

FLEX OFFICE

WORKPLACE REDEFINED

21&31

PERFORMANCE
DRIVE
RICHMOND HILL, ON



BALCO

Enter >

21&31

PERFORMANCE
DRIVE

OFFICE REDEFINED

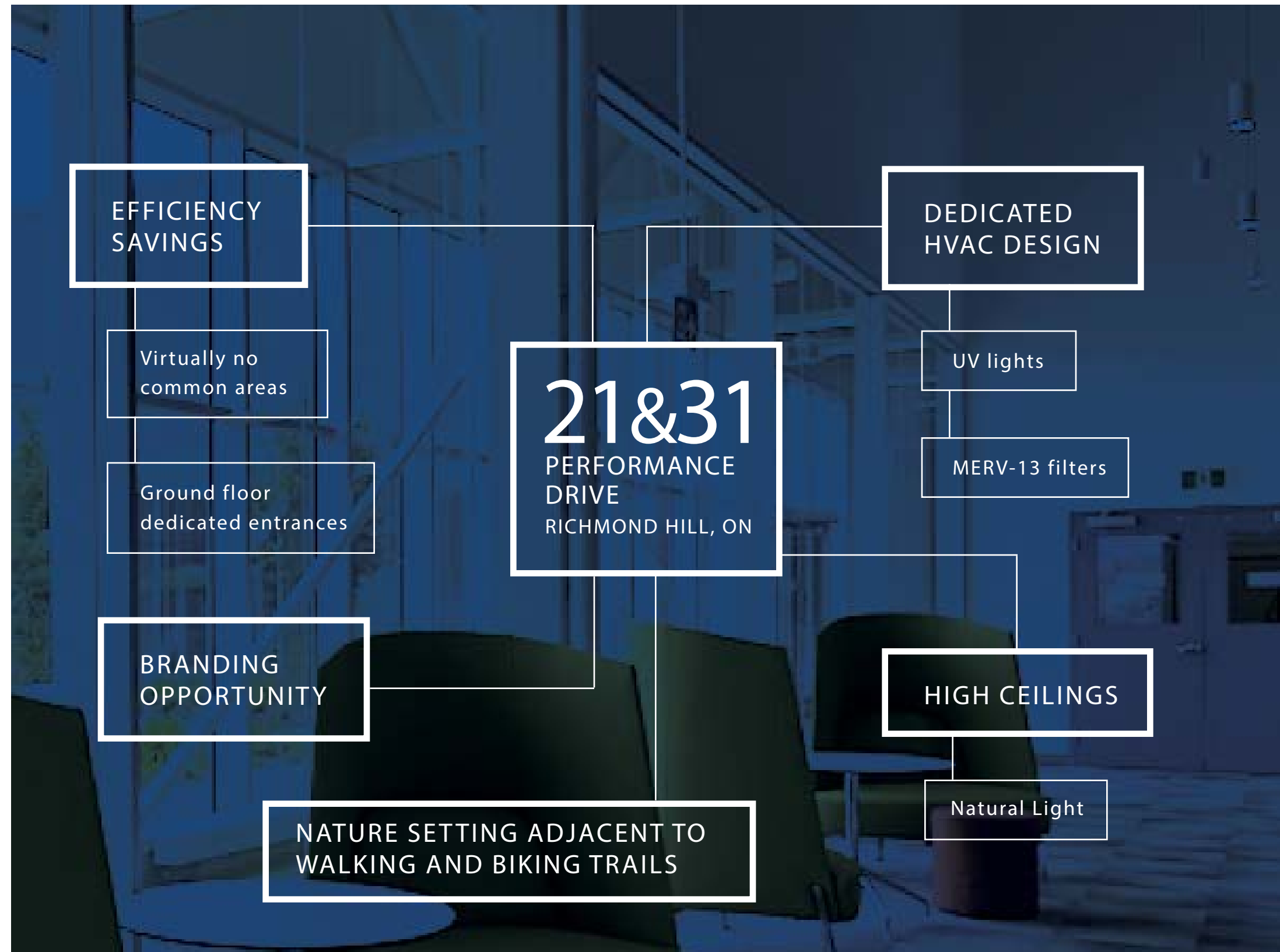
THE CASE FOR
FLEX SPACE

THE PROPERTY
INFORMATION
BUILDING FEATURES

SITE PLAN
HIGHLIGHTS

THE AREA
AMENITIES
DRIVE TIME MAP
DEMOGRAPHICS

CONTACT



21&31

PERFORMANCE
DRIVE

OFFICE REDEFINED

THE CASE FOR FLEX SPACE

THE PROPERTY INFORMATION BUILDING FEATURES

SITE PLAN HIGHLIGHTS

THE AREA AMENITIES DRIVE TIME MAP DEMOGRAPHICS

CONTACT

OPTIONS AND FLEXIBILITY

- The multiple size options offered at 21 and 31 Performance Drive mean you can secure the perfect amount of space for your business' needs

