



**9225
LESLIE**

FLEX INDUSTRIAL | OFFICE CONDOS FOR SALE

9225 Leslie Street | Richmond Hill, Ontario Canada

 NORTH RIDGE

 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

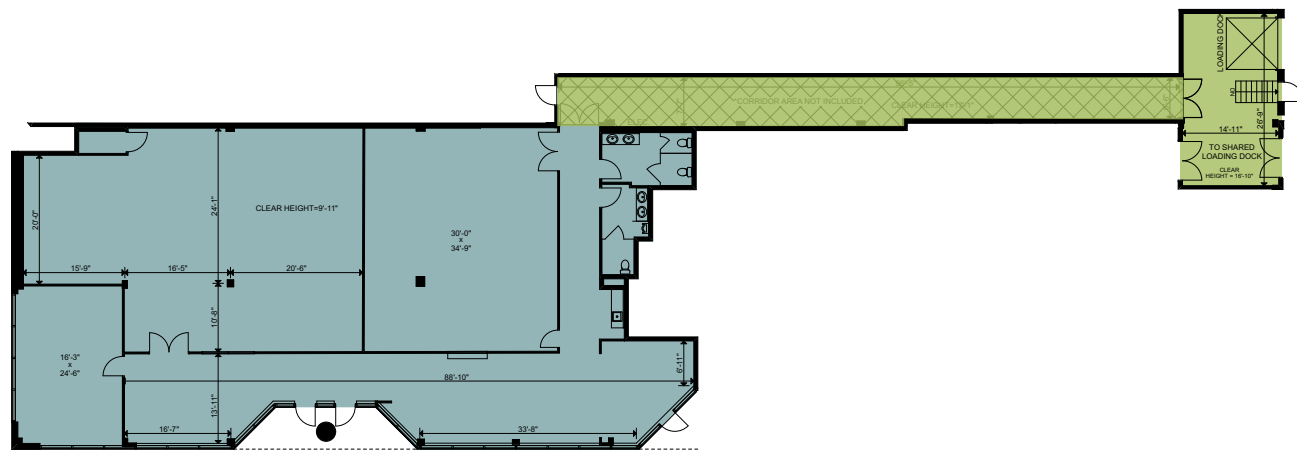
DEPOSIT STRUCTURE

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

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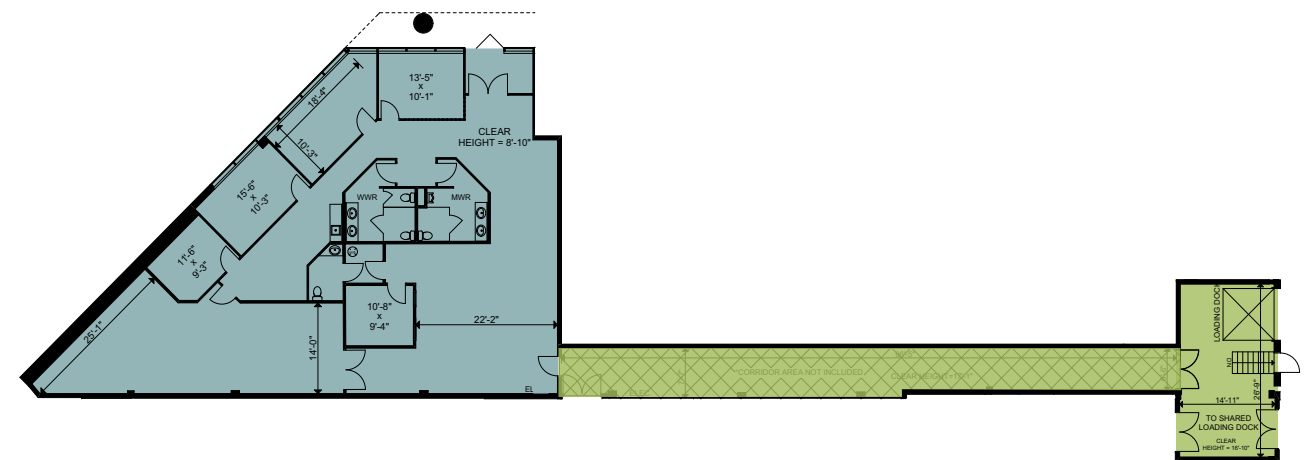
UNIT 3 5,229 SF

