



**9225
LESLIE**

FLEX INDUSTRIAL | OFFICE CONDOS FOR SALE

9225 Leslie Street | Richmond Hill, Ontario Canada

 **REGENCY
CAPITAL**

 **CUSHMAN &
WAKEFIELD**

9225
LESLIE

Versatile Offering for Many Sizes & Uses

ONLY 3 UNITS
REMAIN,
FROM 5,229 SF.
TO 14,787 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
SOLD	Unit 1	2,508 sf.	Flex Office / Industrial	1 Truck Level (Shared)
SOLD	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
SOLD	Unit 6-7	11,590 sf.	Flex Office / Industrial	2 Truck Level Door
	Unit 1 - Level 2	5,066 sf.	Office	No Shipping
	Unit 2 - Level 2	5,066 sf.	Office	No Shipping

One (1) flex office / industrial unit remaining with exposure on Leslie Street & shared truck level access

Two (2) flex office / industrial units with exclusive truck level shipping, ranging from 3,496 to 9,558 sf.

ASKING PRICE
\$595 PSF

CONDO FEE ESTIMATE
TBD

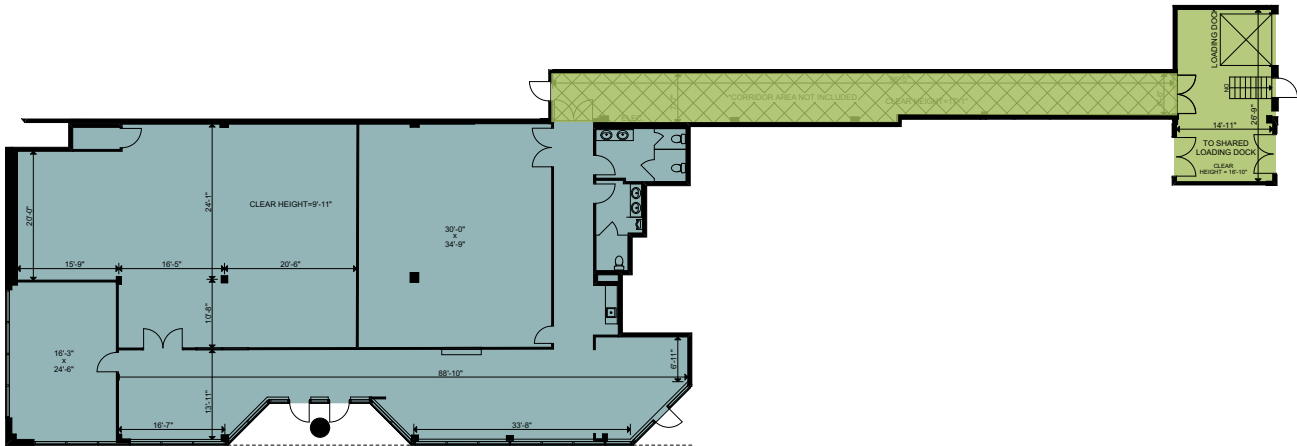
ESTIMATED REGISTRATION DATE
October 2025

DEPOSIT STRUCTURE
5 % on Signing
5 % within 30 Days of Signing
10 % within 90 Days of Signing