DESIGN AND BRANDING OPPORTUNITY

- The flex office space is the blank canvas you need to display your brand, shape a culture, and increase your team's productivity

SPACE AND COST OPTIMIZATION

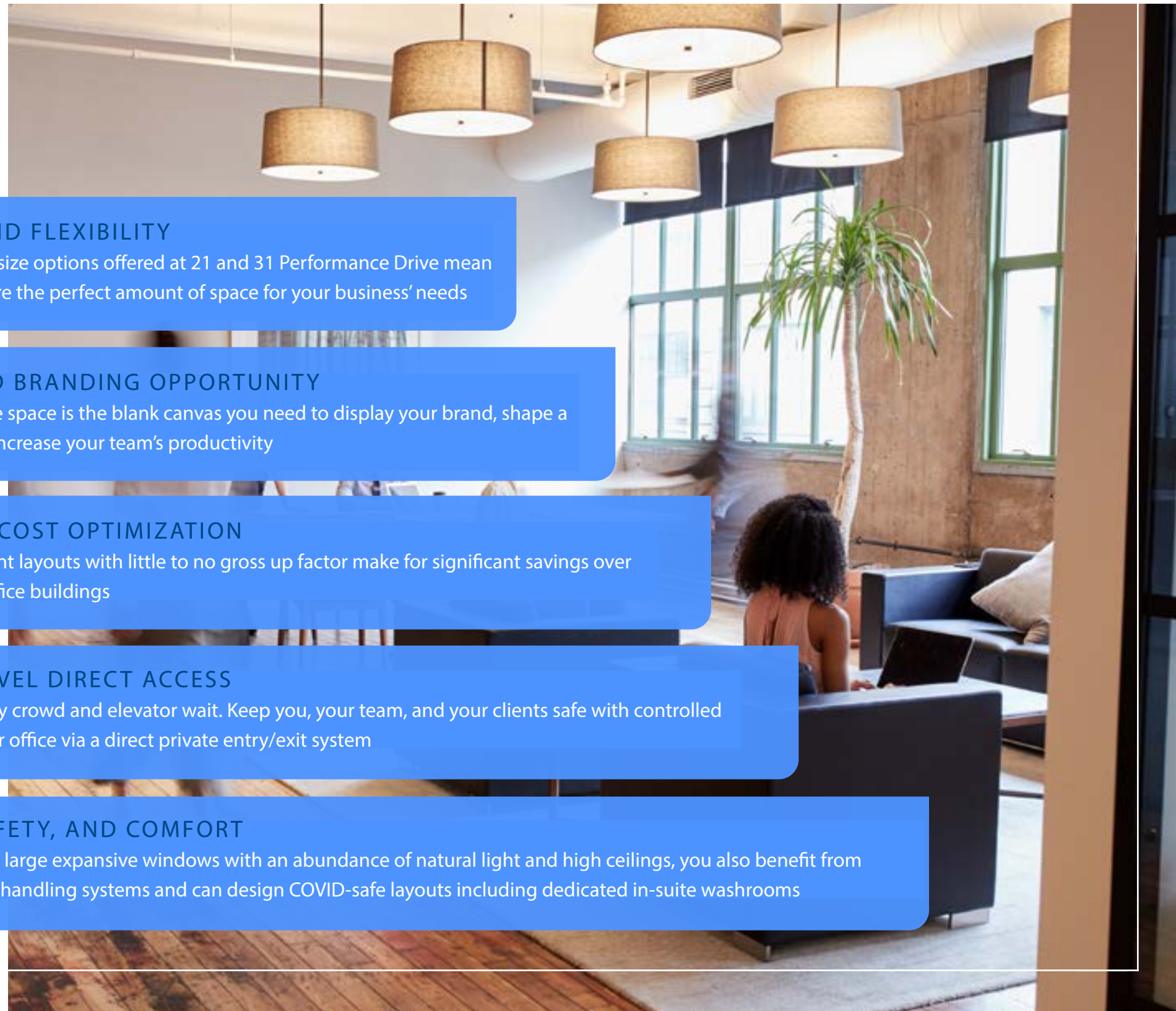
- Highly efficient layouts with little to no gross up factor make for significant savings over traditional office buildings

GROUND LEVEL DIRECT ACCESS

- Skip the lobby crowd and elevator wait. Keep you, your team, and your clients safe with controlled access to your office via a direct private entry/exit system

HEALTH, SAFETY, AND COMFORT

- In addition to large expansive windows with an abundance of natural light and high ceilings, you also benefit from enhanced air handling systems and can design COVID-safe layouts including dedicated in-suite washrooms



