



305 Milner Avenue @

The Milner Centre

Turnkey Offices
Available For Lease

Certified LEED® Gold
& BOMA BEST® Gold



Property Overview

The Milner Centre is ideally located on the southeast corner of Markham Road and Milner Avenue, just one block north of Highway 401. 305 Milner Avenue contains over 265,000 SF of office space.

Available Space

Suite 112: 8,869 SF

Suite 208: 1,768 SF

Suite 214: 3,148 SF

Suite 302: 2,366 SF

Suite 307: 1,473 SF

Suite 500: 27,484 SF

Suite 900: 4,651 SF

Suite 908: 3,662 SF

Net Rent

\$16.00 PSF

Additional Rent

\$14.12 PSF

(In-Suite Hydro Separately Metered)

Monthly Parking (Surface)

\$62.00 PSF

Monthly Parking (Underground)

\$130.00 per month



Property Highlights

- TTC at Doorstep

Easy Access off Hwy 401
- Visitor Parking Free for First Hour

Property Management Office On-Site
- Security Desk Located in the Lobby

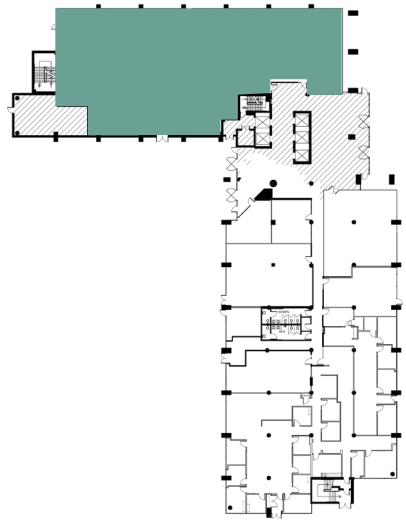
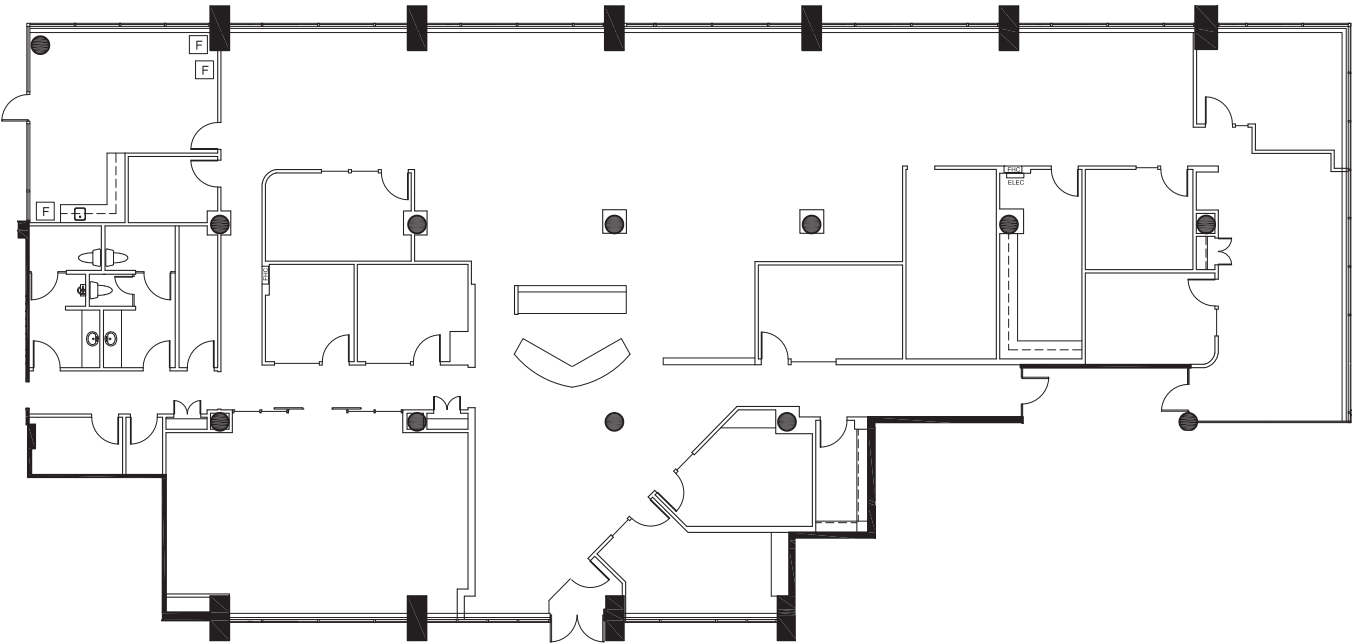
Professionally Owned and Managed
- Renovated Building

