



**9225  
LESLIE**

**FLEX INDUSTRIAL | OFFICE CONDOS FOR SALE**

9225 Leslie Street | Richmond Hill, Ontario Canada

 **REGENCY  
CAPITAL**

 **CUSHMAN &  
WAKEFIELD**

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# Versatile Offering for Many Sizes & Uses

UNITS  
AVAILABLE  
FROM 2,508 SF.  
TO 26,377 SF.

9225 Leslie Street is a versatile offering of 9 flex office / industrial condominiums in the prestigious Beaver Creek Business Park. Various units have Leslie Street frontage, offering excellent exposure and signage opportunities. The site is conveniently located close to major highways, and near a range of amenities, including restaurants, coffee shops and public transit options



## OPPORTUNITY HIGHLIGHTS



Excellent location  
in Beaver Creek  
Business Park



Opportunity  
for prominent  
signage &  
exposure on  
Leslie Street



Various sizes,  
shapes, and  
configurations



Adaptable space  
suitable for  
office, industrial,  
or various  
commercial uses



Truck level  
shipping access for  
all units with  
53 ft. accessibility





# Site Plan



## UNIT OFFERING

UNIT #	SIZE	USE	SHIPPING
Unit 1	2,508 sf.	Flex Office / Industrial	1 Truck Level (Shared)
Unit 2	2,795 sf	Flex Office / Industrial	1 Truck Level (Shared)
Unit 3	5,229 sf	Flex Office / Industrial	1 Truck Level (Shared)
Unit 4	3,496 sf	Industrial	1 Truck Level Door
Unit 5	6,062 sf	Industrial	1 Truck Level Door
Unit 6	5,290 sf.	Industrial	1 Truck Level Door
Unit 7	6,300 sf.	Flex Office / Industrial	1 Truck Level Door
Unit 1 - Level 2	5,066 sf	Office	No Shipping
Unit 2 - Level 2	5,066 sf	Office	No Shipping

Three (3) flex office / industrial units with exposure on Leslie Street & shared truck level access, ranging from 2,508 to 5,229 sf.

Four (4) flex office / industrial units with exclusive truck level shipping, ranging from 3,496 to 26,377 sf.