21&31

PERFORMANCE
DRIVE

OFFICE REDEFINED

THE CASE FOR
FLEX SPACE

THE PROPERTY
INFORMATION

BUILDING FEATURES

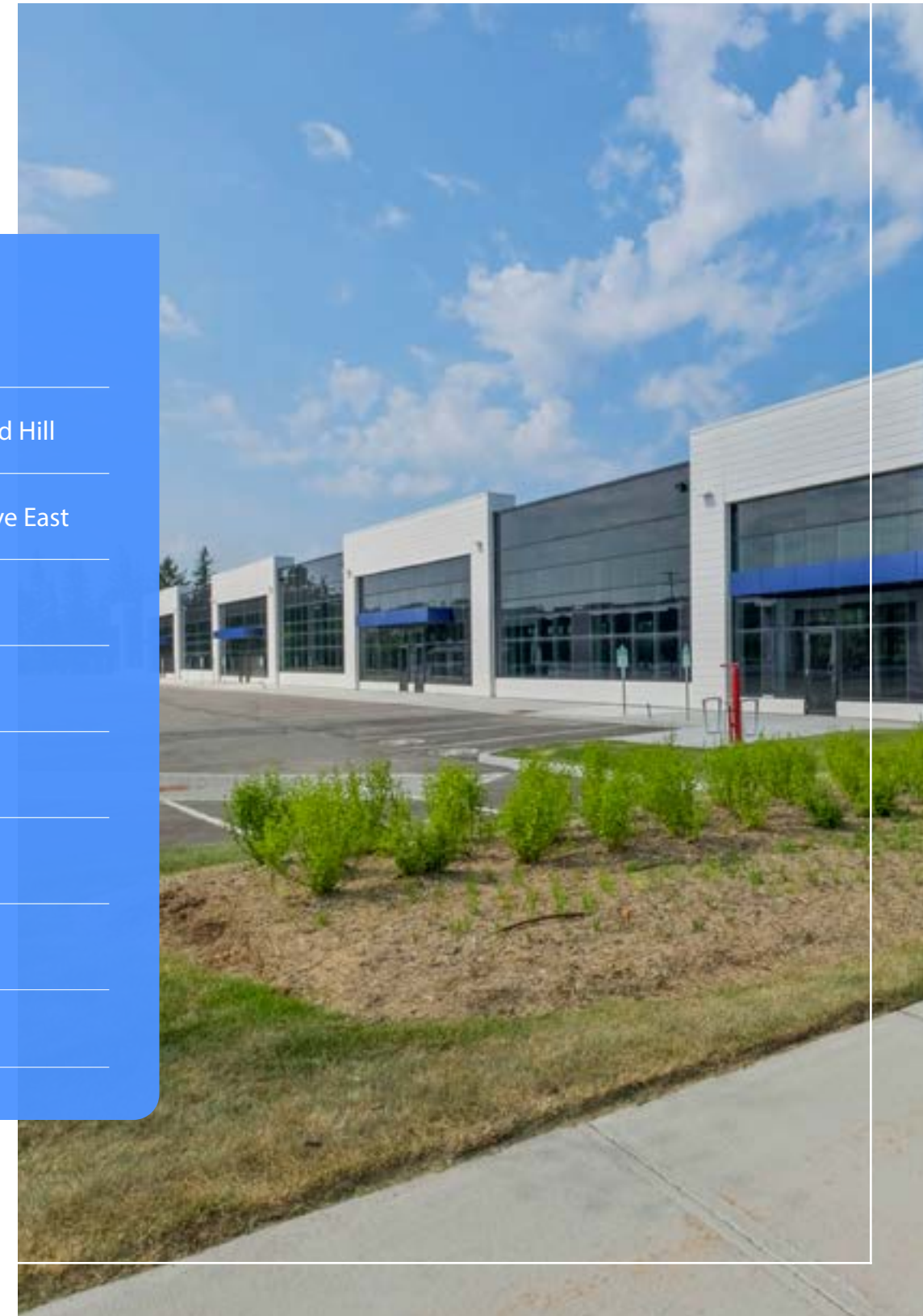
SITE PLAN
HIGHLIGHTS

THE AREA
AMENITIES
DRIVE TIME MAP
DEMOGRAPHICS

CONTACT

INFORMATION

Property Address	21 and 31 Performance Drive, Richmond Hill
Major Intersection	Highway 404 and Major Mackenzie Drive East
21 Performance Drive	39,783 SF (Divisible)
31 Performance Drive	44,466 SF (Divisible)
Net Rent	Starting at \$21.50 PSF/year
TMI (estimate)	\$6.81 PSF plus utilities and janitorial
Parking	4/1,000 SF free surface parking
Availability	Immediate



21&31

PERFORMANCE
DRIVE

OFFICE REDEFINED

THE CASE FOR
FLEX SPACE

THE PROPERTY
INFORMATION
BUILDING FEATURES

SITE PLAN
HIGHLIGHTS

THE AREA
AMENITIES
DRIVE TIME MAP
DEMOGRAPHICS

CONTACT

HIGH-PERFORMANCE FLEX OFFICE BUILDINGS



Full height windows
with high ceilings



Lots of
natural light



Free parking
(4:1,000 SF ratio)