Cafe Located In The Building Next Door At 10 Milner

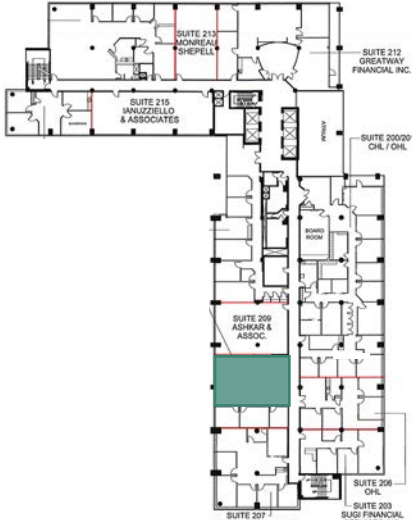
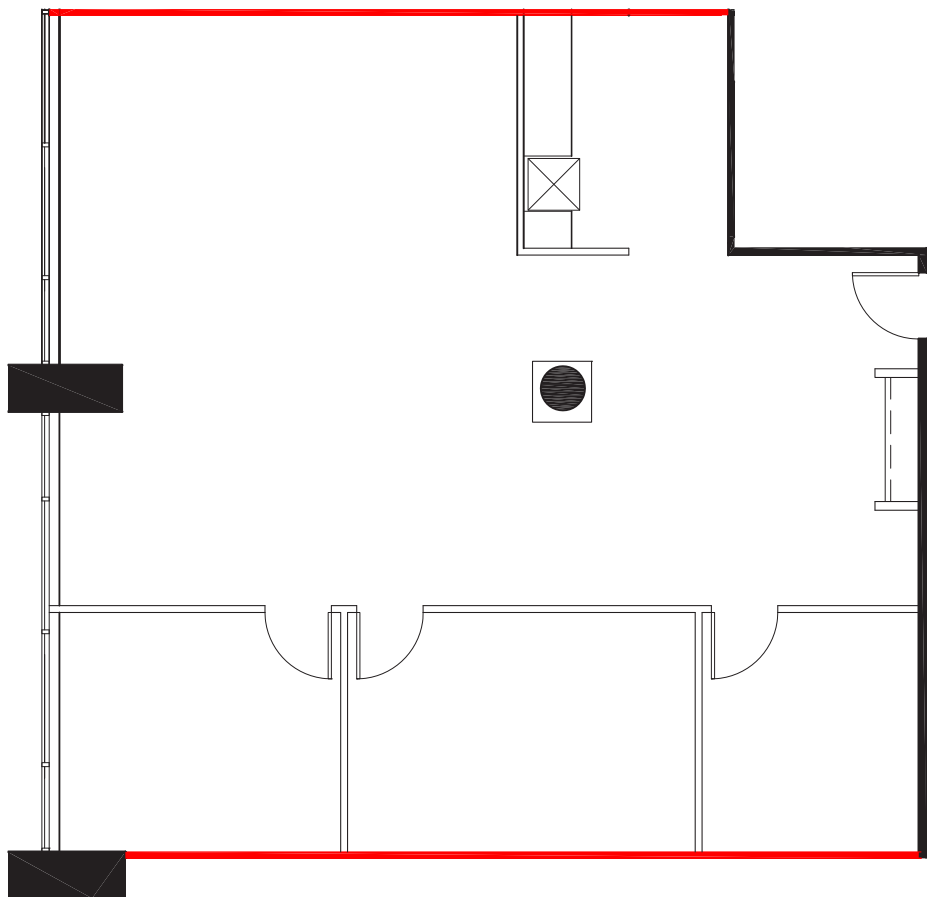


