

# TURNKEY OFFICE SPACE FOR LEASE



35 FULTON WAY, RICHMOND HILL, ON



**DIMA BABYCH**  
BROKER

M (416) 509-9500  
E [dima.babych@spearrealty.ca](mailto:dima.babych@spearrealty.ca)

YOUR SUCCESS IS OUR TARGET.



# PROPERTY HIGHLIGHTS

**TOTAL AREA:** 10,568 SF

**ZONING:** M2

**T.M.I:** \$5.70 PSF (2022)

**OCCUPANCY:** Immediately

**ASKING RATE:** Contact Agent

- Turnkey suburban office space
- Configuration of private offices & open space
- Ample free parking
- Low gross-up factor
- Premier national landlord
- Close proximity to Hwy 404, Hwy 407, & Hwy 7



FLOOR PLAN



OCCUPANT OFFICE AREA

VERTICAL PENETRATION

0

10

50 FT.

AREA SUMMARY

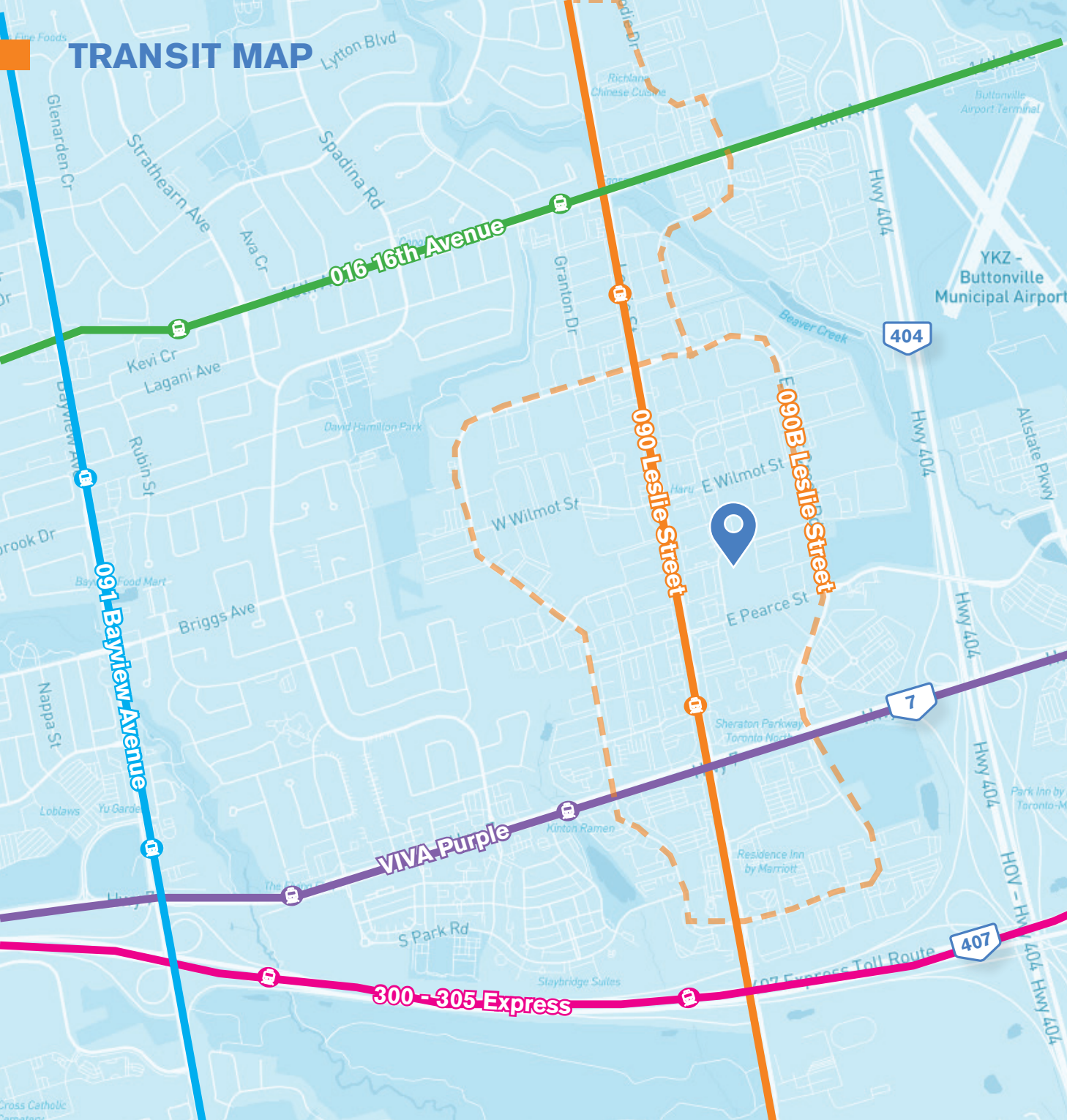
UNIT No.	OCCUPANT AREA	RENTABLE AREA
200	10,334 S.F.	10,568 S.F.