Signage
opportunity



Bicycle racks and
outdoor bike shelter



EV charging
stations



Fibre-optic
connections



Efficient
floor plans



Enhanced HVAC design
(UV light, MERV-13)



Highly
efficient



Ground floor
direct access



Steps to green space,
walking and bike trails

THE ONLY TRUE FLEX OFFICE SPACE IN RICHMOND HILL AND MARKHAM

21&31

PERFORMANCE
DRIVE



21&31

PERFORMANCE
DRIVE

OFFICE REDEFINED

THE CASE FOR
FLEX SPACE

THE PROPERTY
INFORMATION
BUILDING FEATURES

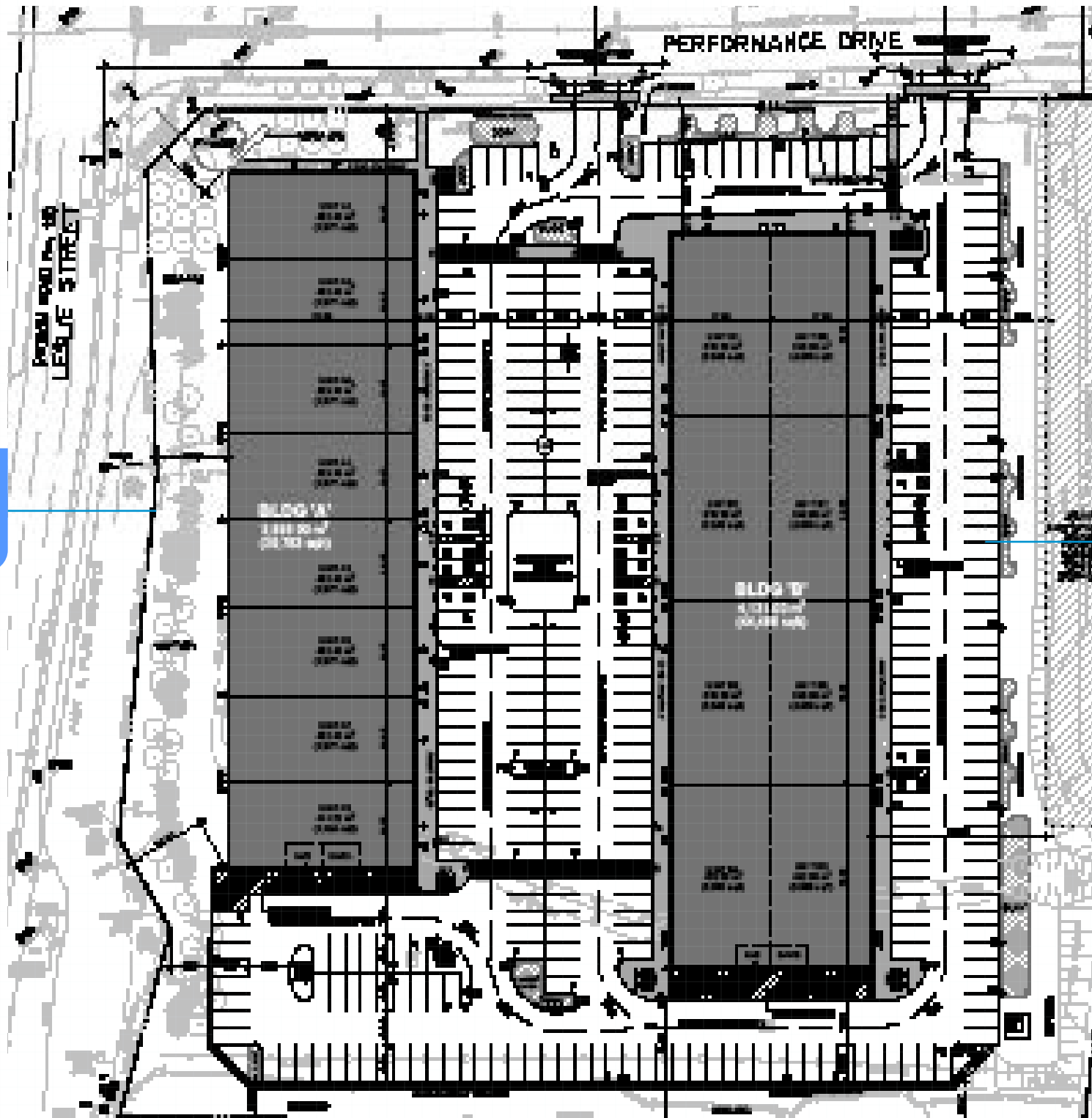
SITE PLAN
HIGHLIGHTS

THE AREA
AMENITIES
DRIVE TIME MAP
DEMOGRAPHICS

CONTACT

39,783 SF
(Divisible)