Floor Plans

Suite 112
8,869 SF
Available
Immediate

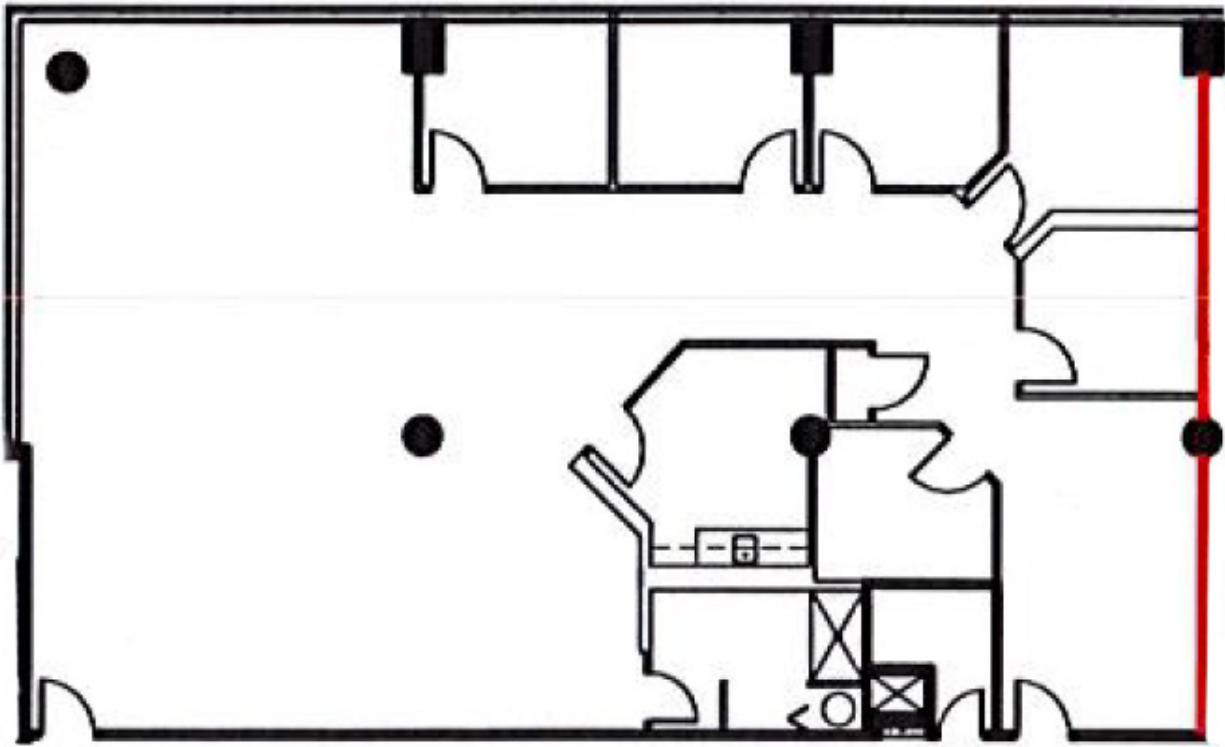


Suite 208
1,768 SF
Available
Immediate

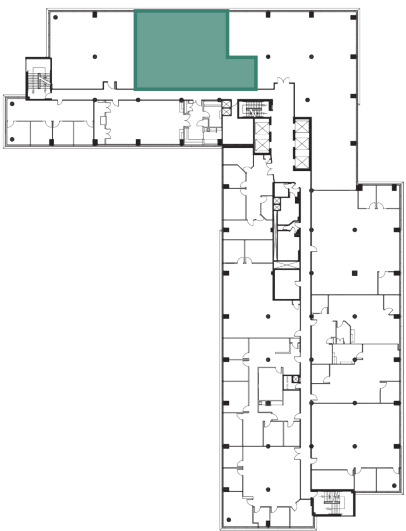
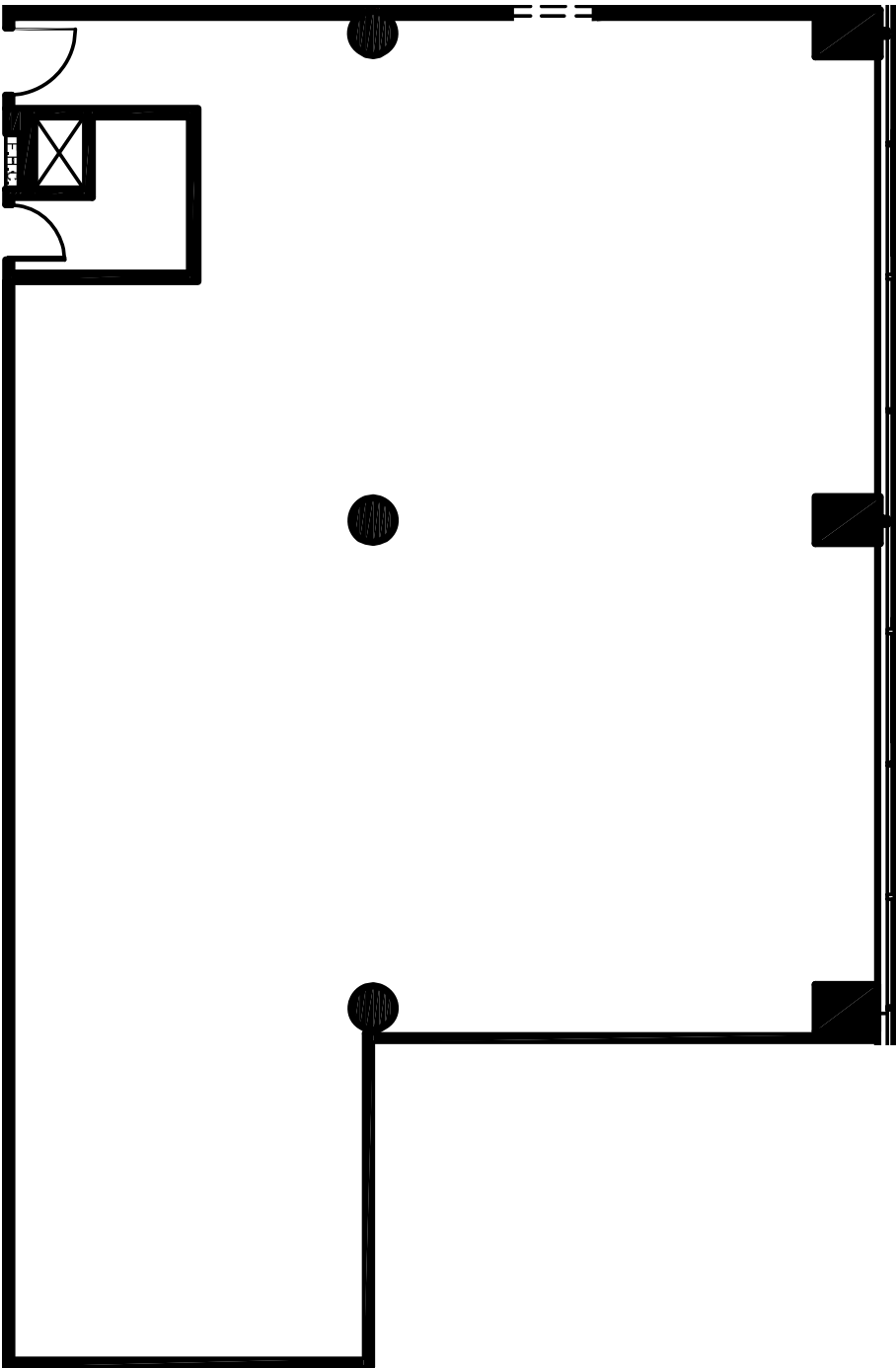


