# THE JUNCTION

**CUSTOM OFFICE/RETAIL SPACE | NOW LEASING**

# WELCOME TO THE JUNCTION

**Now Leasing - 17,000 sq. ft. of new construction**
**(can be subdivided - minimum of 1,000 sq. ft.)**

At The Junction, we're creating a community, encompassing some of the area's most innnovative businesses. A community where small businesses grow and large businesses thrive.

Located in a growing business district near downtown Guelph, 9 Edinburgh is a two-storey mixed-use building that seamlessly blends the architecture of the past with the modern luxuries of the present.

With an industrial aesthetic, displaying a character and architectural style reflective of the site's past, we invite you to custom design the office/retail space that suits the creativity and culture of your business.



'We wanted a welcoming space where we could advise and support our clients through the oftentimes emotional real estate journey. Our Junction office is perfect. The location is convenient for our clients and the open concept layout inspires our staff. '
- Paul Fitzpatrick, Home Group Realty

# WHAT'S INCLUDED?

### DESIGN

- 17,000 sq.ft. two-storey building
- 12' ceilings with exposed ductwork
- Large warehouse style windows
- Polished concrete floors
- Professionally designed lobby with custom industrial staircase & unique art installations

### EXPERIENCE

- Class A office space
- 24/7 secure key fob access with lockable offices & security cameras
- Barrier free design in accordance with OBC, elevator provided
- High speed internet (1 GBS)
- Free onsite parking (144 spaces) with electric vehicle charging
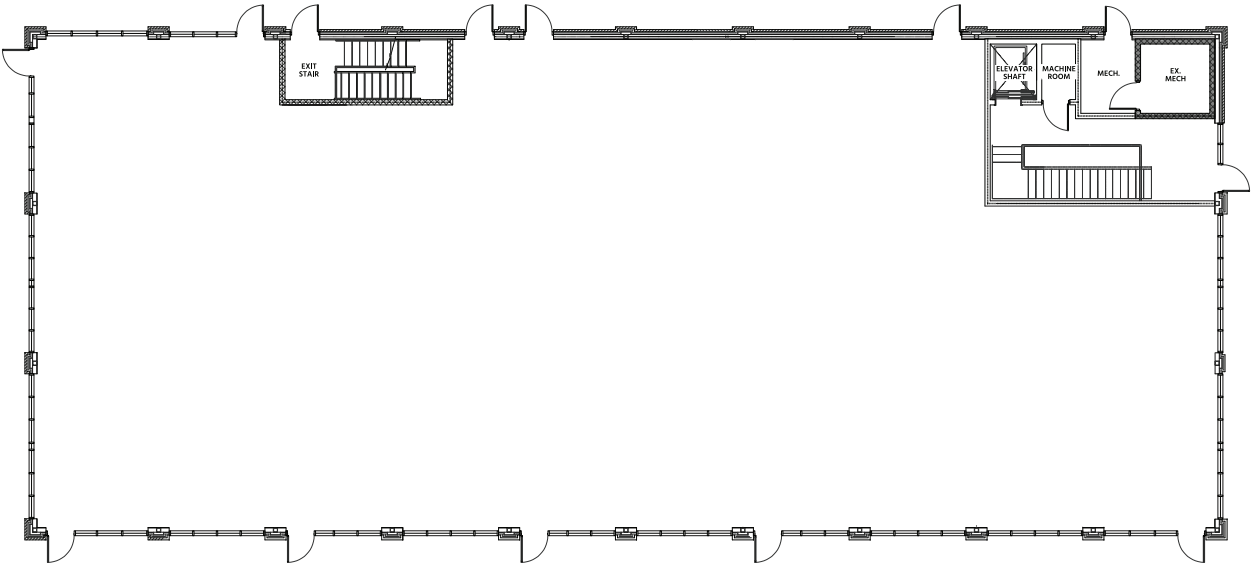
### LIFESTYLE