44,466 SF
(Divisible)



21&31

PERFORMANCE
DRIVE

OFFICE REDEFINED

THE CASE FOR
FLEX SPACE

THE PROPERTY
INFORMATION
BUILDING FEATURES

SITE PLAN
HIGHLIGHTS

THE AREA
AMENITIES
DRIVE TIME MAP
DEMOGRAPHICS

CONTACT

OPTIMIZE YOUR OFFICE

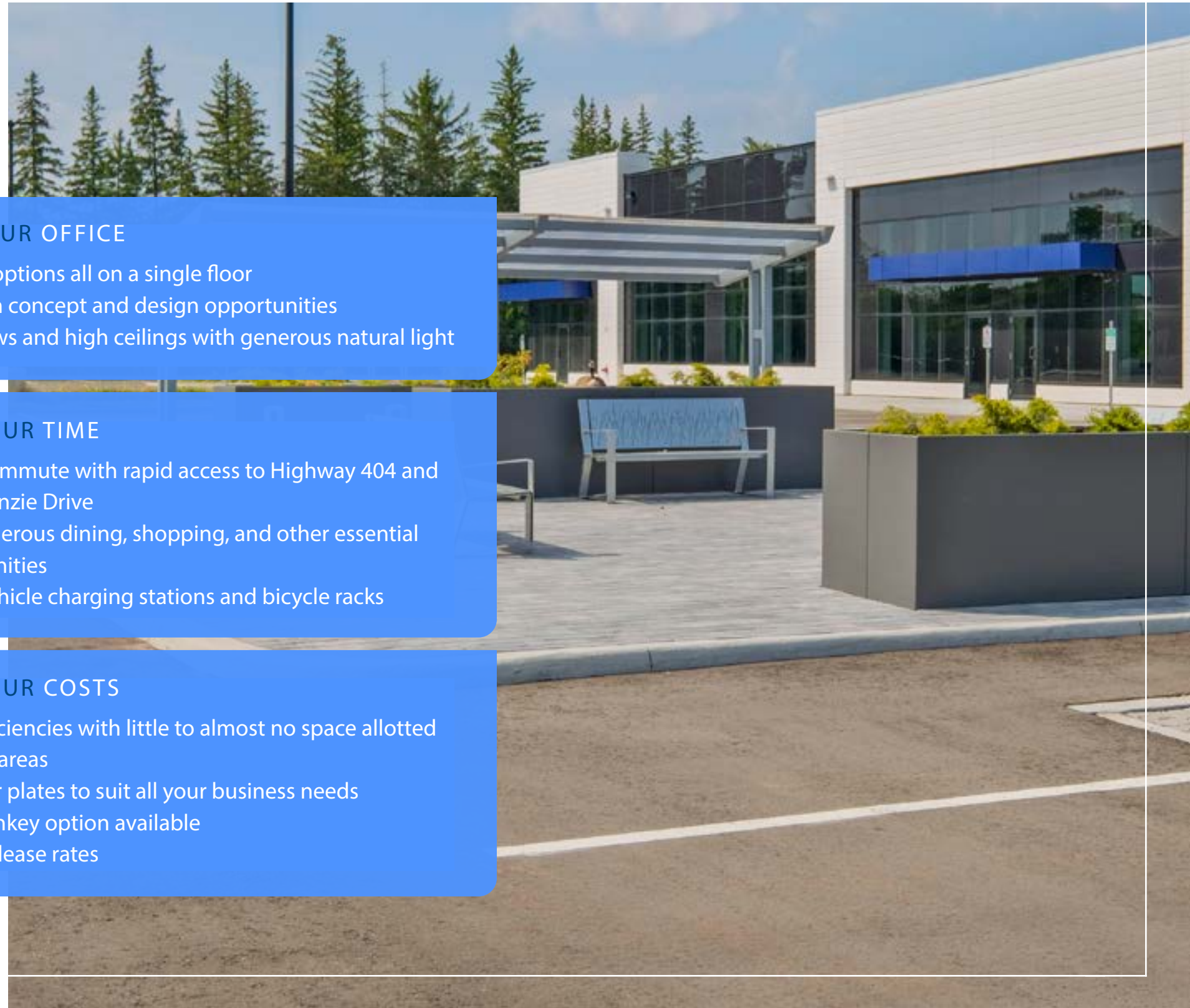
- Flexible size options all on a single floor
- Modern open concept and design opportunities
- Large windows and high ceilings with generous natural light

OPTIMIZE YOUR TIME

- Simplified commute with rapid access to Highway 404 and Major Mackenzie Drive
- Close to numerous dining, shopping, and other essential lifestyle amenities
- Electronic vehicle charging stations and bicycle racks