Floor Plans

Suite 214
3,148 SF
Available
Immediate



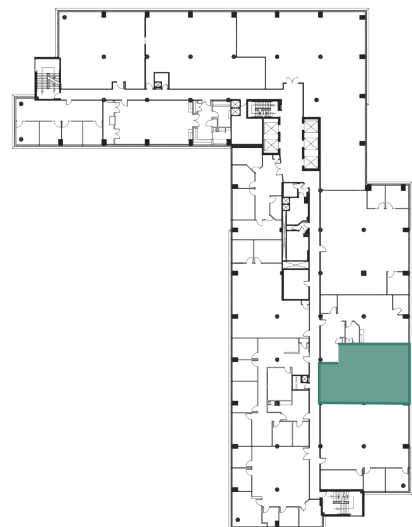
Suite 302
2,366 SF
Available
Immediate



Floor Plans

Suite 307
1,473 SF

Available
Immediate

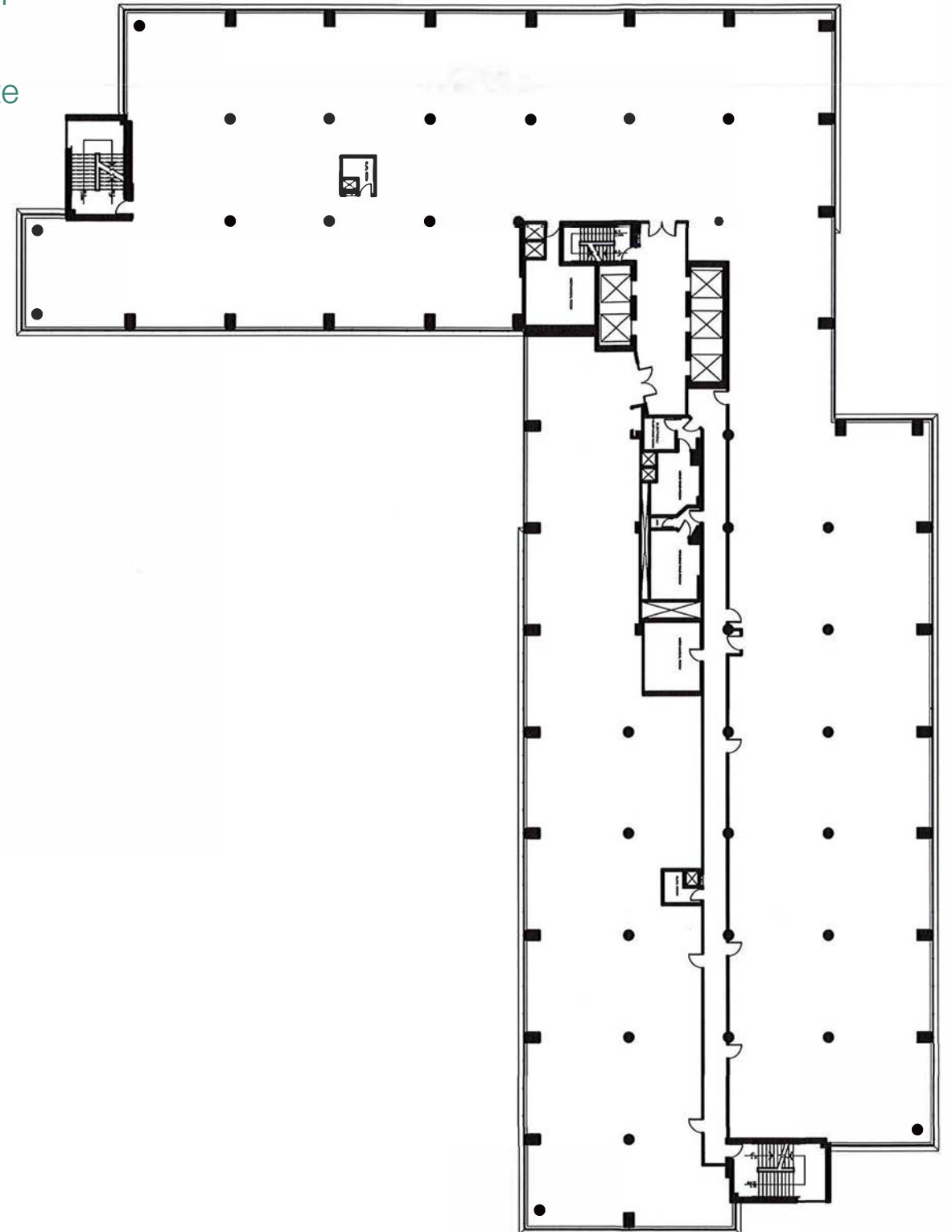


Suite Notes

- Turnkey Model suite featuring two private offices with glass, offering a modern, professional look with natural light.
- Open area ideal for workstations, collaborative seating, or a flexible team workspace layout.
- In-suite kitchen with cabinetry, countertop space for staff convenience and break time.

