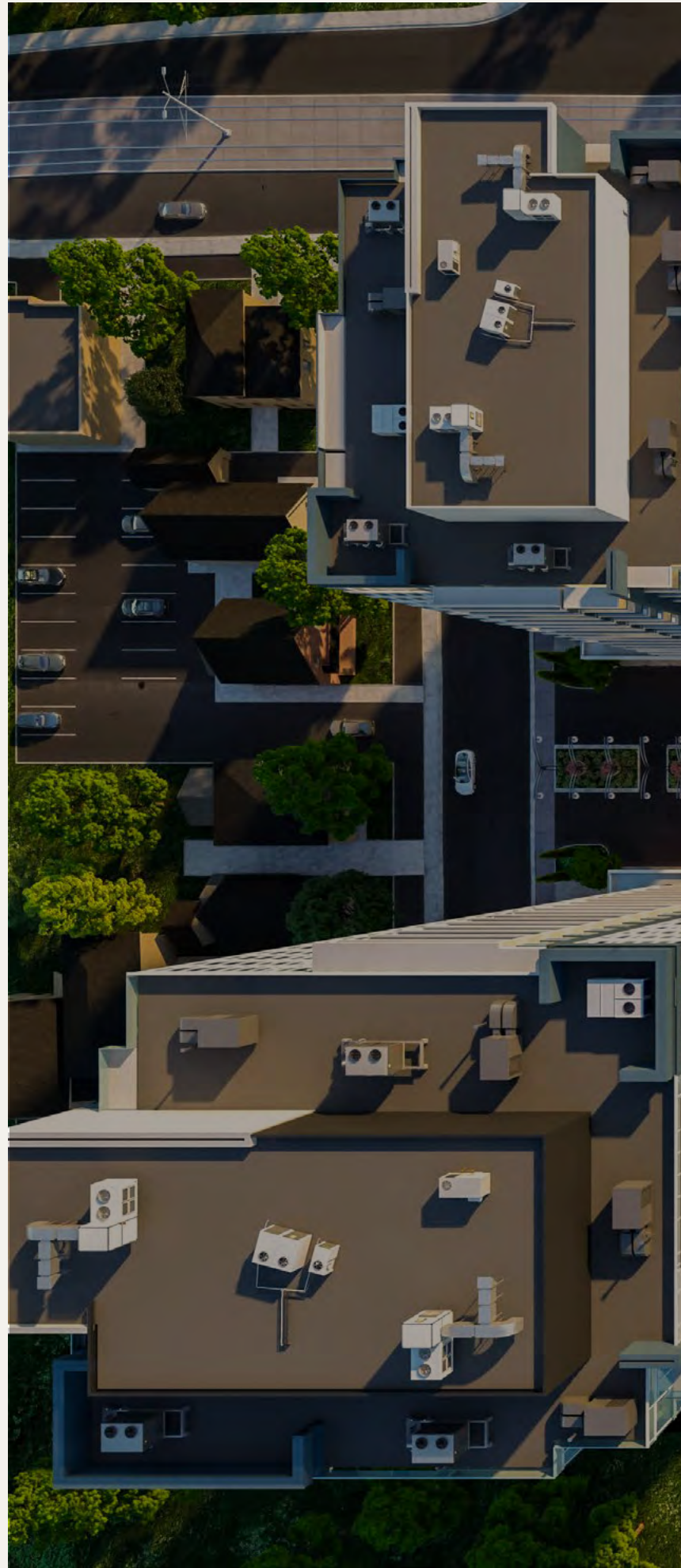
Soaring 36 and 40 stories high, DUO Towers gracefully reflect an incredible addition to the growing skyline of Kitchener-Waterloo—bringing together distinctive architecture, custom interiors, and world-class resident amenities.

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.