ASKING PRICE  
\$625 PSF

CONDO FEE ESTIMATE  
TBD

ESTIMATED REGISTRATION DATE  
May 2025

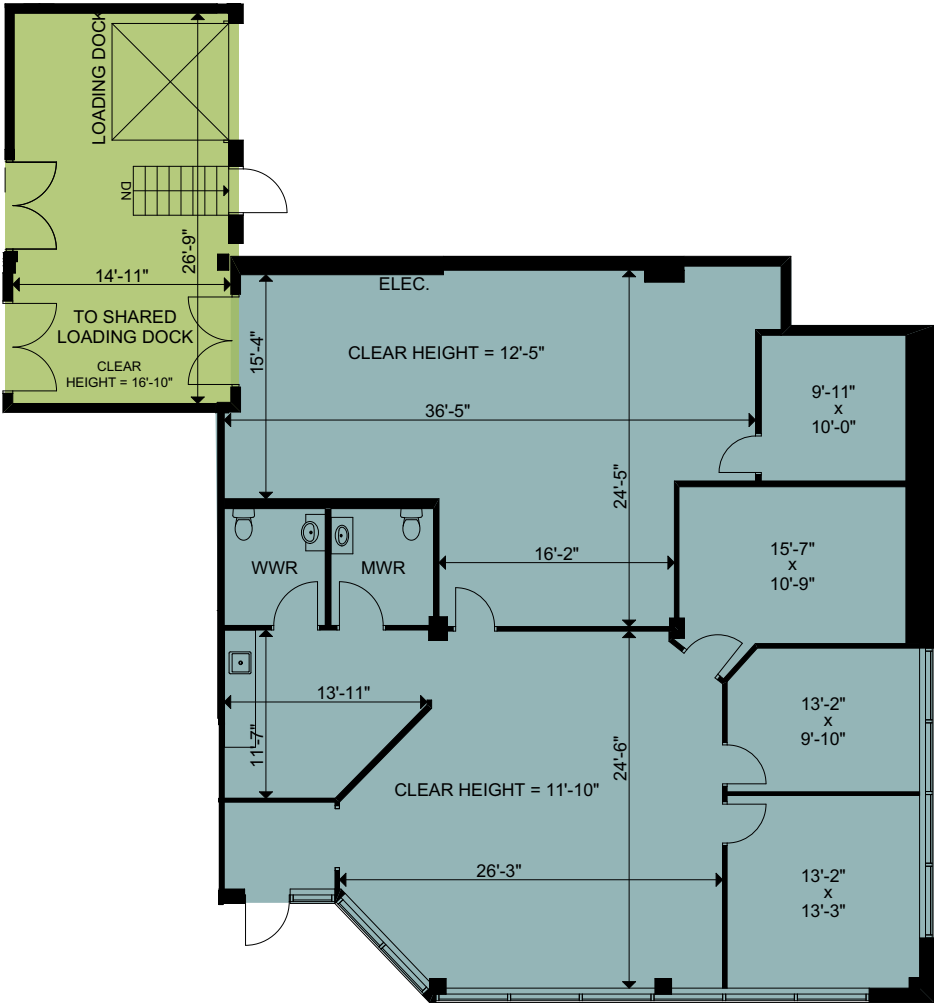
## DEPOSIT STRUCTURE

- 5 % on Signing
- 5 % within 30 Days of Signing