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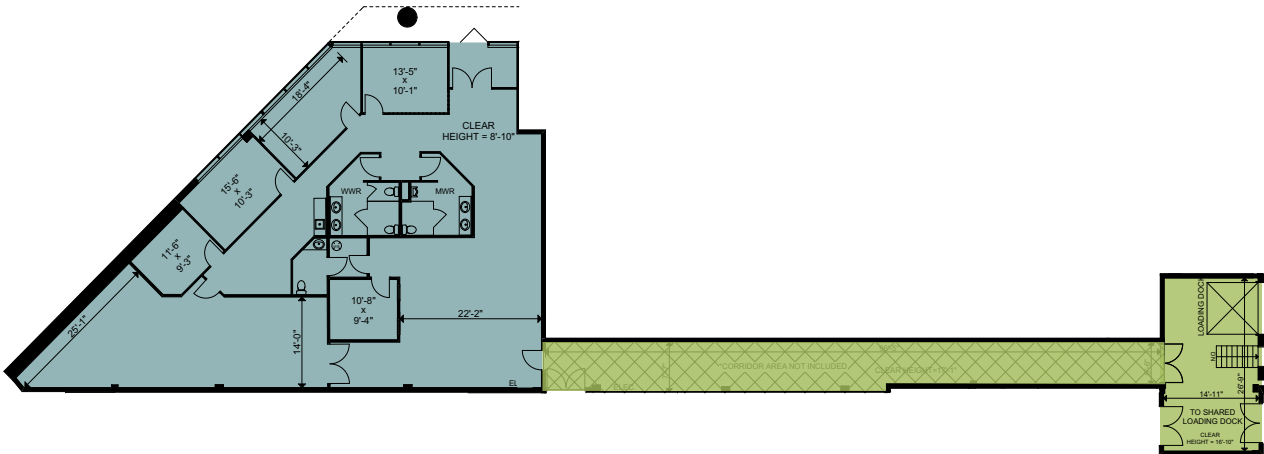
UNIT 3 5,229 SF

- COMMON AREA FOR SHIPPING
- AVAILABLE SPACE



UNIT 4 3,496 SF

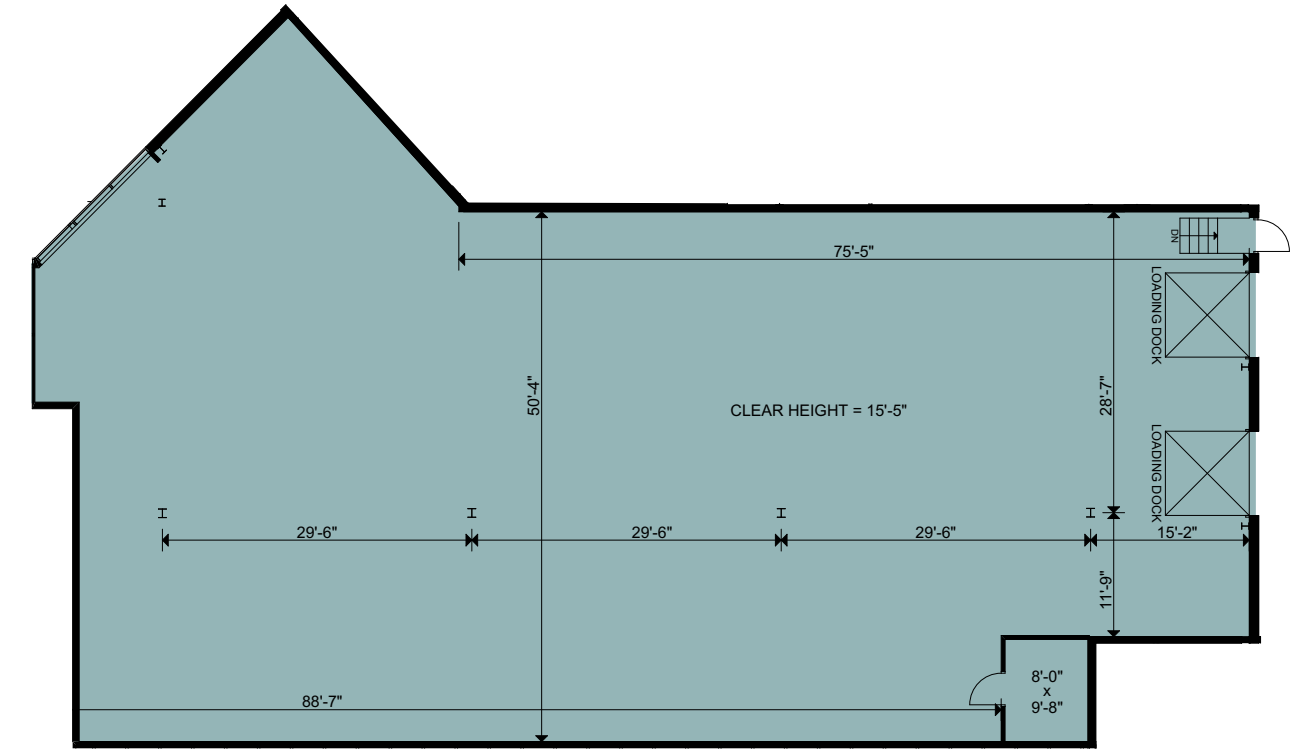
- COMMON AREA FOR SHIPPING
- AVAILABLE SPACE



