

PLATFORM
@ THE JUNCTION



PRIVATE OFFICES IN THE HEART OF GUELPH

WHERE GREAT IDEAS MEET OPPORTUNITY

The Junction began with a great idea, and has now become a hub for the area's most dedicated and cutting-edge businesses, leading the way for a future as one of the city's most vibrant business districts. It is a community where small businesses grow and large businesses thrive.

Located in a dynamic neighbourhood near downtown Guelph, this 45,000 sq. ft. mixed-use development features the adaptive reuse of an old CN Rail building. The three buildings at The Junction display an industrial aesthetic with a character and architectural style reflective of the site's past, while providing an invigorating and welcoming atmosphere for modern businesses.



"We are happy to have such a cool place to work – a place that speaks our language. A place where we can connect, be curious, listen, and work with passion. It's no surprise that our clients love to visit."

- Janet Straker, Ebb + Flow



BETTER FOR YOUR BUSINESS

GET ORGANIZED

Working from home is filled with an infinite number of distractions. Working at The Junction provides you the flexibility that you want and the structure that you need. With move-in ready offices, you can be up and running immediately.

WORK SMARTER, NOT HARDER

With an all-inclusive lease, you don't need to spend your valuable time managing the maintenance of your workspace. Devote that new found time to the success of your business.

BE TAKEN SERIOUSLY

With a professionally designed and furnished office at Platform, your clients will never have to see your kitchen table again. Take advantage of a professional boardroom or an informal lounge to meet with your clients.

GET INSPIRED

As a member of the Junction community, you will have the opportunity to share ideas, meet like-minded people, and get inspired.

BE FLEXIBLE

With 24/7 secure access, you can work at any time of day, and with only a six-month commitment, you can scale your business easily.



5 EDINBURGH ROAD SOUTH

(SECOND FLOOR)

Experience the buzz at 5 Edinburgh. With 36 private offices, this space offers convenient access to all of the amenities at Platform. This option is ideal for those looking for a private space for their business, but who also want the advantages of being connected to a vibrant business community.



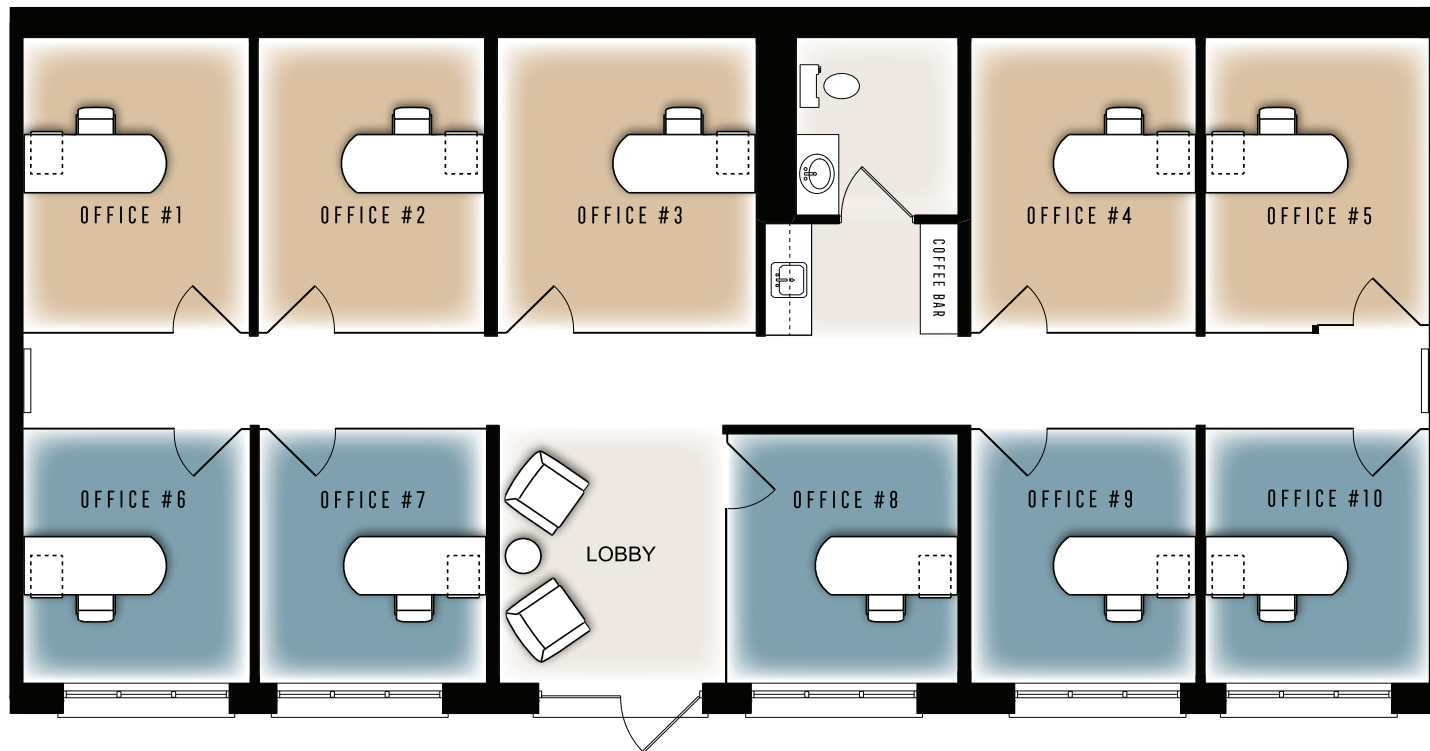
"As a small business looking to grow, we were searching for an inviting and inspiring space. We now call Platform our home and are grateful that Granite Homes has brought this fantastic facility to the Guelph community."