- 10 % within 90 Days of Signing

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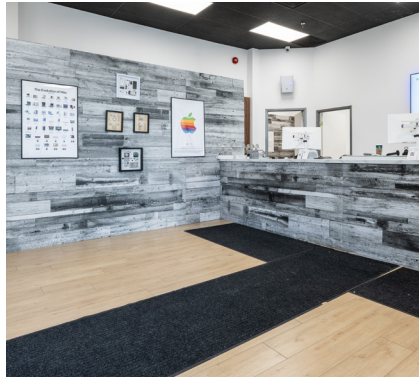
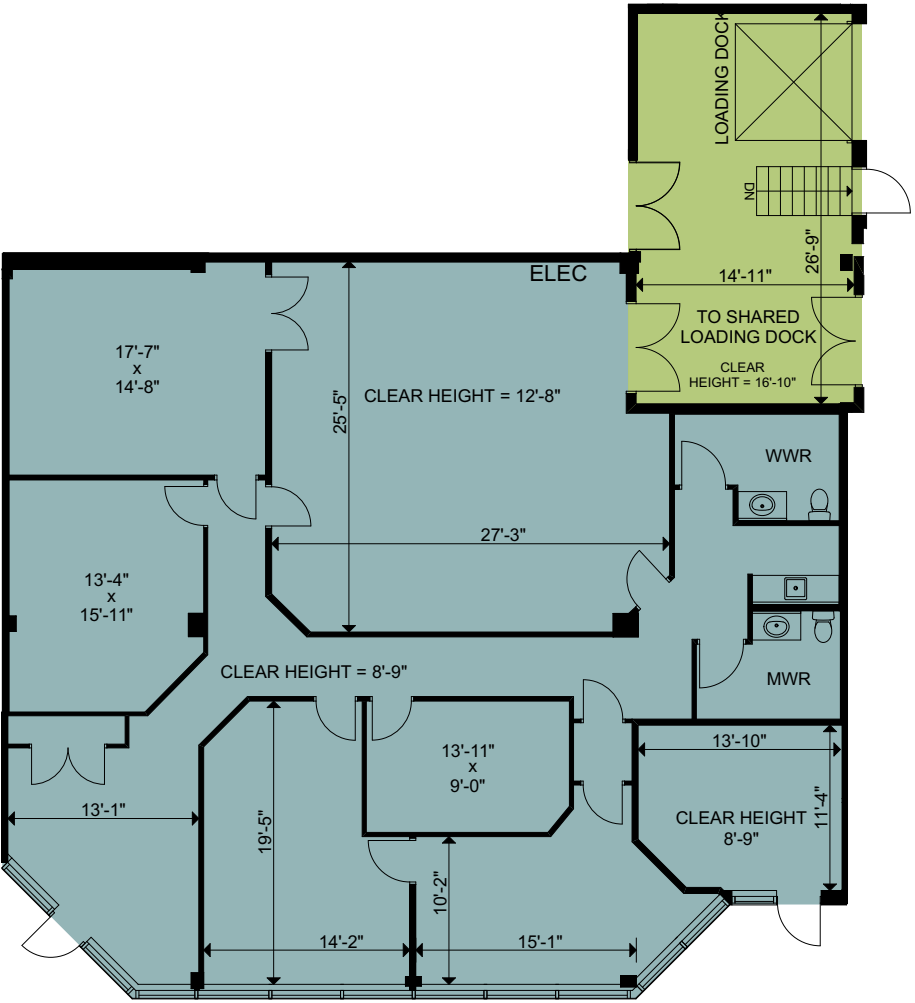
# UNIT 1 2,508 SF

