



## For lease - flex space available

### Get more information

**Kyle Albert**

Vice President | Sales Representative

905 968 8029

kyle.albert@avisonyoung.com



Onsite surface parking



Within blocks of multiple  
coffee shops and quality  
restaurants



Close proximity to  
Highway 404, 407 & 7



Steps away from the  
YRT bus stop



## Flex Space For Lease

9225 Leslie Street  
Richmond Hill, ON

### Availability

Units 3 & 4 - 5,936 sf

### Asking Net Rent

\$19.75 psf per annum

### Additional Rent

\$9.00 psf per annum (2024 estimate)

### Highlights

- Prime Beaver Creek Location with Leslie Street exposure
- Building signage opportunity
- Corner unit with flexible open concept layout
- Versatile space for office, industrial or commercial
- Shared shipping with access to 1 truck level door

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**AVISON  
YOUNG**

Avison Young | 55 Commerce Valley Drive West, Suite 501, Mailbox #7, Markham, ON L3T 7V9 | 905 474 1155

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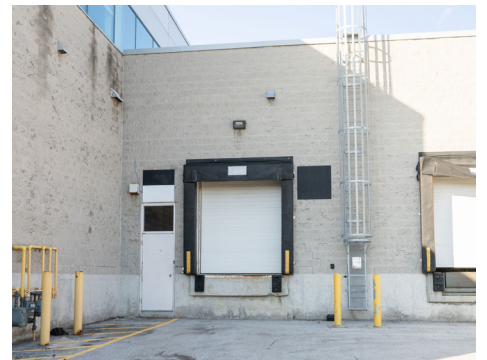
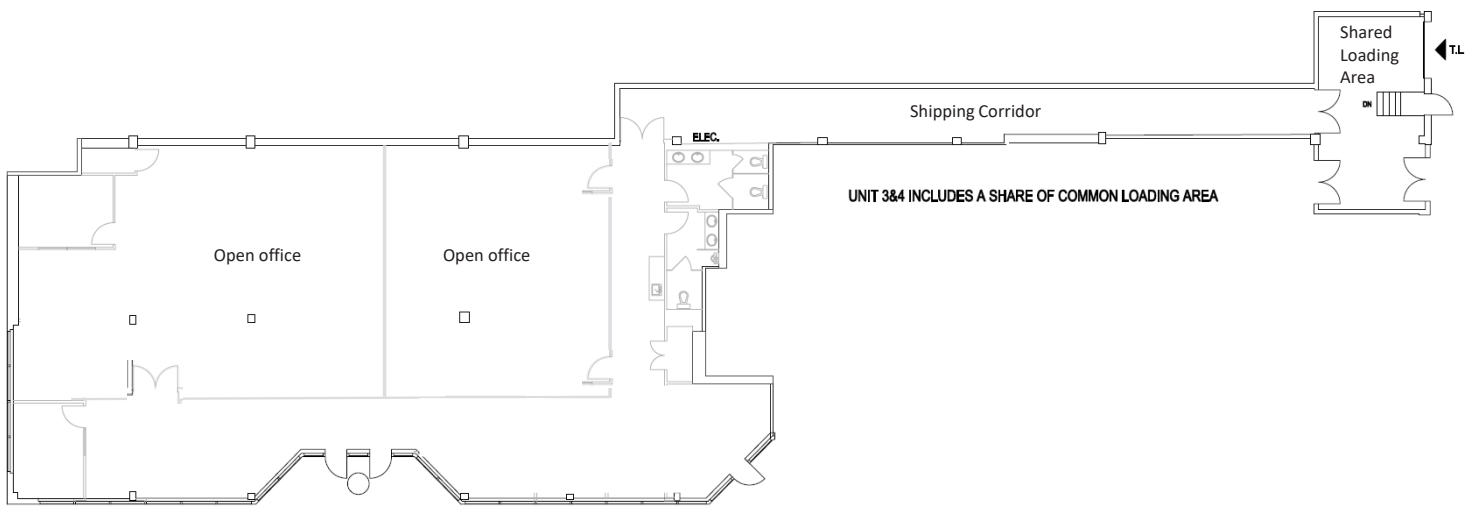
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# Flex Space for Lease