- Onsite brewpub & coffee house
- Community events & networking
- Relaxing & professional atmosphere
- Outdoor seating & professional landscaping
- Professionally managed
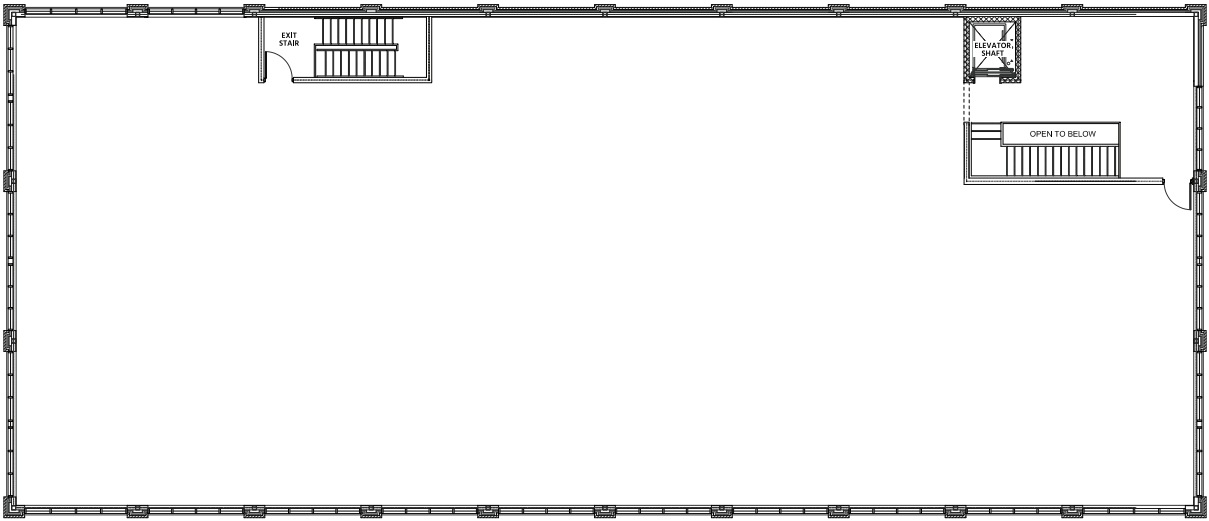
# 9 EDINBURGH ROAD SOUTH
**(POTENTIAL SINGLE TENANT LAYOUT)**

EXIT STAIR

ELEVATOR SHAFT | MACHINE ROOM | MECH. | EX. MECH

PARKING/ALMA STREET

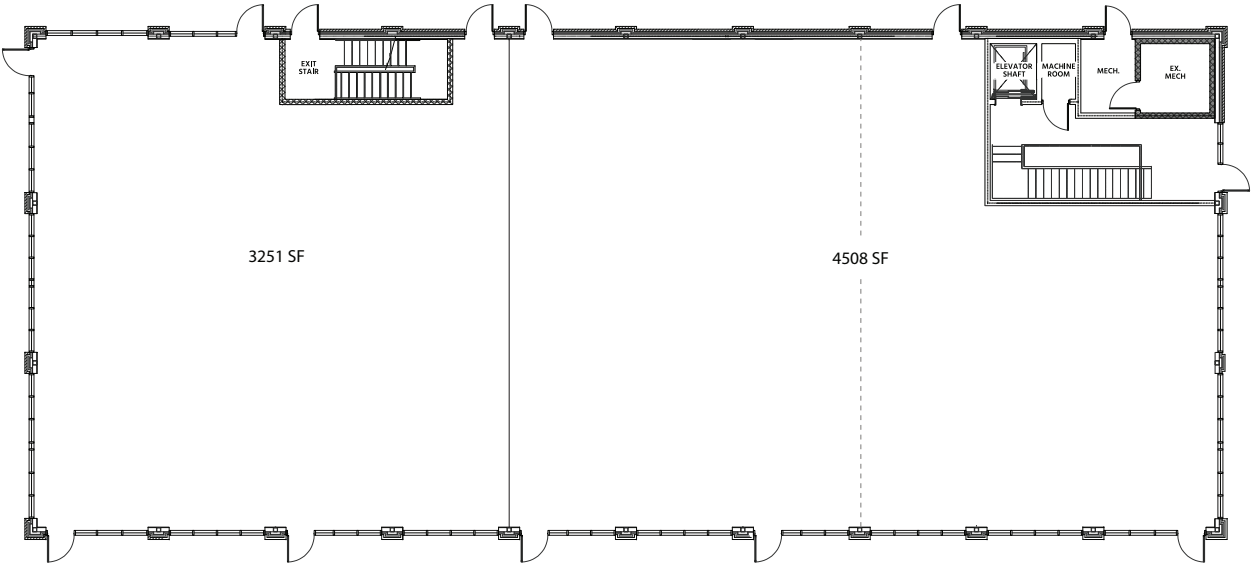PARKING LOT

GROUND FLOOR - 8,500 SQ. FT.

EXIT STAIR

ELEVATOR SHAFT

OPEN TO BELOW

SECOND FLOOR - 8,500 SQ. FT.