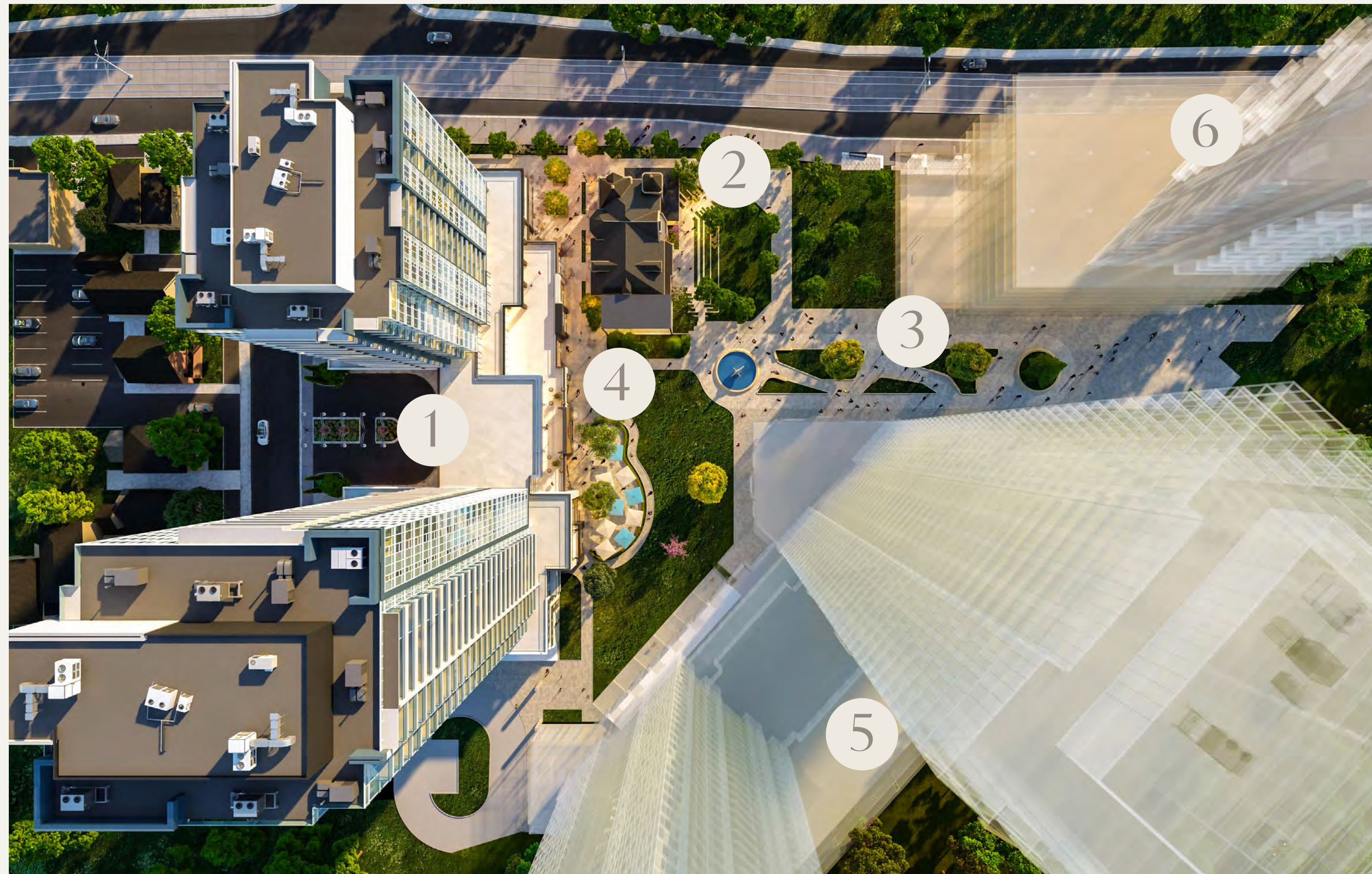
# LOCATION



## 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



Google

Bridgit

GOWLING WLG

D2L

COMMUNITECH

Deloitte

DUO  
AT  
STATION PARK

8-minute walk radius

VICTORIA PARK

The Boathouse

Schneider Haus National  
Historic Site

Iron Horse Trail

Pepi's Pizza

McCabe's  
Irish Pub Grill

La Cucina  
Woodfired Pizza

Cafe Pyrus

Kinkaku Izakaya

Starbucks

Matter  
of Taste

Netsuite

Grand Surf  
Lounge

Northern  
Thai

Cavan Coffee

Balzac's  
Kitchener

Abe Erb Brewing  
Company

The Tannery

Lab Street Eats

Taste of Seoul

Future  
Transit Hub

Adventure Rooms

The Cake Box

Kitchener  
City Hall

Adventurer's  
Guild Cafe

THEMUSEUM

The Rich  
Uncle Tavern

The Walper Hotel

Downtown  
Kitchener BIA

Grand Surf  
Lounge

Northern  
Thai

Kitchener  
GO Station

Kitchener-Waterloo  
Art Gallery

Centre In The Square

Tim Hortons

CIVIC CENTRE  
PARK

Kitchener  
Public Library

Registry Theatre

Apollo Cinema

Show and Tell

THEMUSEUM

Vidyard

Service  
Canada

Sahar's  
Kitchen

Yeti Café

Pho Dau Bo

Service  
Canada

Sahar's  
Kitchen

Yeti Café

Pho Dau Bo

SANDHILLS  
PARK

KAUFMAN  
PARK



# 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.





## 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.





## 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!



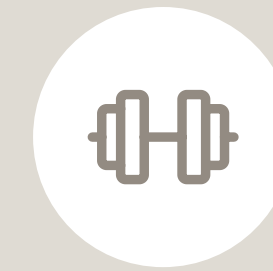


# A 4th floor outdoor podium

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



# SKY DECK



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.

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# 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.