OPTIMIZE YOUR COSTS

- Gross-up efficiencies with little to almost no space allotted for common areas
- Efficient floor plates to suit all your business needs
- Landlord turnkey option available
- Competitive lease rates



21&31

PERFORMANCE DRIVE

OFFICE REDEFINED

THE CASE FOR FLEX SPACE

THE PROPERTY INFORMATION

BUILDING FEATURES

SITE PLAN HIGHLIGHTS

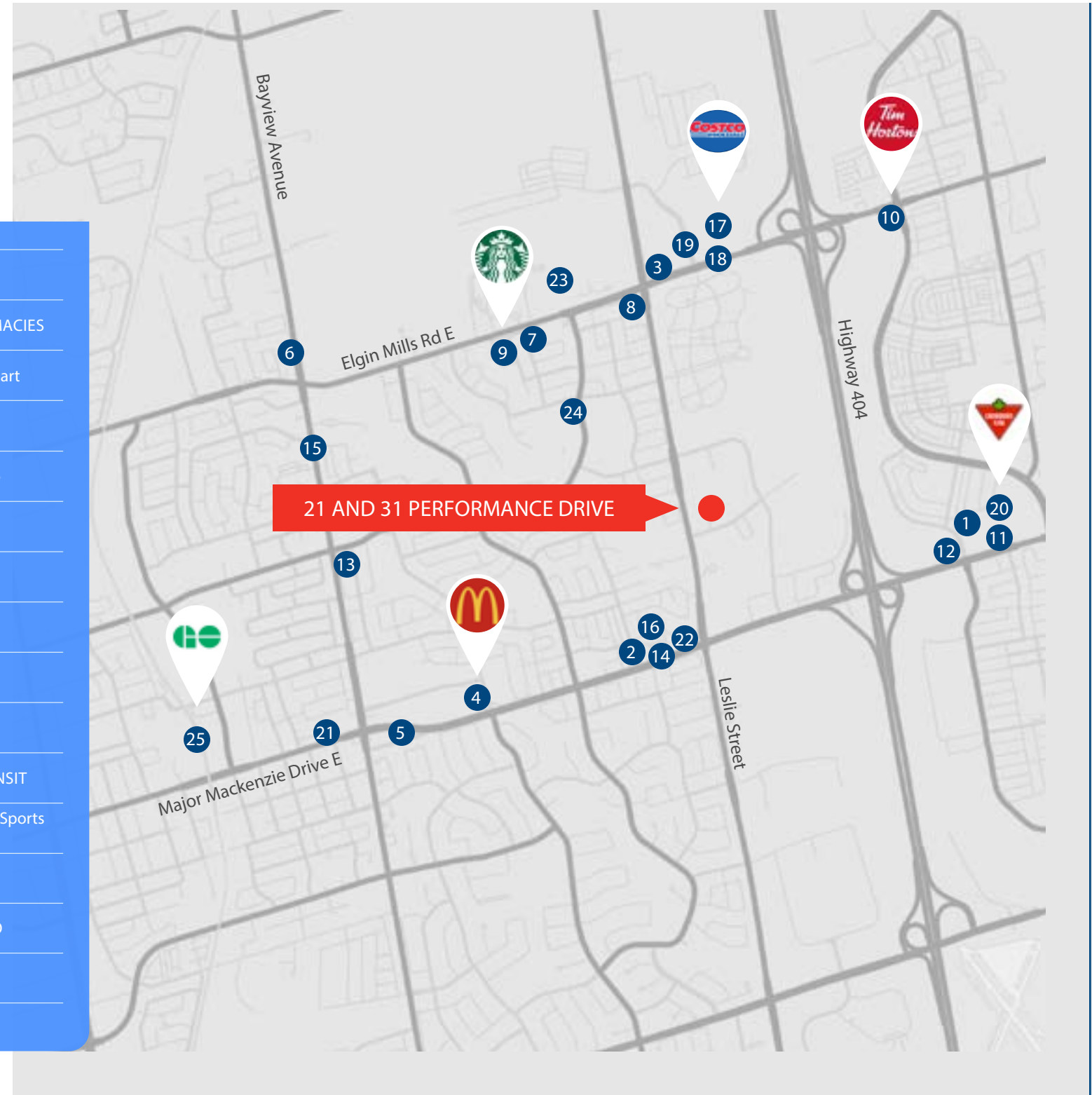
THE AREA AMENITIES

DRIVE TIME MAP

DEMOGRAPHICS

CONTACT

FOOD AND DRINKS	14. RBC Royal Bank
1. Starbucks	SHOPPING & PHARMACIES
2. Tim Hortons	15. Shoppers Drug Mart
3. Sunset Grill	16. IDA Pharmacy
4. McDonald's	17. Costco Wholesale
5. Restoran Malaysia	18. Staples
6. Little Caesars Pizza	19. Michael's
7. Toppings	20. Canadian Tire
8. Tim Hortons	21. Dollarama
9. Starbucks	22. LCBO
10. Tim Hortons	COMMUNITY & TRANSIT
11. Boston Pizza	23. Richmond Green Sports Centre and Park
BANKS	24. Headwaters Community Park
12. BMO Bank of Montreal	25. Richmond Hill GO
13. TD Canada Trust Branch and ATM	



