



305 Milner Avenue @

The Milner Centre

Turnkey Offices
Available For Lease

Certified LEED® Silver
& 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 208:

1,768 SF

Suite 300:

2,366 SF

Suite 307:

1,473 SF

Suite 700:

2,457 SF

Suite 701:

11,972 SF

Suite 703:

4,675 SF

Suite 900:

4,651 SF

Suite 911:

1,167 SF



Net Rent

\$16.00 PSF



Monthly Parking (Surface)

\$62.00 PSF

Additional Rent

\$13.94 PSF

(In-Suite Hydro Separately Metered)



Monthly Parking (Underground)

\$130.00 PSF



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
- 

Hotel Just Steps Away



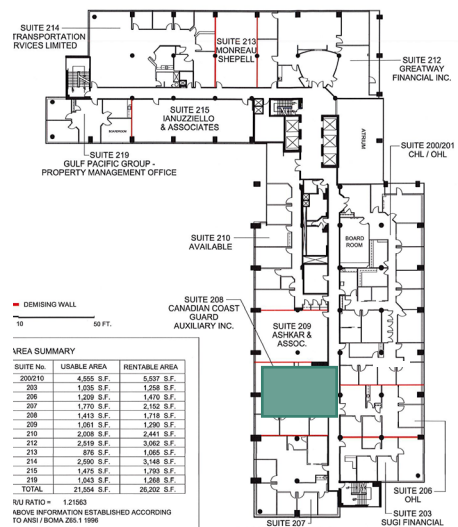
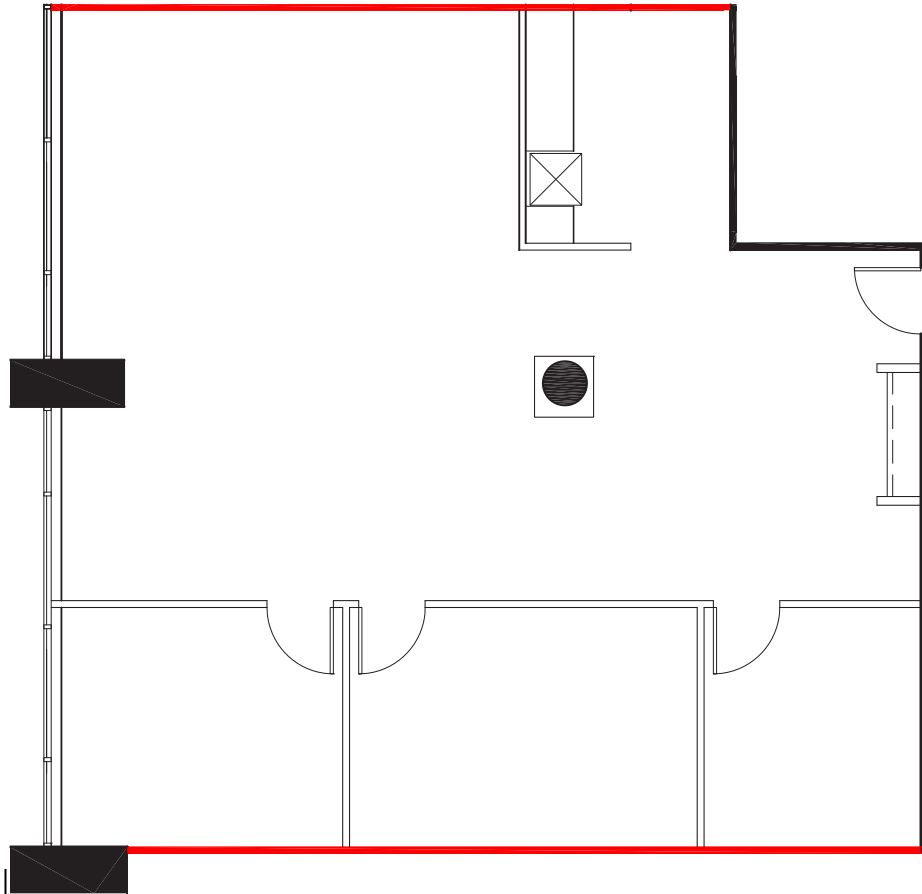
Flo