- COMMON AREA FOR SHIPPING
- AVAILABLE SPACE



UNIT 4 3,496 SF

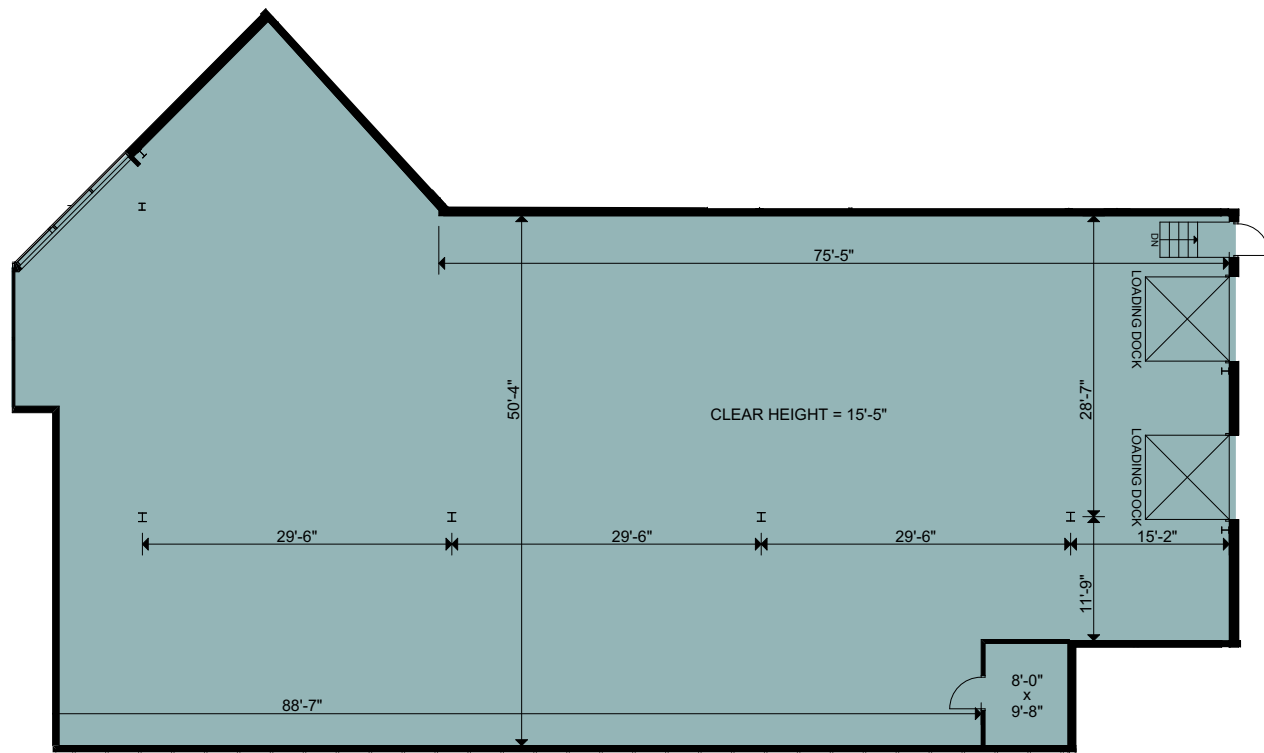
- COMMON AREA FOR SHIPPING
- AVAILABLE SPACE