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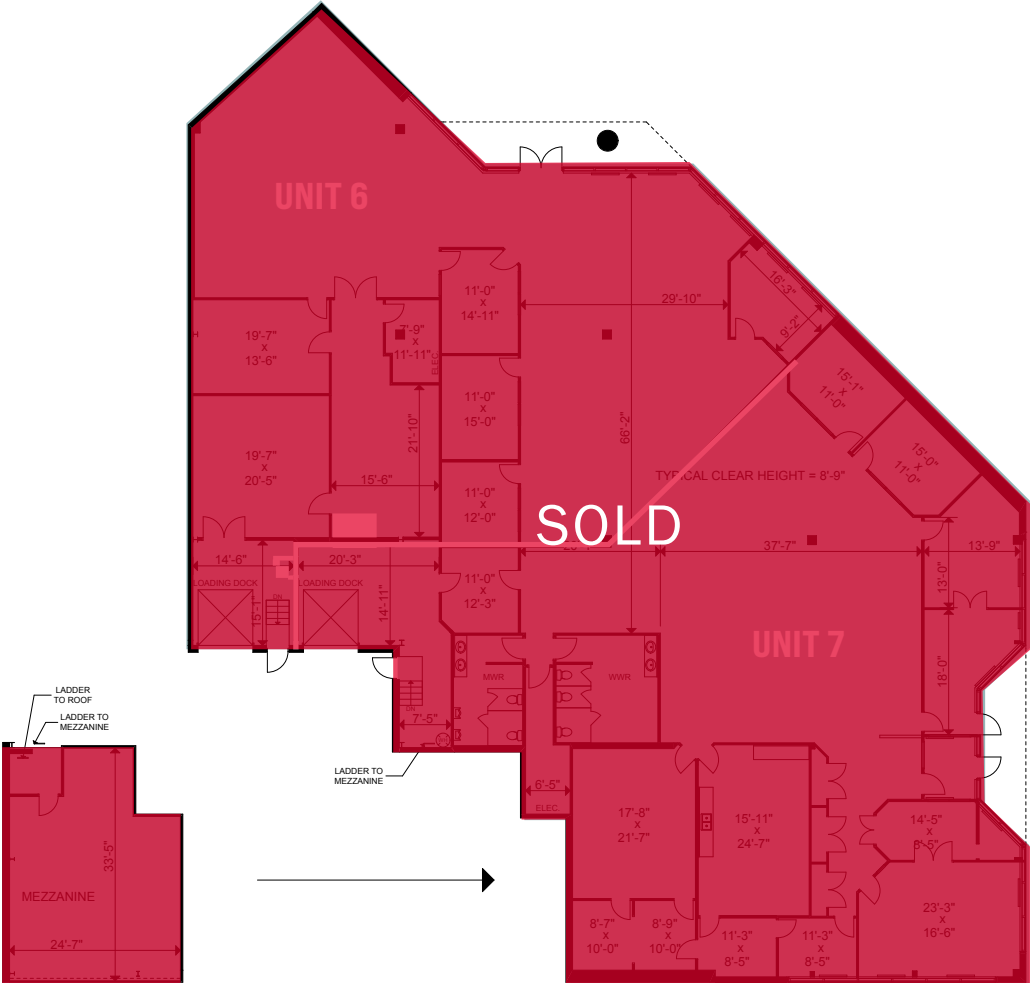
UNIT 5 6,062 SF