9225 Leslie Street, units 3 & 4  
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## Floor Plan

5,936 sf



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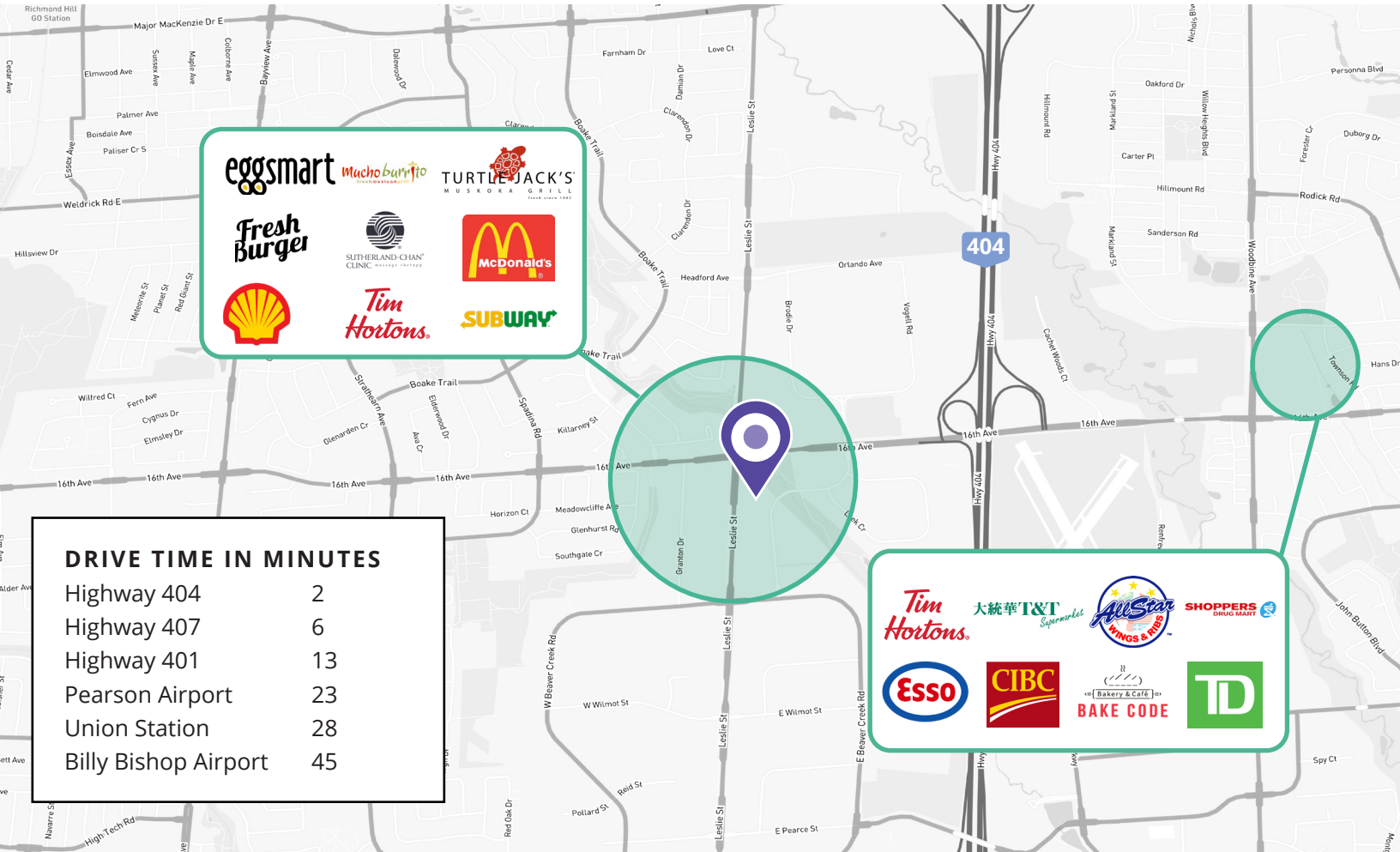
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Richmond Hill, ON

## Location Map



eggs mart Macho burrito TURTLE JACK'S MUSKOGA GRILL  
Fresh Burger SUTHERLAND CHAN CLINIC McDonald's  
Shell Tim Hortons SUBWAY

**DRIVE TIME IN MINUTES**

Highway 404	2
Highway 407	6
Highway 401	13
Pearson Airport	23
Union Station	28
Billy Bishop Airport	45

Tim Hortons 大統華 T&T Supermarket AllStar WINGS & BEER SHOPPERS DRUG MART  
Esso CIBC BAKE CODE TD

### Amenties within 5 km

**372**

RESTAURANTS

**869**

RETAIL

**15**

HOTELS

**15**

FITNESS CENTRES

**57**

BANKS

**29**

GAS STATIONS

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