

TEK

TOWER KITCHENER

NEIGHBOURHOOD

Located in the heart of the Innovation District at 30 Francis Street South, TEK Tower is 44 storeys of stylish and modern living and the ideal address for today's groundbreakers and trailblazers.

FAST FACTS

Building Location | 30 Francis Street South

Occupancy | September, 2026

Presentation Centre Address | 15A-3220 Dufferin St

Developer | IN8 Developments, Harlo Capital

Architects | SRM

Sales | RDS

Solicitor | Levy Zavet PC

Building Height | 44 Storeys

Residential Units | 530

Commercial Units | 3 – 1700 sqft.

Size Range | 352 to 884

Elevators | 5

Parking | 204 (Levels P2 to Floor 6)

Combination Parking/Locker | 36

Locker | 315

Bicycle Storage | 148

FAQ'S

- Mortgage pre-approval required 30 days within signing the APS
- Preferred Lender | National Bank
- Cheques made payable to:
Levy Zavet PC in Trust
- Assignments Permitted

MAINTENANCE FEES

- Approximately \$0.67 per sqft (excludes hydro)
- Each suite to have individually controlled heating and cooling system providing heat and air conditioning all year round.
- Combo Parking/Locker Maintenance | \$125 per month
- Parking Maintenance | \$95 per month
- Locker Maintenance | \$25 per month
- Bicycle Storage Maintenance | \$5 per month

BUILDING AMENITIES

- 12,000 square feet of outdoor amenity space located on a 7th floor rooftop park featuring:
 - Cabana with firepits
 - Dynamic landscaping with large mature trees for shade
 - Bar and Lounge Area
 - BBQ and Private Dining Space
 - Walking Track
 - Heated outdoor boardroom
 - Shared workspace
- Dynamic, dedicated work spaces featuring
 - Soundproof office pods
 - Collaborative rooftop work space
- Snail Smart Parcel Locker providing secure parcel delivery that is accessible 24 hours per day.
- Luxury Party Room
- KitchenMate Kiosk providing high quality, prepared meals
- Day and early evening concierge
- 24-hour security
- 1 Valet App allowing reservation of guest parking and private amenity rooms
- Secure bike locker room
- Fully outfitted, 2,000 sqft Fitness Centre on ground floor featuring treadmills, bikes, machines, free-weights, and a yoga studio

GREEN FEATURES

- Individual electricity metering for separate hydro billing
- Individually controlled, energy efficient, centralized heating and cooling system
- Energy efficient wall construction
- Energy efficient LED lighting
- Low VOC paints and adhesives
- High pressure, low flow showerheads, faucets and low flush toilets for water efficiency in bathrooms
- Lighting controlled by motion sensors in stairs
Garbage chute tri-sorter

IN-HOME TECH FEATURES

- Smart Door allowing secured entry to your unit that can be unlocked remotely by your smart phone
- Automated Lighting with customizable lighting scenes to set the mood for your unit any time of day
- Smart Thermostat with ability to automate the temperature of your unit based on your habits

SUITE FINISHES

- Oversized windows
- Approximately 9' ceilings (excluding bulkheads)
- Approximately 10' ceilings for Penthouse Suites (excluding bulkheads)
- Cable outlets in living room, den and bedroom
- Pre-wired internet with high-speed access
- Controlled access and key / Fob access
- Hardwired in-suite smoke detectors
- In-suite sprinkler system
- Choice of two designer finishes / colour schemes
- Swiss laminate - living/dining area, kitchen and bedrooms
- Porcelain tile in bathroom as per plan
- Quartz countertop in kitchen and vanity
- Contemporary kitchen with under cabinet lighting
- Porcelain tile backsplash
- Stainless steel refrigerator, slide in range, microwave, ducted exhaust and built-in dishwasher
- Undermount stainless steel sink with chrome pullout spray faucet
- In-suite Washer/Dryer Appliances
- Glass shower door
- Contemporary light fixtures
- Contemporary profile painted baseboard with matching door casing
- Solid core, suite entry door Interior door with contemporary lever
- Closets with sliding doors as per plan, and metal plastic coated wire shelving