LOAD FACTOR = 1.0226







ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD

ANSI / BOMA Z65.2 2012 - METHOD A








## NEARBY BUS ROUTES

-  **090 Leslie Street**
-  **VIVA Purple**
-  **091 Bayview Avenue**
-  **016 16th Avenue**
-  **300 - 305 Express**
-  **090B Leslie Street**

## HIGHWAY DRIVE TIMES

HWY	DISTANCE	TIME
	800 M	2 MIN
	1.0 KM	2 MIN
	2.3 KM	4 MIN
	10 KM	12 MIN

**35 FULTON WAY** is located North of Hwy 7 and East of Leslie Street, with two access points from the north side of East Pearce Street and from the west side of East Beaver Creek Road. The closest transit stop is a five minute walk at East Beaver Creek Road and Fulton Way.



# AMENITIES MAP



## FOOD & COFFEE

- 1 Starbucks
- 2 Jack Astor's
- 3 The Keg
- 4 Scaddabush
- 5 Chako Barbecue
- 6 Moxie's
- 7 Isaan Der - Thai Kitchen
- 8 McDonald's
- 9 Lobster Port
- 10 Tim Horton's
- 11 Shinta Japanese BBQ
- 12 Baton Rouge

## BANKS

- 13 RBC Royal Bank
- 14 TD Canada Trust
- 15 BMO Bank of Montreal
- 16 CIBC

## HOTELS

- 17 Holiday Inn
- 18 Sheraton Parkway
- 19 Best Western Parkway
- 20 Hilton Garden Inn
- 21 Courtyard by Marriot

## FITNESS & FUN

- 22 Splitsville
- 23 York Cinemas
- 24 Parkway Fitness & Raquet Club



# THE TEAM



PURE INDUSTRIAL is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well located assets, ranging from smallwarehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine a unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team; building long-term relationships with tenants based on providing highly-responsive, personalized service.

[pureindustrial.ca](http://pureindustrial.ca)



SPEAR REALTY is a brokerage specializing in GTA real estate, land, development, and investment. We thrive on scouting real estate solutions throughout the GTA, while elevating the process with unsurpassed service and professional excellence.

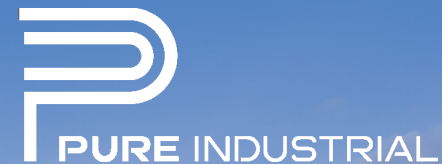
Honed by years of success, Spear Realty values its role as a trusted real estate partner, taking the time to understand every client's goals through a well-established collaborative network, certified local-market expertise and professional excellence.

Spear's inclusive philosophy is committed to solutions that are strictly in the space user's best interest and free from the conflict of interests. Spear's mission is to define and understand the client's business and financial as well as non-financial drivers and to apply our comprehensive knowledge of real estate markets and business strategy to design and implement solutions to achieve our clients' goals.

[spearrealty.ca](http://spearrealty.ca)



# TURNKEY OFFICE SPACE FOR LEASE



35 FULTON WAY, RICHMONDHILL, ON



**DIMA BABYCH**  
BROKER

M (416) 509-9500  
E [dima.babych@spearrealty.ca](mailto:dima.babych@spearrealty.ca)

**CARLI BETHELL**  
TEAM LEAD PROJECT COORDINATOR

M (416) 236-8808 x 216  
E [carli.bethell@spearrealty.ca](mailto:carli.bethell@spearrealty.ca)

**SPEAR REALTY INC.**

78 QUEEN ELIZABETH BLVD,  
ETOBICOKE, ON M8Z 1M3

O (416) 236-8808 | [spearrealty.ca](https://www.spearrealty.ca)

**COPYRIGHT © 2023 SPEAR REALTY INC.** This document has been prepared by Spear Realty Inc. for advertising and general information only. Spear Realty Inc. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Spear Realty Inc. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Spear Realty Inc. and/or its licensor(s).