# 9 EDINBURGH ROAD SOUTH
## (POTENTIAL MULTI-TENANT LAYOUT)

PARKING/ALMA STREET

PARKING LOT

EXIT STAIR

ELEVATOR SHAFT

MACHINE ROOM

MECH.

EX. MECH

3251 SF

4508 SF

GROUND FLOOR

EXIT STAIR

COMMON AMENITY

ELEVATOR SHAFT

COMMON AMENITY

OPEN TO BELOW

1769 SF

2560 SF

2447 SF
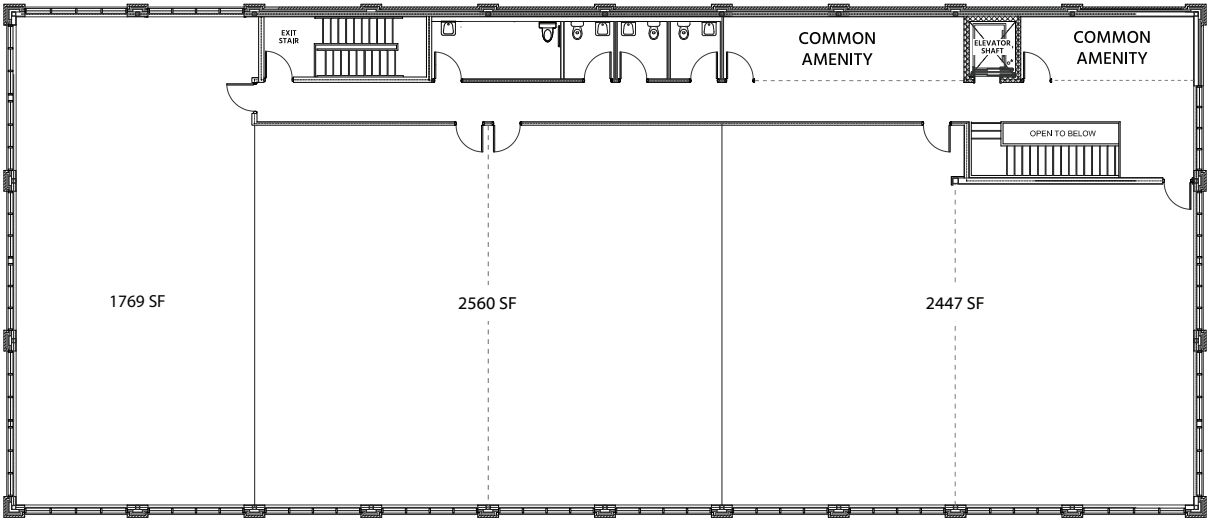
SECOND FLOOR

# WORKPLACE MATTERS

With custom sized spaces ranging from 1,000 to 17,000 sq. ft. you can design an office, that is not only located in one of Guelph's most dynamic communities, but also encompasses the best qualities of workplace design.

## YOUR BRAND IS YOUR BUSINESS
Your office should be an extension of your brand. A professionally designed space will cultivate a sense of culture and collaboration among employees.

## BE A PART OF A COMMUNITY
Come for work and stay a while. With a brew pub and coffee shop onsite, your employees will not have to go far to enjoy the business community beyond their office.

## FIRST IMPRESSIONS COUNT
Whether you are meeting with potential new clients or recruiting top talent, set yourself apart from the competition by offering a memorable business experience.

## AN ENVIRONMENT THAT INSPIRES
Working environment ranks high on the list when it comes to employee satisfaction. Increase productivity and happiness by creating a comfortable and invigorating place to work.

'It's important that I offer my clients a comfortable and professional space to discuss their investment needs. At the Guelph Junction, the office design, amenities and upkeep are taken care of for me, so I can focus on the needs of my clients. With a central location and convenient access, the Guelph Junction is the ideal location for my business. '
- Lucian Vermeulen, Edward Jones

# SURROUNDING AREA



THE JUNCTION

TO HWY 6 N

NORFOLK ST

EDINBURGH RD N

WELLINGTON ST W

WATERLOO AVE

SPEED RIVER

EDINBURGH RD S

YORK RD

GORDON ST

COLLEGE AVE W

GORDON ST

STONE RD E

STONE RD W

HWY 6 (HANLON EXPRESSWAY) 2 MINUTES

15 MINUTES TO 401

## 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
- Starbuck's
- 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

# THE JUNCTION

**Mike Taylor, VP Business Development**
mtaylor@granitehomes.ca
519.400.8527

9 Edinburgh Road South
guelphjunction.ca