- COMMON AREA FOR SHIPPING
- AVAILABLE SPACE



# UNIT 2 2,795 SF

- COMMON AREA FOR SHIPPING
- AVAILABLE SPACE

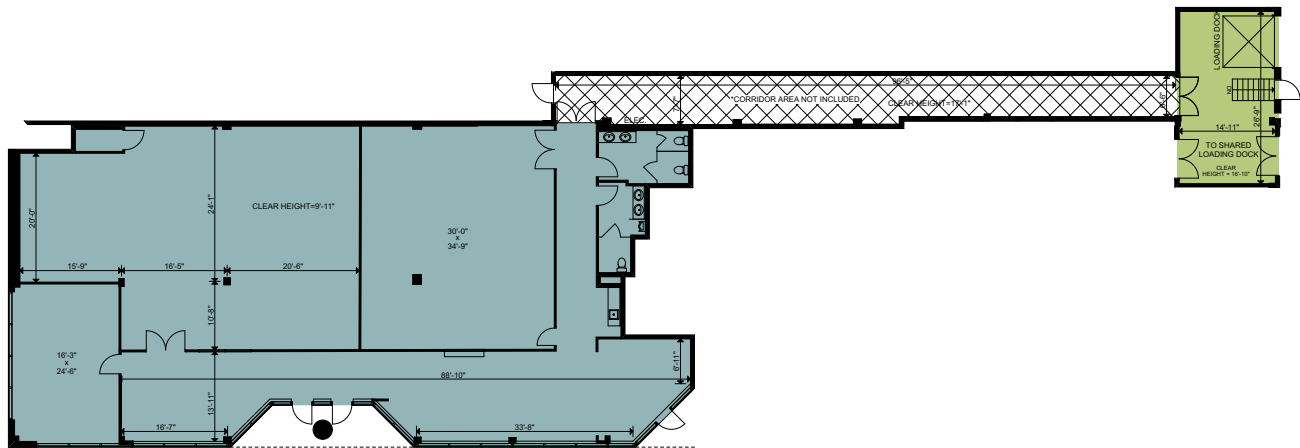




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# UNIT 3 5,229 SF

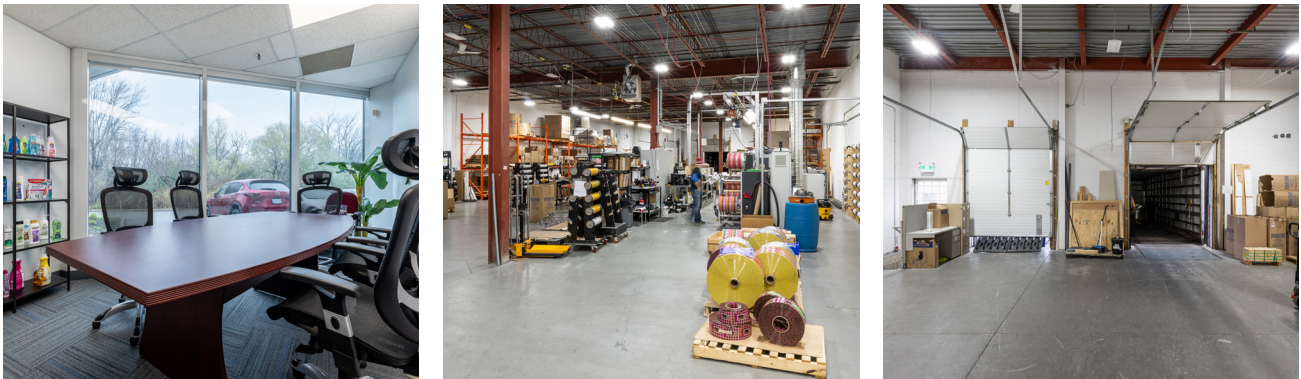
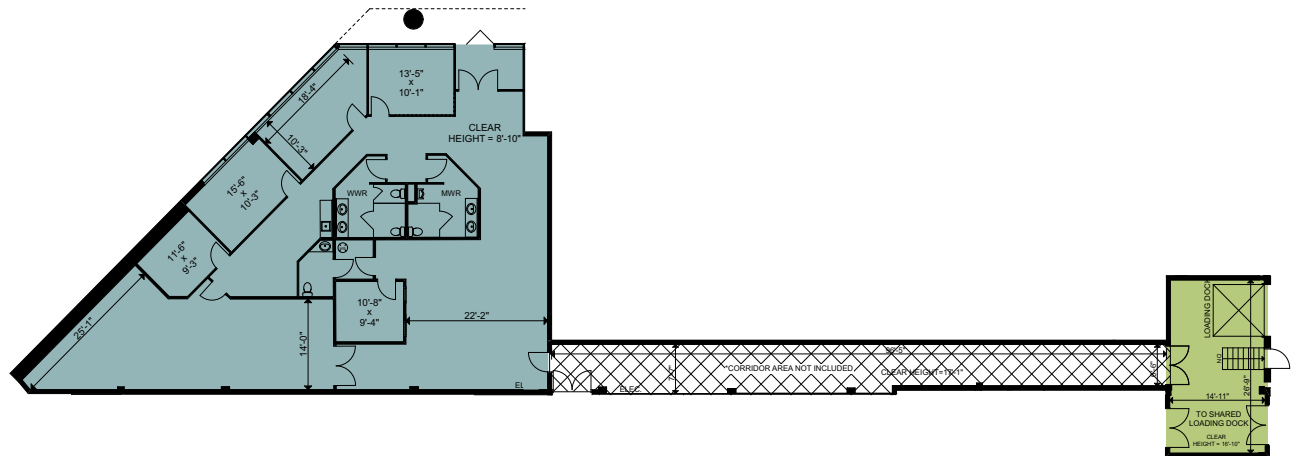
- COMMON AREA FOR SHIPPING
- AVAILABLE SPACE