21&31

PERFORMANCE
DRIVE

OFFICE REDEFINED

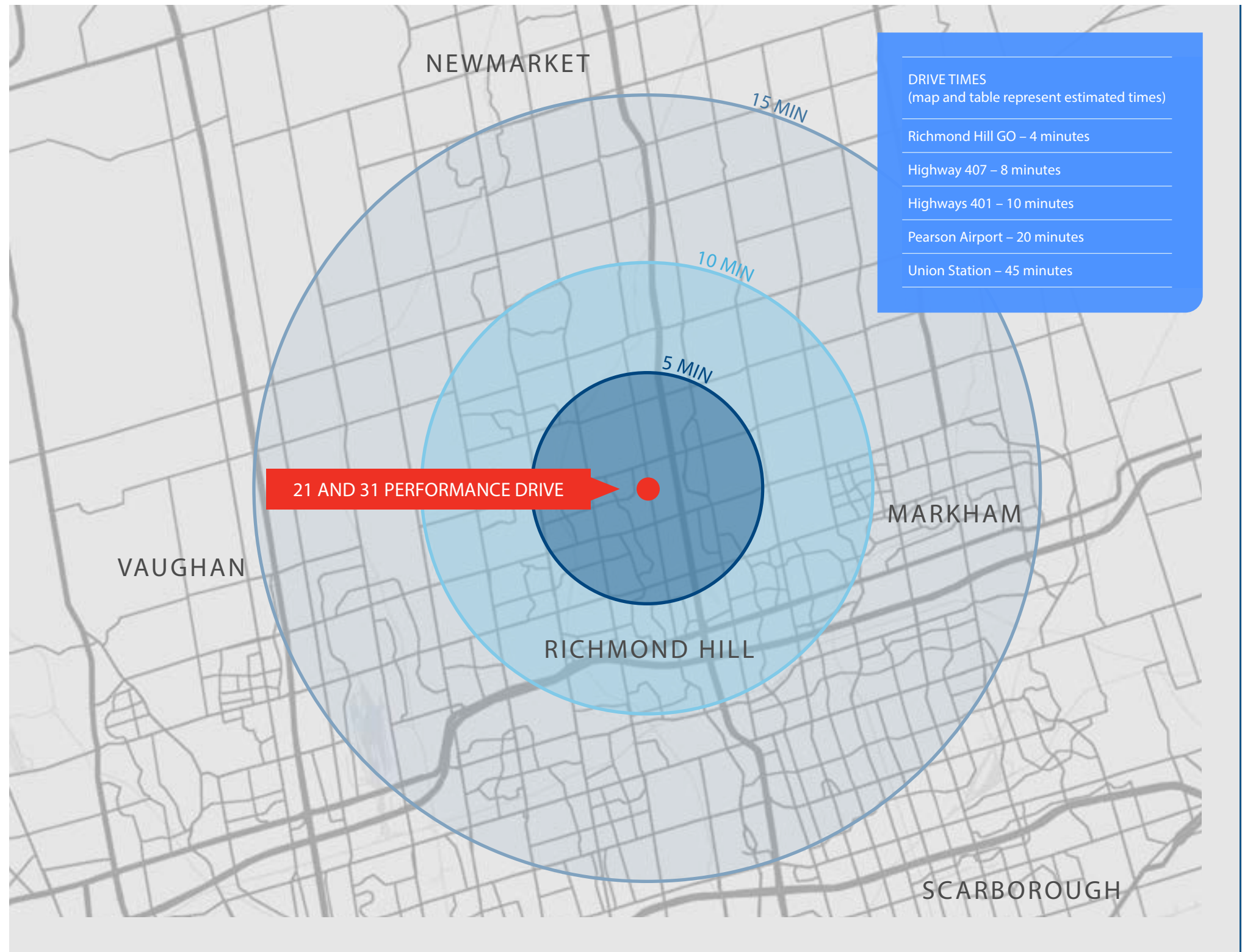
THE CASE FOR
FLEX SPACE

THE PROPERTY
INFORMATION
BUILDING FEATURES

SITE PLAN
HIGHLIGHTS

THE AREA
AMENITIES
DRIVE TIME MAP
DEMOGRAPHICS

CONTACT



21&31

PERFORMANCE
DRIVE

OFFICE REDEFINED

THE CASE FOR
FLEX SPACE

THE PROPERTY
INFORMATION
BUILDING FEATURES

SITE PLAN
HIGHLIGHTS

THE AREA
AMENITIES
DRIVE TIME MAP
DEMOGRAPHICS

CONTACT

DEMOGRAPHICS*



EDUCATION

71.6% of the population have completed post-secondary education, with 55.6% holding a university degree