- Joe Taylor, iCon Alliance Inc.

7 EDINBURGH ROAD SOUTH

(FIRST FLOOR)

For those seeking a more private and intimate experience, 7 Edinburgh offers a limited selection of serviced offices, with access to the shared amenities at 5 Edinburgh. With only ten offices in total, you will feel the exclusivity of this stylish building, while being inspired by the vibrant Junction business community.



"When Platform @ The Junction opened, we were looking for a new place to move our business. The lease terms are great and the flexibility of the terms are fantastic."

- Steve Marfisi, Fossie Consulting

WHAT'S INCLUDED?

DESIGN

- 12' ceilings with exposed ductwork
- Custom design features & art installations
- State-of-the-art boardroom, lounge & private call room
- Fully furnished offices
- Outdoor seating & professional landscaping
- Member event space



EXPERIENCE

- 24/7 secure access with lockable offices
- High-speed internet & utilities
- Convenient online billing process
- Coffee bar & kitchen areas
- Mail service & address
- Cleaning service (office cleaning available)
- Free onsite parking with electric vehicle charging



LIFESTYLE

- Short-term flexible leases
- Onsite brewpub & coffee shop
- Community manager onsite
- Member events & networking
- Relaxing & professional atmosphere
- Work alongside other entrepreneurs
- Quick access to HWY 6 & the 401



SURROUNDING AREA



1. DOWNTOWN

- City Hall
- Chamber of Commerce
- Central Station (GO)
- Abe Erb & Settlement Coffee
- McCabe's Irish Pub
- Buon Gusto
- Baker St. Station
- The Wooly Pub
- Balzac's Coffee Roasters
- Market Fresh

2. WELLINGTON & GORDON

- Starbucks
- Freshii
- LCBO
- Goodness Me
- Earth to Table Bread Bar

3. UNIVERSITY

- University of Guelph
- Art Gallery of Guelph

4. STONE ROAD WEST

- Stone Road Mall
- Fionn MacCool's
- Montana's
- Milestones
- William's Coffee Pub



Melissa Hare, Community Manager

mhare@granitehomes.ca

519.835.6354

5 Edinburgh Road South

guelphjunction.ca