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# UNIT 4 3,496 SF

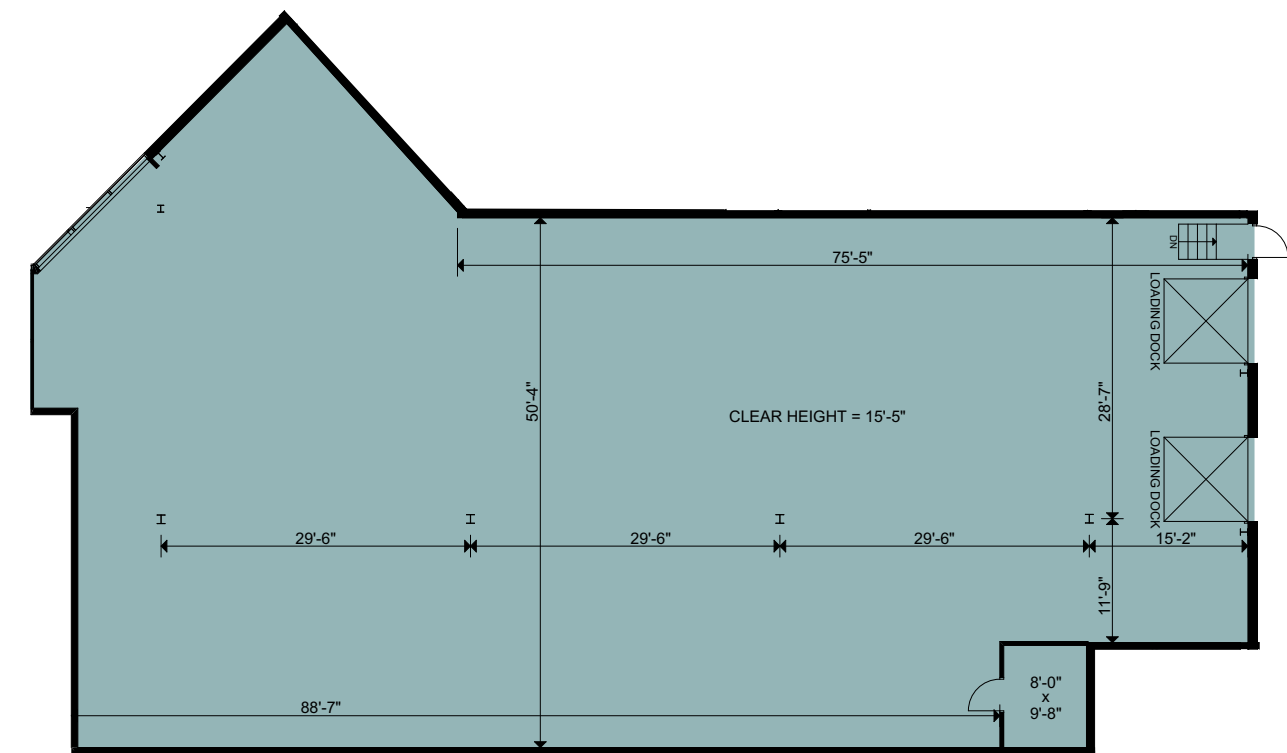
- COMMON AREA FOR SHIPPING
- AVAILABLE SPACE



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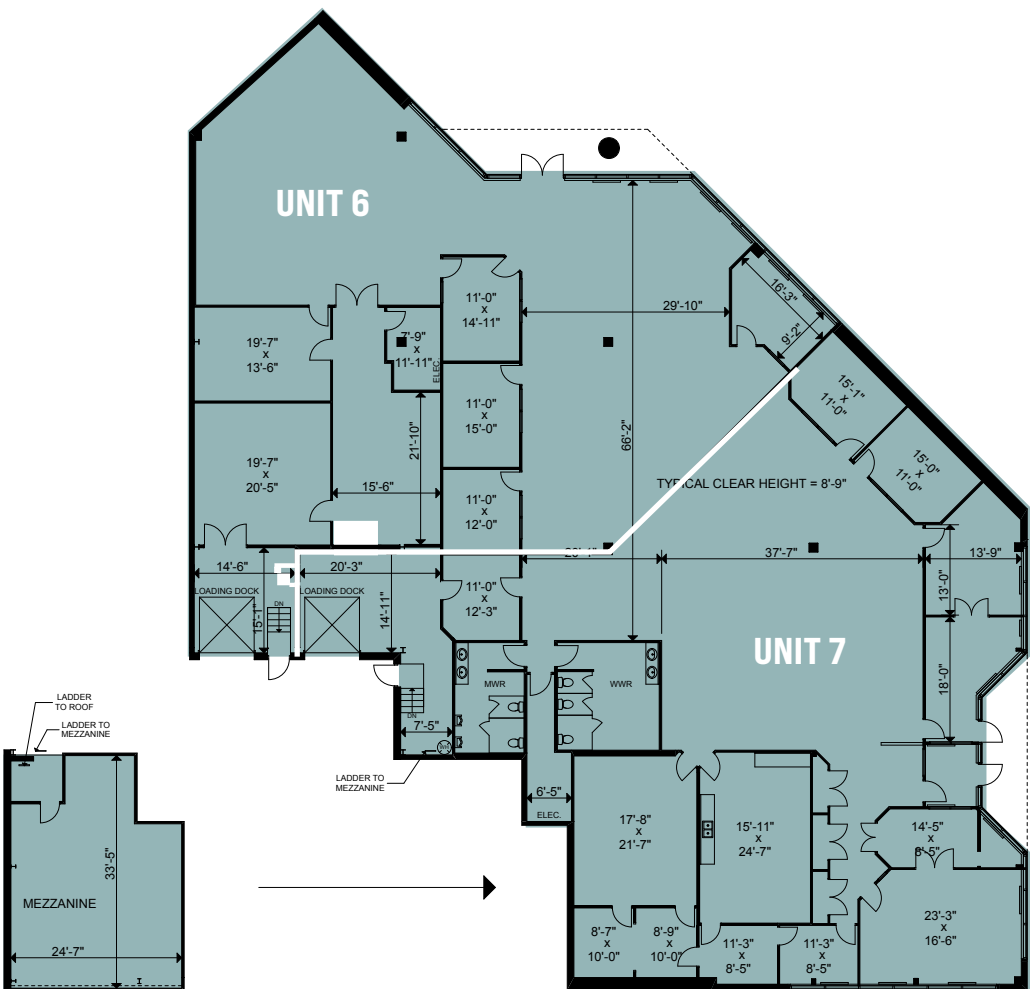
UNIT 5 6,062 SF