POPULATION

52.4% of the population are aged between 25 and 59, with the primary age group dominated by Generation X



INCOME

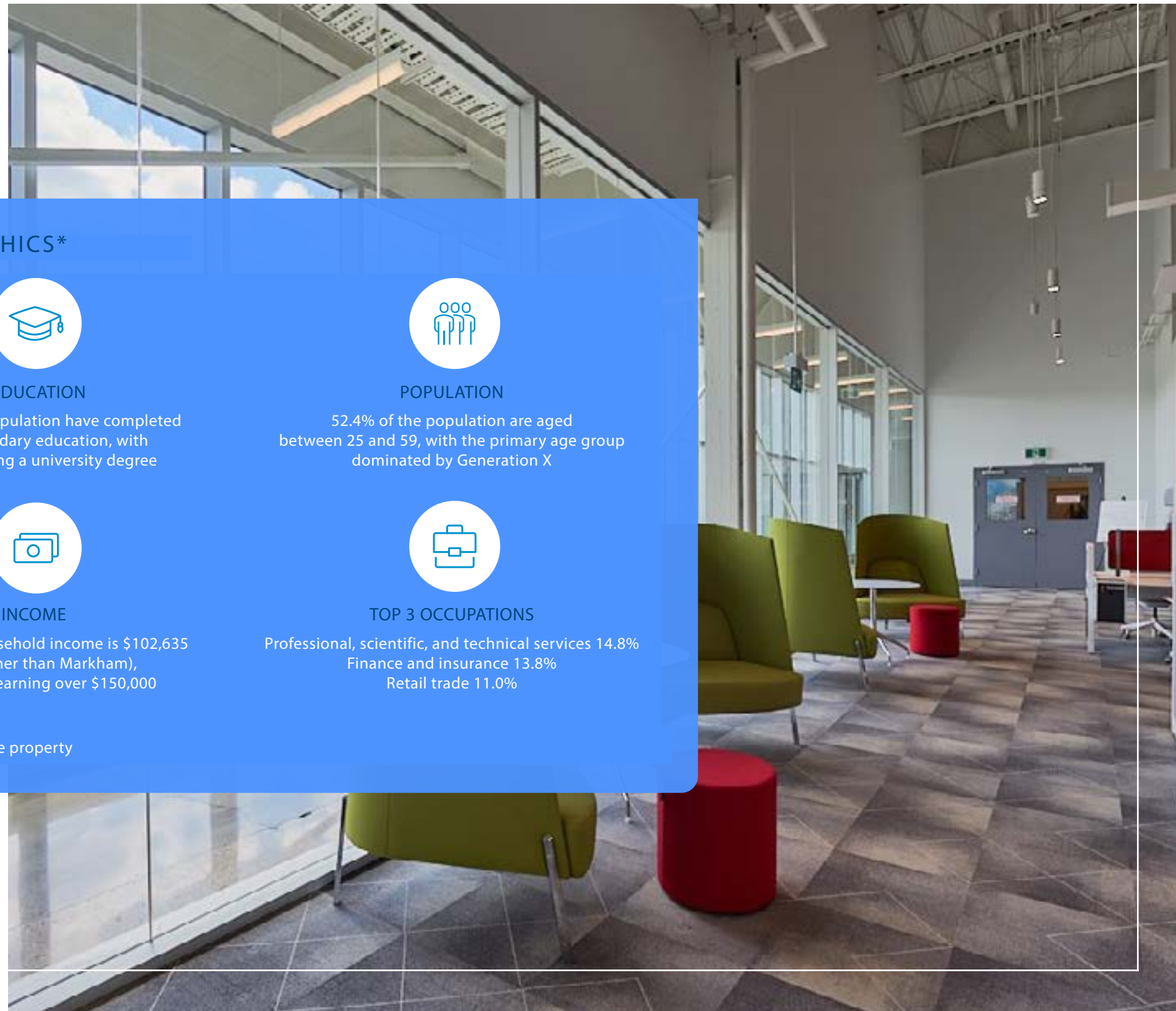
The median household income is \$102,635 (15% higher than Markham), with 28.6% earning over \$150,000



TOP 3 OCCUPATIONS

Professional, scientific, and technical services 14.8%
Finance and insurance 13.8%
Retail trade 11.0%

* Within 1 km of the property



FLEX OFFICE

WORKPLACE REDEFINED

21&31
PERFORMANCE
DRIVE
RICHMOND HILL, ON



CONTACT

Patrick Cowie
Senior Vice President
Sales Representative
+1 416 791 7223
patrick.cowie@colliers.com

Yanis Tzatzoglou
Senior Vice President
Sales Representative
+1 416 791 7208
yanis.tzatzoglou@colliers.com

BALCO