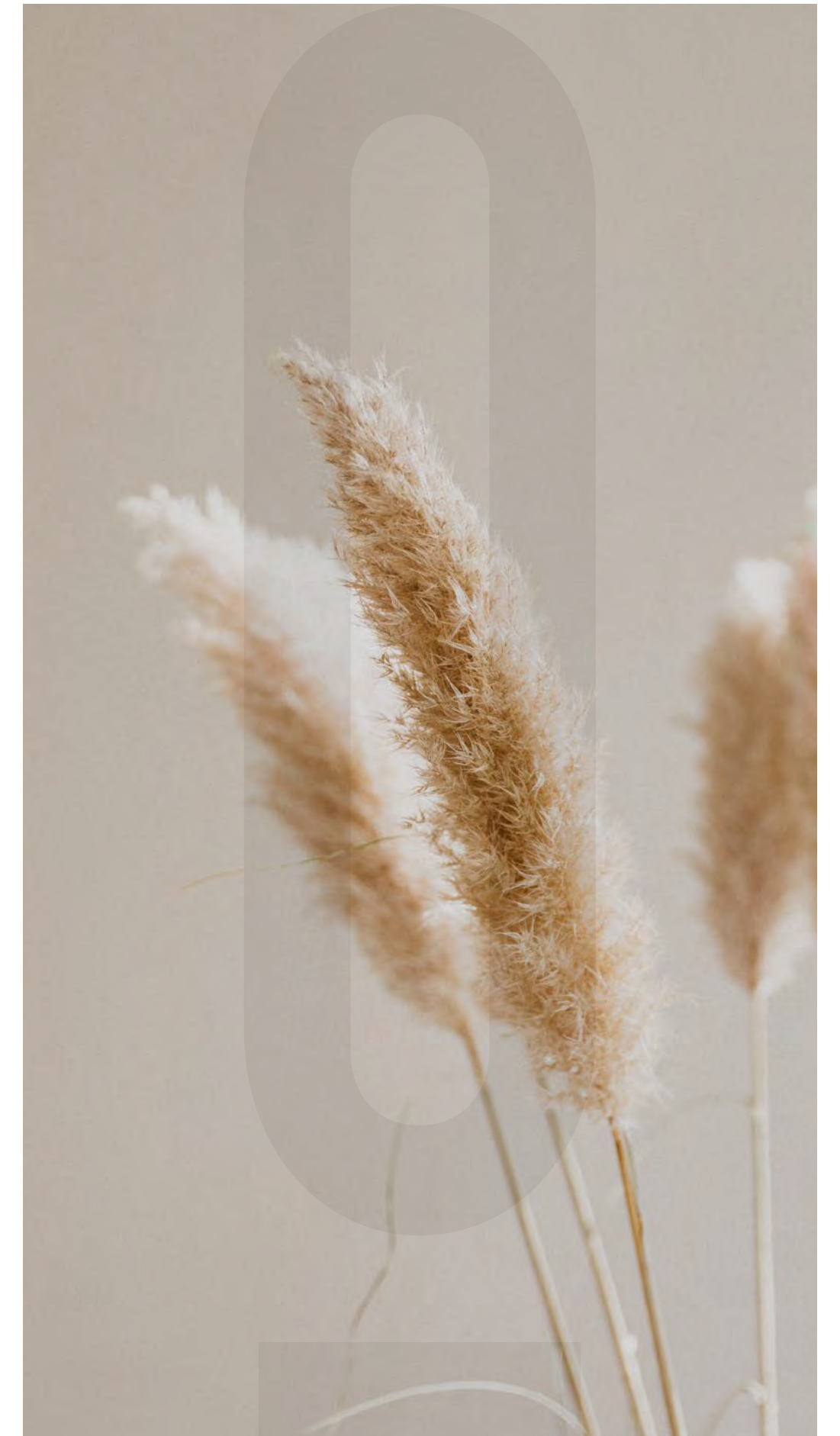
# COMING SOON

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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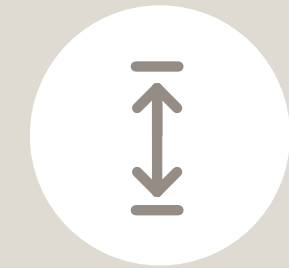


# In-suite amenities for seamless living.

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

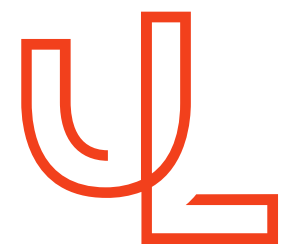
# THE TEAM



Development Partners:



**VanMar**  
DEVELOPMENTS



**URBAN LEGEND**  
DEVELOPMENTS

Design built on  
collaboration:

**CONDO  
CULTURE**<sup>®</sup>  
INC., BROKERAGE

**HIMHER**

**TURNER  
FLEISCHER**



# DUO!