Suite 500
27,484 SF

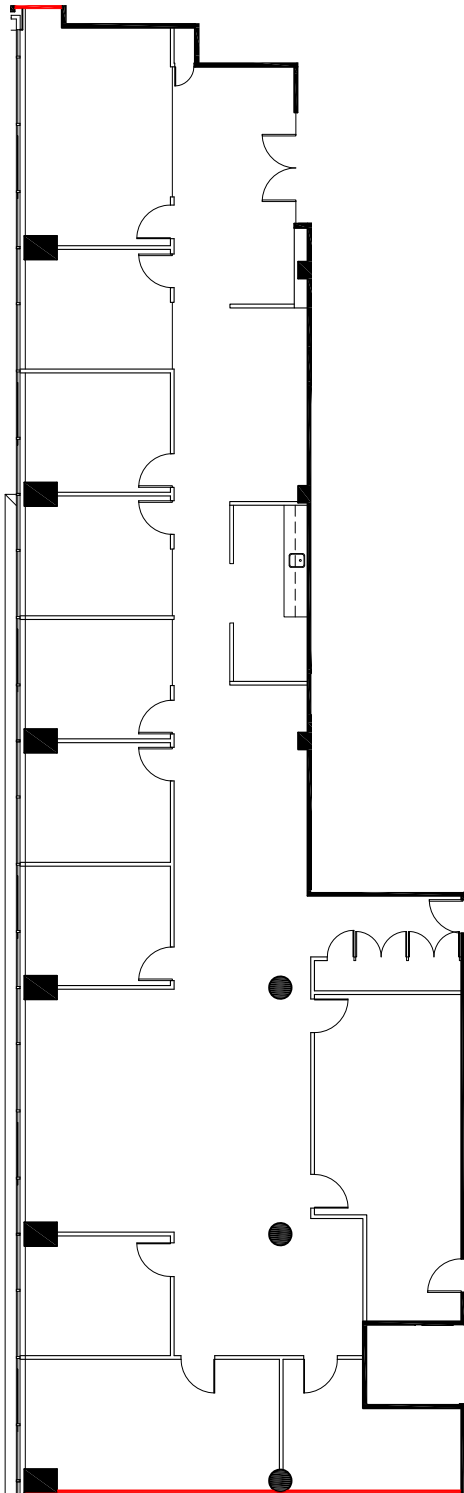
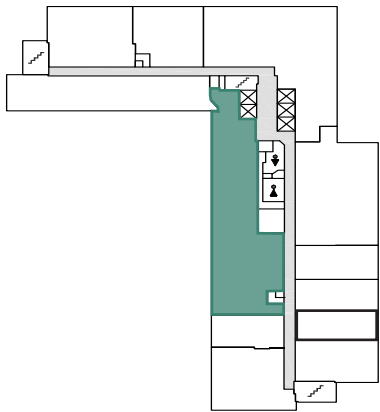
Available
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Floor Plans