AVAILABLE SPACE



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

AVAILABLE SPACE



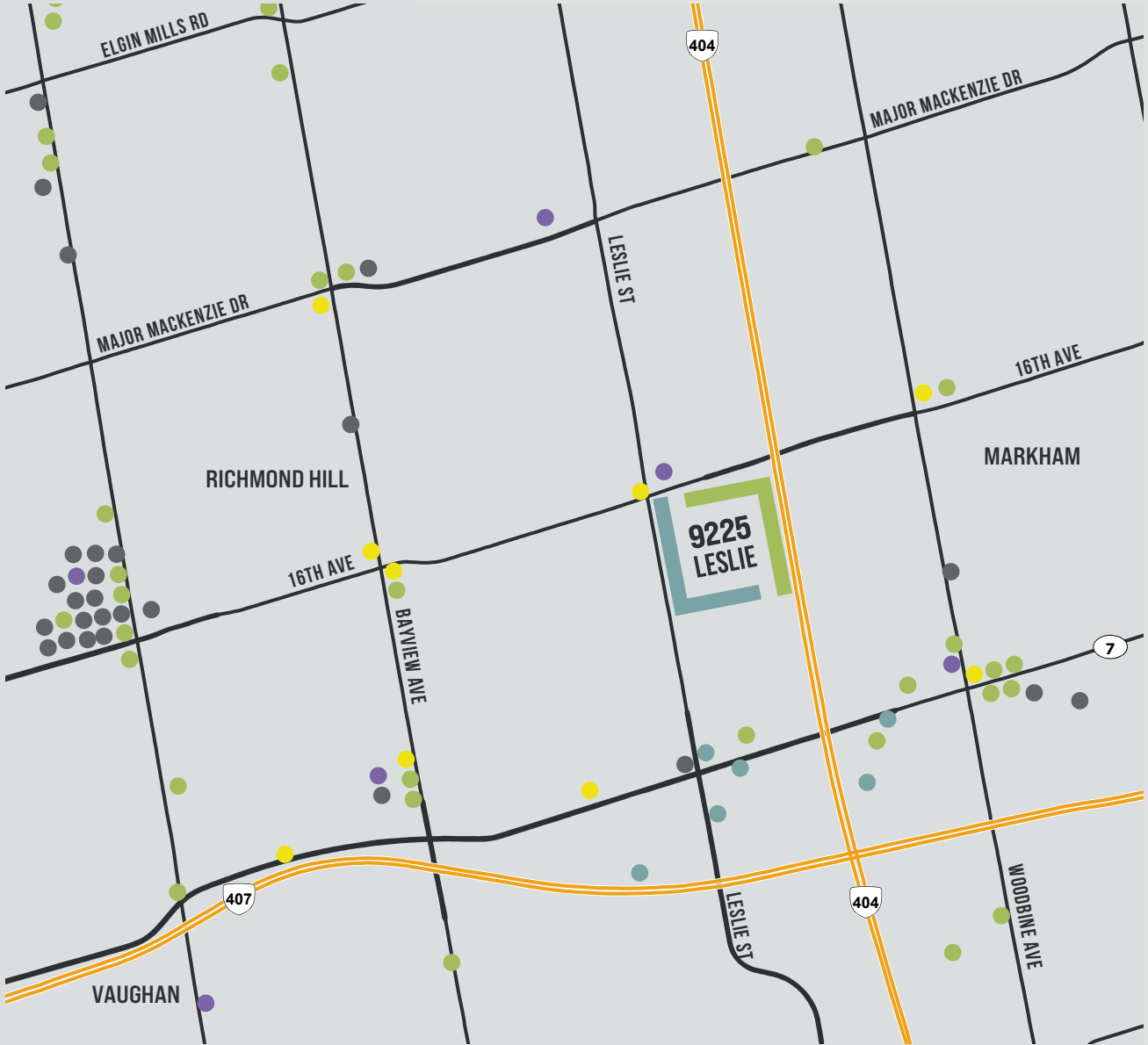


A Prime Location Within a Thriving Community

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 2.9 % vacancy, outperforming the GTA, signaling high demand and limited local supply.



AVERAGE ASKING NET RENT

Current Average Asking Net Rent sits at \$17.90, well 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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