■ AVAILABLE SPACE



UNIT 6 5,290 SF  
UNIT 7 6,300 SF

■ AVAILABLE SPACE



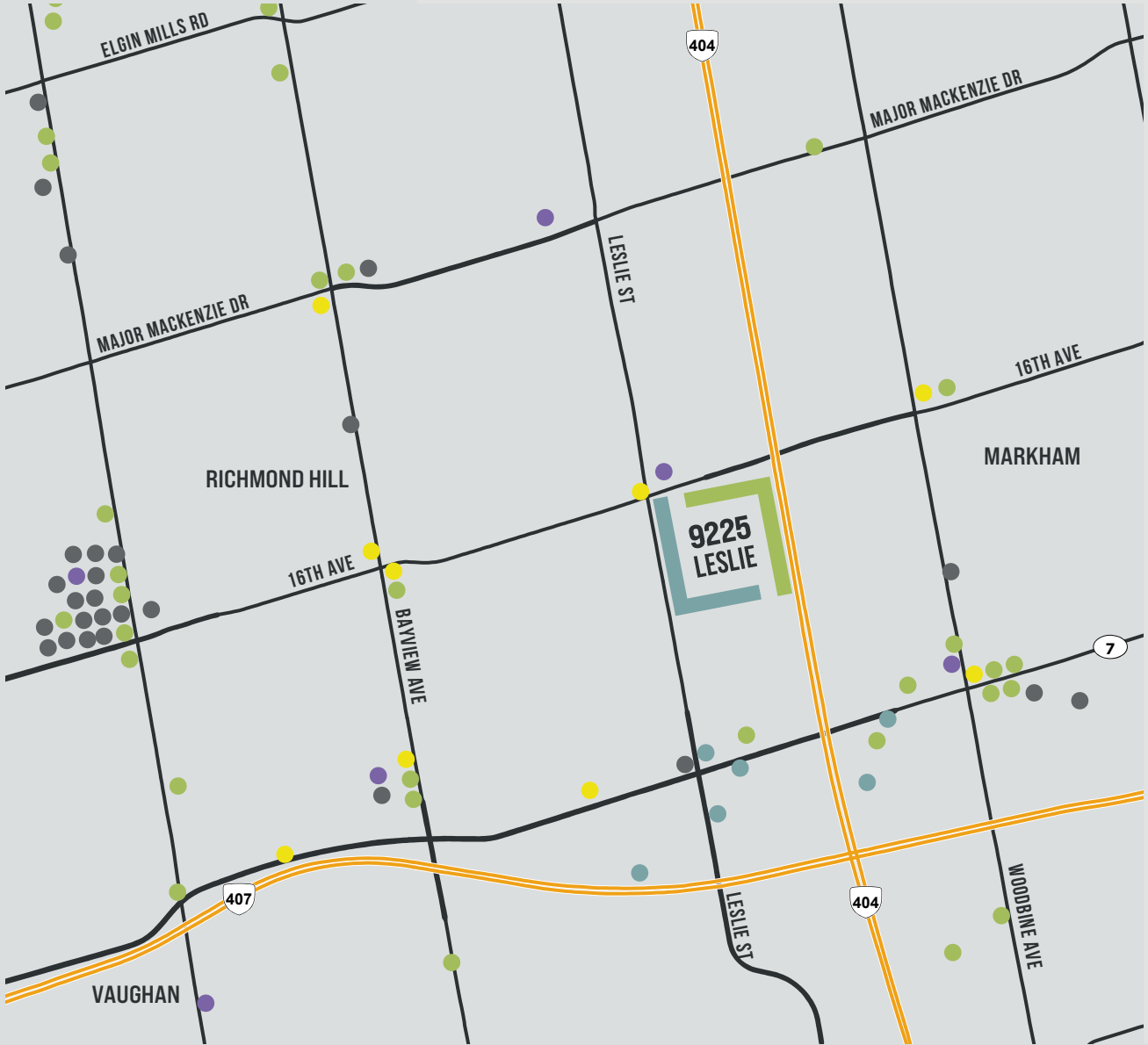


# A Prime Location Within a Thriving Community

9225 Leslie is surrounded by a thriving community of affluent residents and entrepreneurial business owners. With a population of over 213,000 in Richmond Hill and seamless highway access to the Greater Toronto area, this prime location offers unparalleled connectivity and convenience for business owners.

## AMENITIES WITHIN 5 KM

- 37 RESTAURANTS
- 26 RETAIL
- 7 FITNESS CENTERS
- 6 HOTELS
- 9 GAS STATIONS



## DRIVE TIMES

DESTINATION	DRIVE TIME	DISTANCE
CN Intermodal	30 Mins.	33 KM
CP Intermodal	34 Mins.	37 KM
Downtown Toronto	33 Mins.	30 KM
Gardiner Expressway	30 Mins.	31 KM
ON - 401	14 Mins.	16 KM
ON - 403	35 Mins.	45 KM
ON - 404	2 Mins.	1 KM

DESTINATION	DRIVE TIME	DISTANCE
ON - 407	5 Mins.	3 KM
ON - 410	31 Mins.	39 KM
ON - 427	24 Mins.	31 KM
QEW	36 Mins.	31 KM
Steeles Ave	10 Mins.	9 KM
Billy Bishop Airport	34 Mins.	30 KM
Pearson Airport	28 Mins.	35 KM





# Why 9225 Leslie?

## AN EXCEPTIONAL OPPORTUNITY IN RICHMOND HILL'S THRIVING INDUSTRIAL MARKET

9225 Leslie sits within Richmond Hill's well established industrial sector, supported by a growing population and high household income levels. With low vacancy rates & high rental costs, securing ownership at 9225 Leslie offers stability and an investment in one of the GTA's most in demand business parks. Richmond Hill's economy is supported by a balanced industrial market, driven by entrepreneurs and independent business owners, looking to invest in their future.