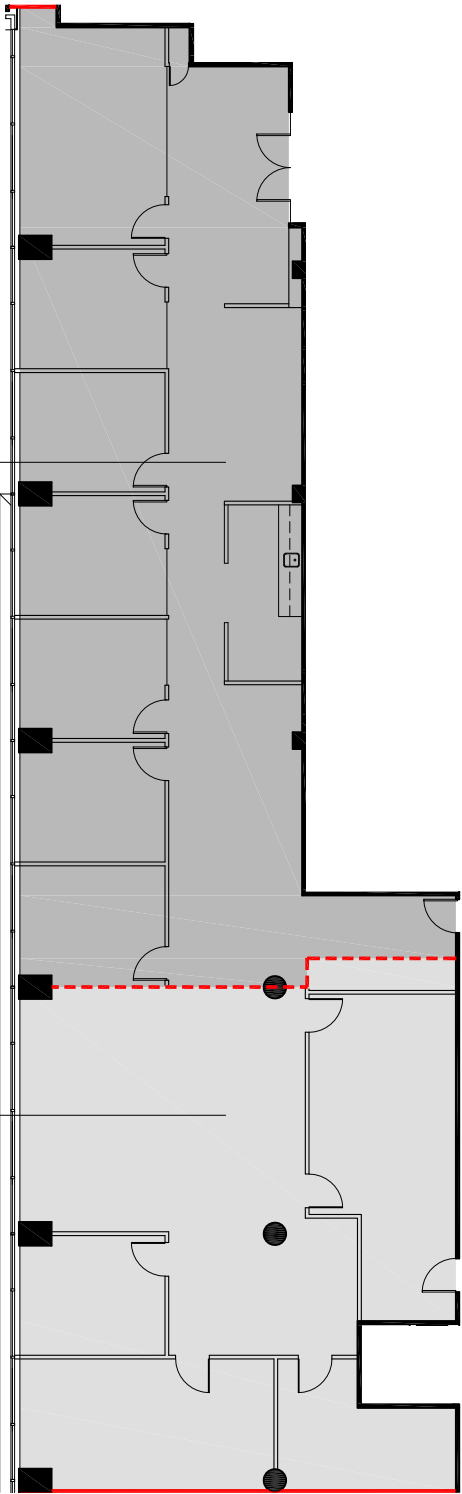
Suite 900
4,651 SF
Available
Immediate



Proposed Suite
Division

PROPOSED
SUITE 900
RENTABLE AREA
= 2,607 SF

PROPOSED
SUITE 901
RENTABLE AREA
= 2,044 SF



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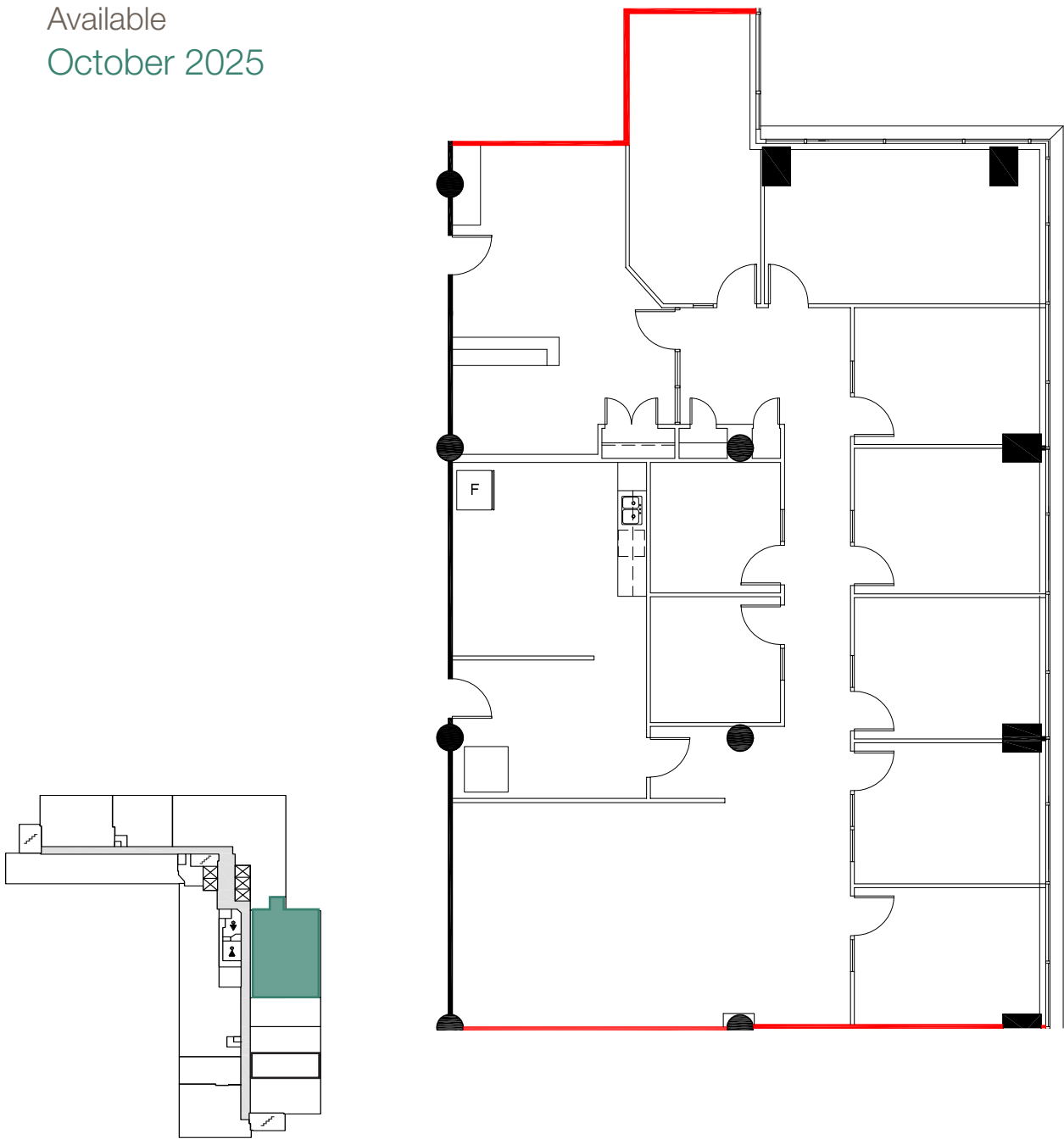
Floor Plans