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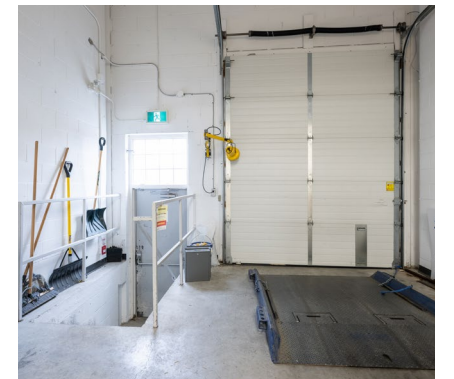
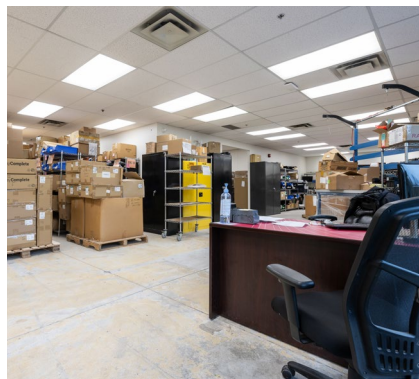
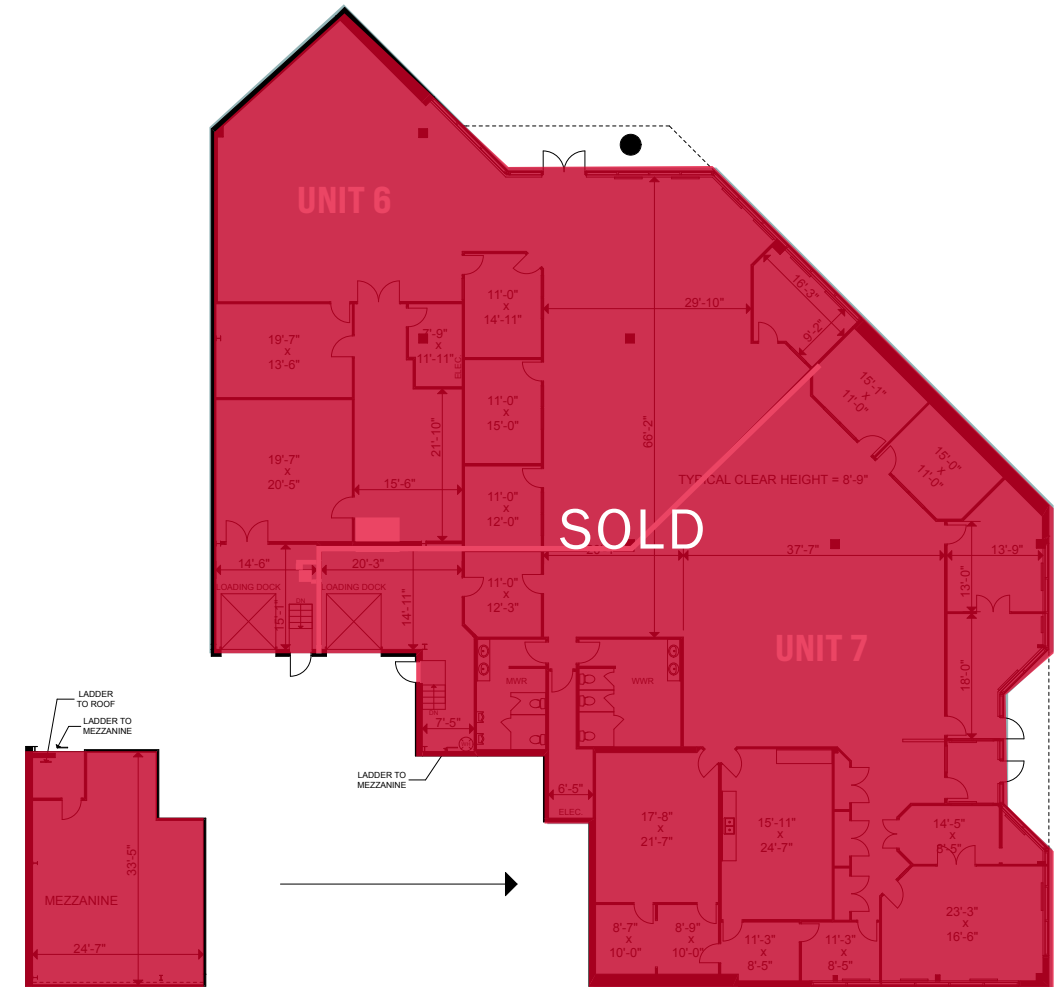
UNIT 5 6,062 SF