### BENEFITS OF OWNERSHIP



#### COST CERTAINTY

Condo ownership provides costs stability. Coming out of a high inflationary period, where leasing costs rose at an incredibly fast pace.



#### MODERN & EFFICIENT DESIGN

9225 Leslie offers well maintained, bright space that allow businesses a fresh start. With efficient layouts & flexible spaces to fit a range of industrial and office needs.



#### SMART INVESTMENT

Richmond Hill's industrial market has demonstrated resilience, with vacancy rates lower than the GTA average, and average rental rates above the GTA average.



#### BUILD EQUITY

Owning long term at 9225 Leslie will build long term equity, securing future financial benefits and potential retirement income.

### RICHMOND HILL MARKET STATISTICS



#### INDUSTRIAL VACANCY RATE

Richmond Hill currently sits at 3.3 % vacancy, outperforming the GTA, signaling high demand and limited local supply.



#### AVERAGE ASKING NET RENT

Current Average Asking Net Rent sits at \$17.76, slightly above the GTA average.



#### TOTAL POPULATION

213,000 residents Richmond Hill's growing population provides a strong local workforce and customer base.



#### AVERAGE HOUSEHOLD INCOME

Richmond Hill's High household income sits at \$130,000, supporting a prosperous local economy and market stability.





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**FOR MORE INFORMATION, PLEASE CONTACT**

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