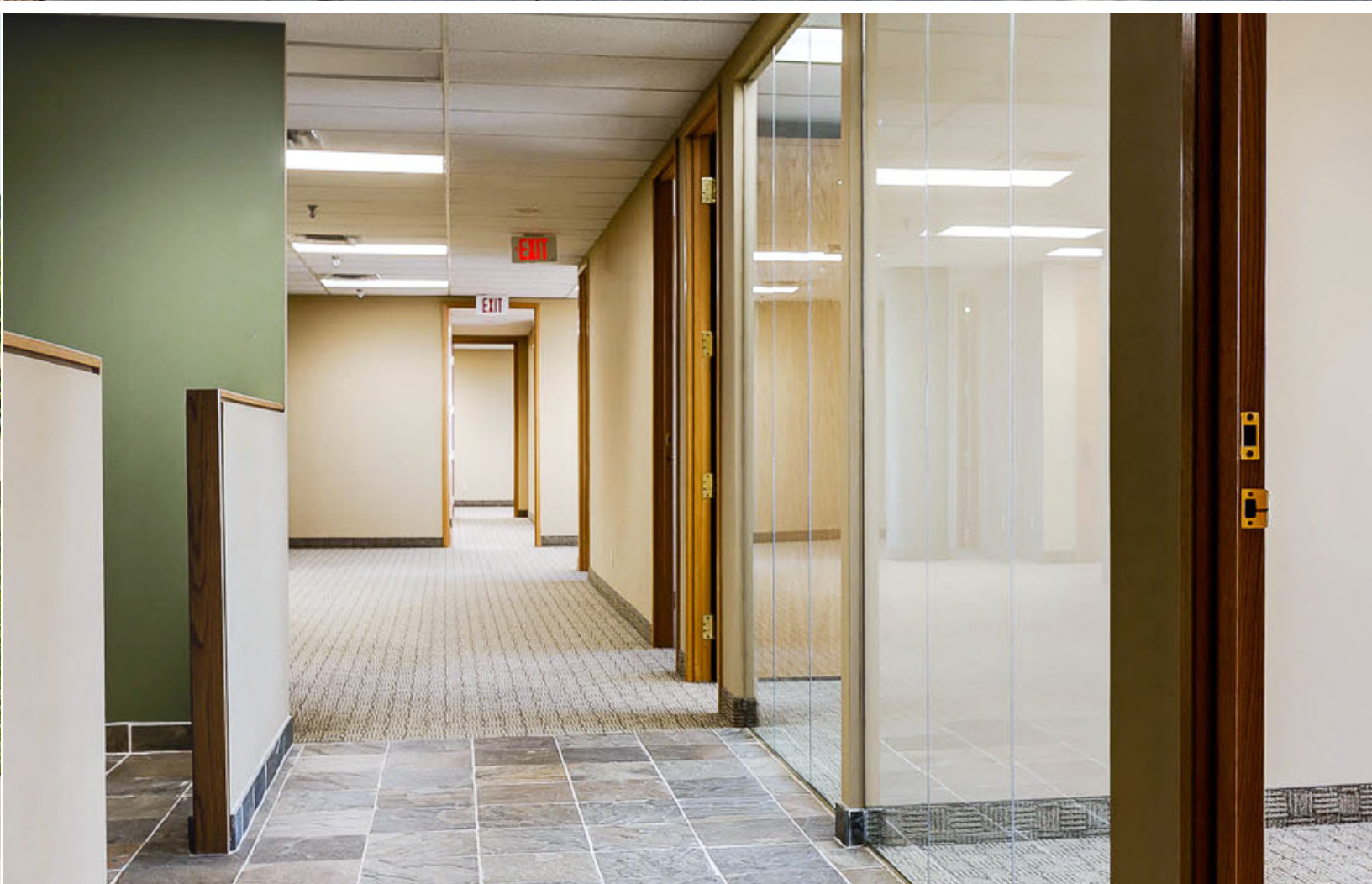
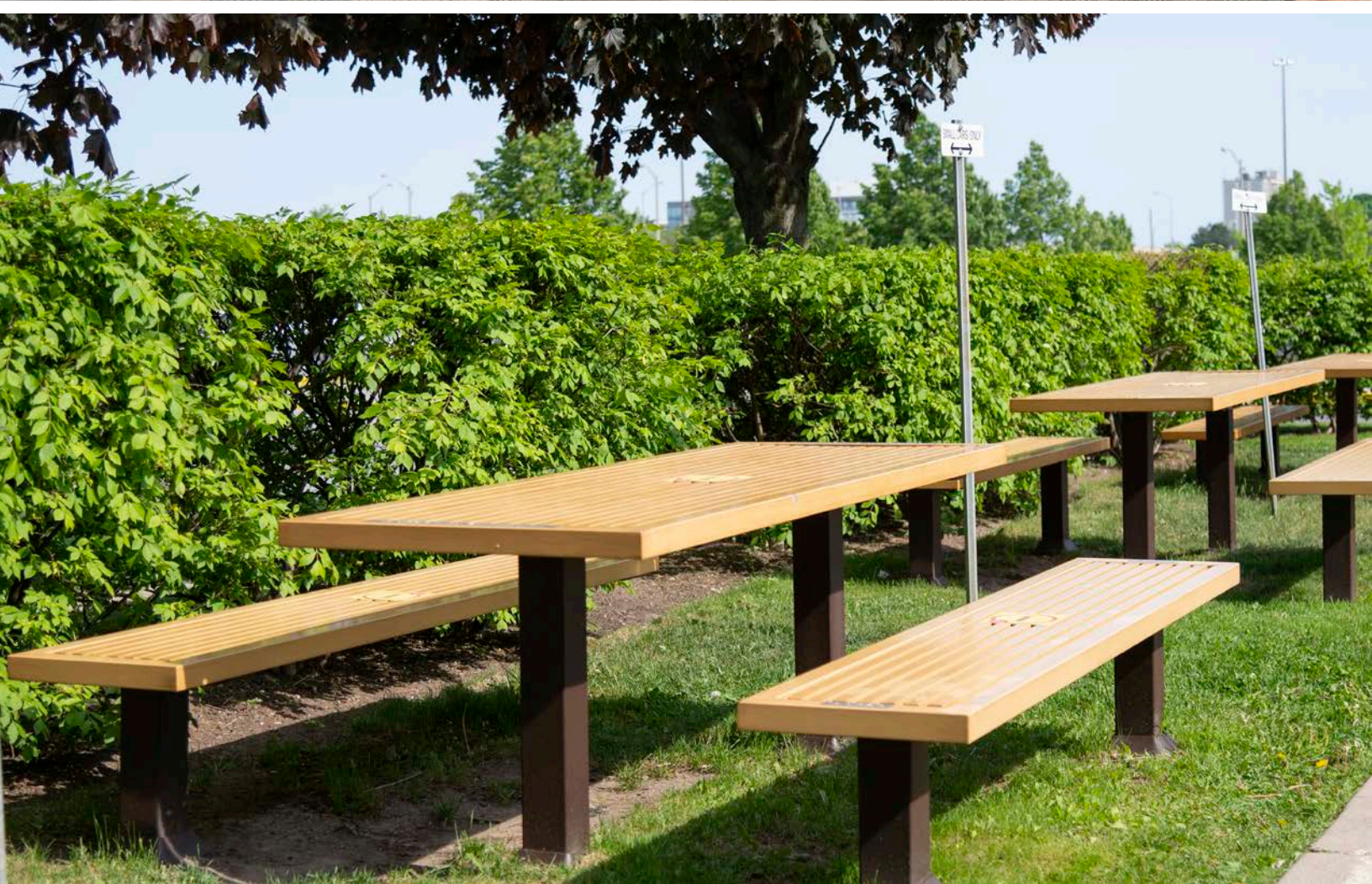
Suite 908