■ AVAILABLE SPACE



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

■ AVAILABLE SPACE



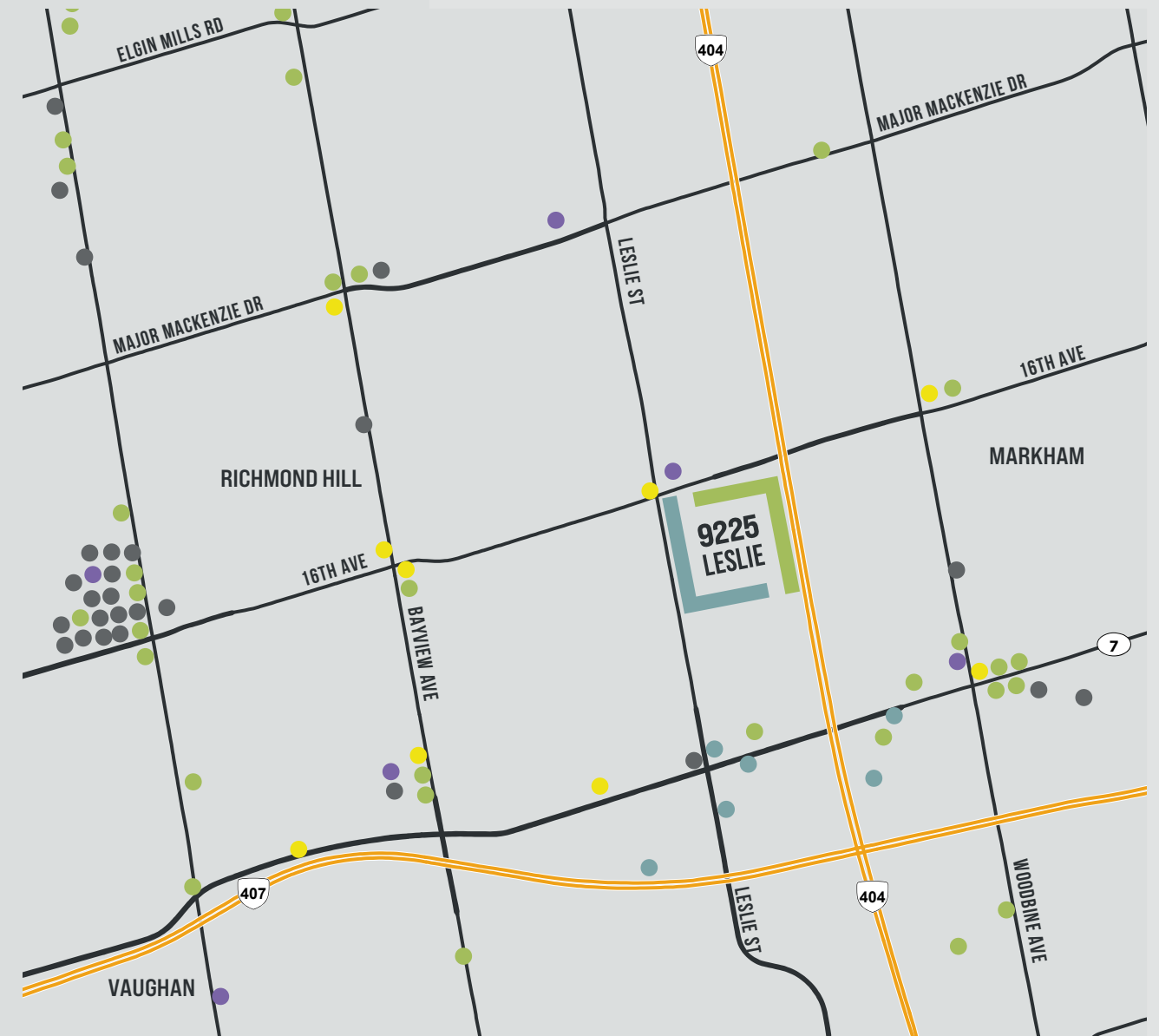


A Prime Location Within a Thriving Community

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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