3,662 SF

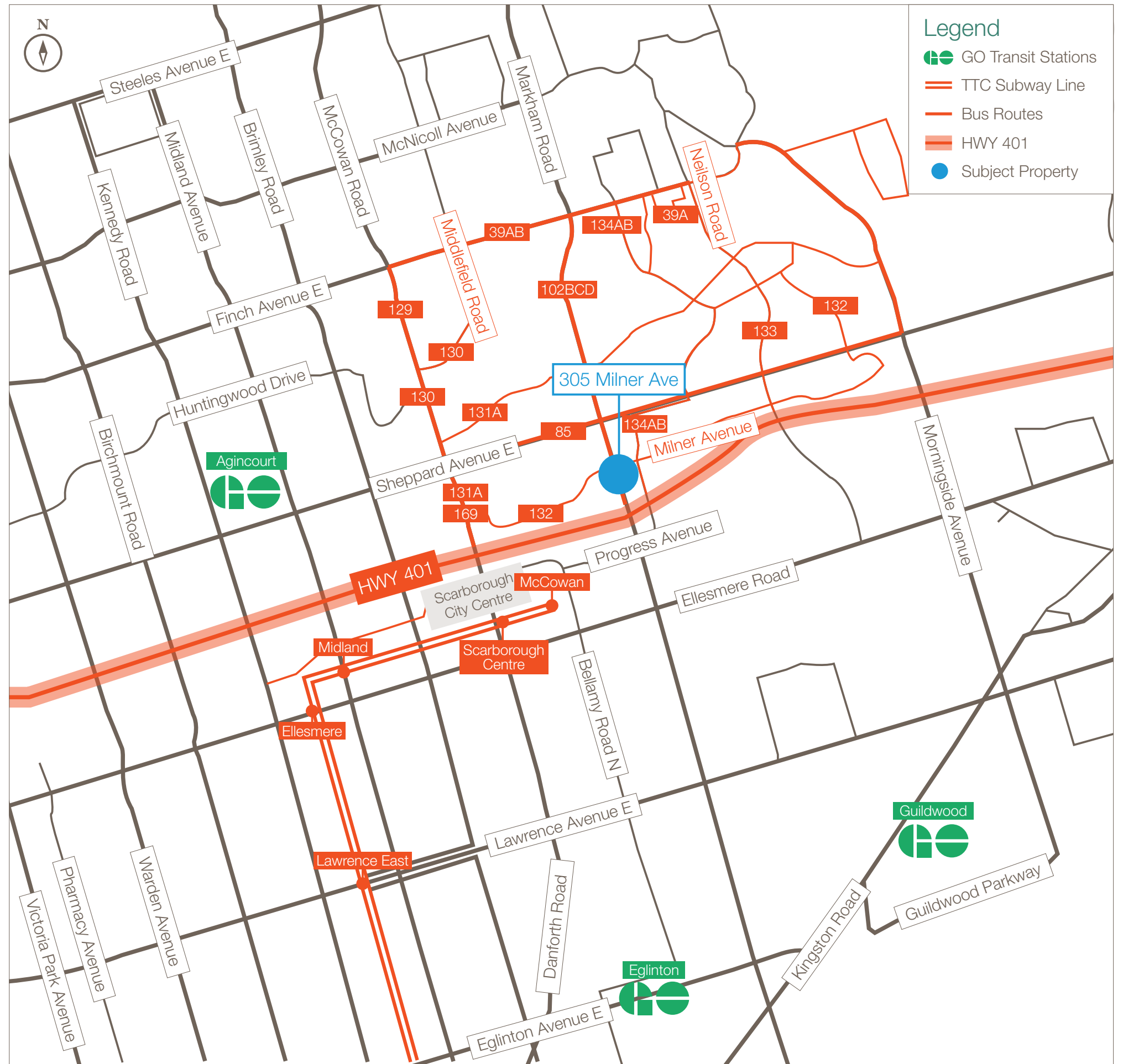
Available

October 2025





Access & Location





Additional Suites Available at Our Sister Building...

10 Milner Business Court



HWY 401

Markham Road

10 Milner Business Court

305 Milner Avenue

Available Tenant
Monthly Parking

Amenities

Get What You Need! Lots of Amenities!

Easy Access Via Transit with Expansion Planned for the Future

The subject property is located near the intersection of Sheppard Avenue E and Markham Road. There are several transit projects planned for the area including SmartTrack by the City of Toronto and future subway expansion initiatives headed by Metrolinx.



Subject Property



TTC Transit Stop - at all four corners of the intersection



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