Suite 208

1,768 SF

Available

Immedia

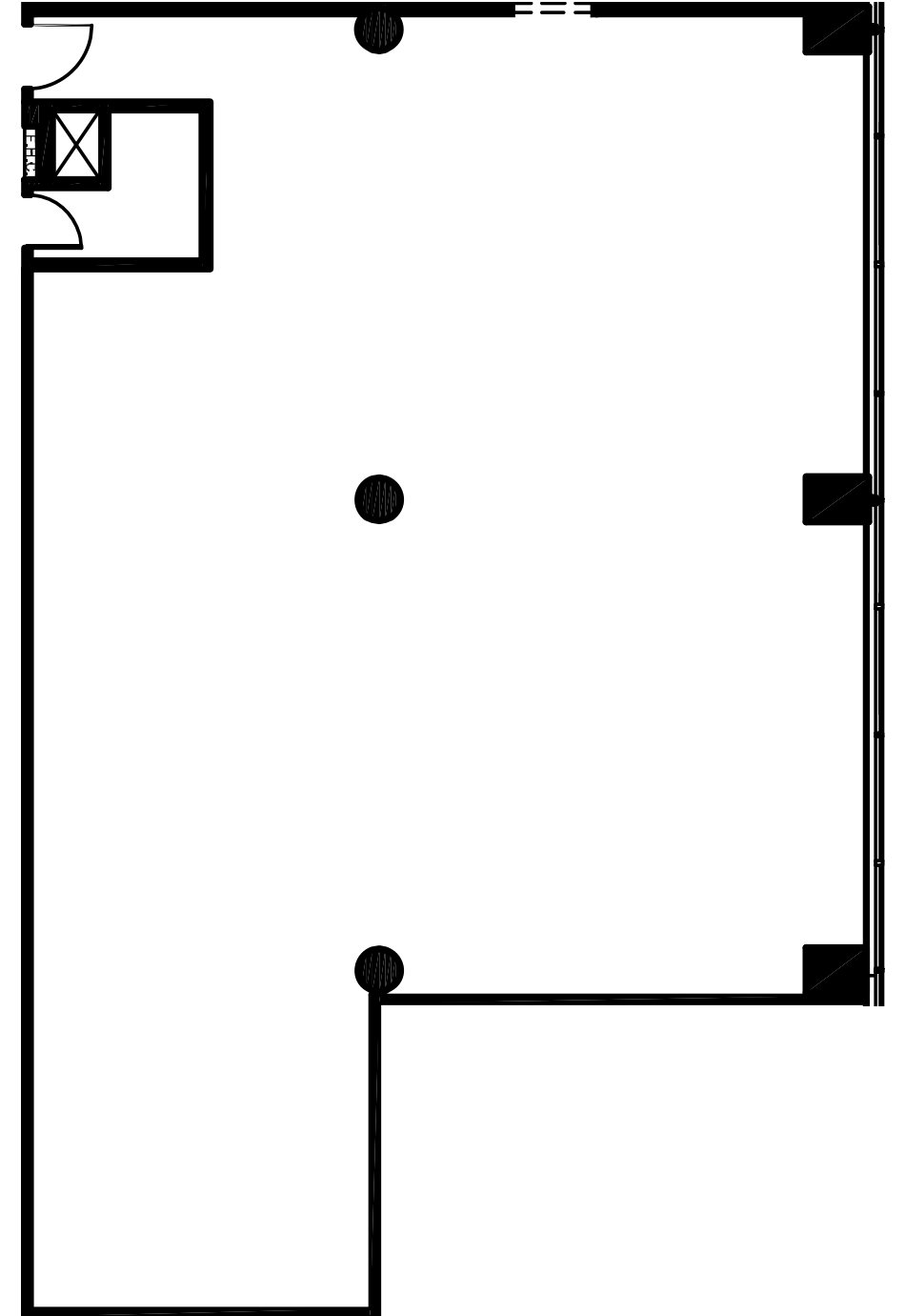
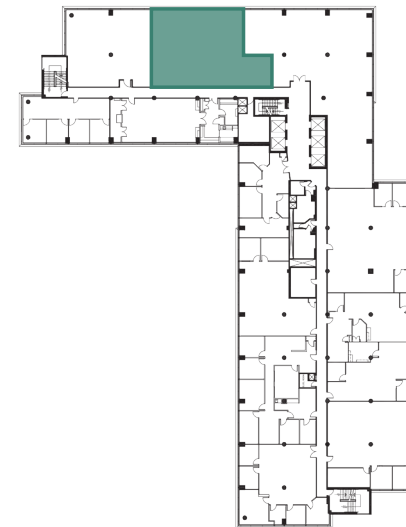


Suite 300

2,366 SF

Available

Immediate



• • • • •

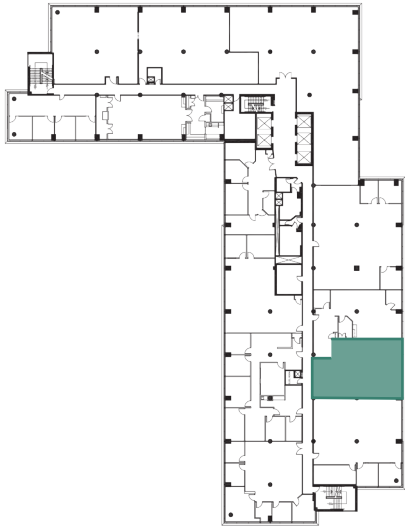
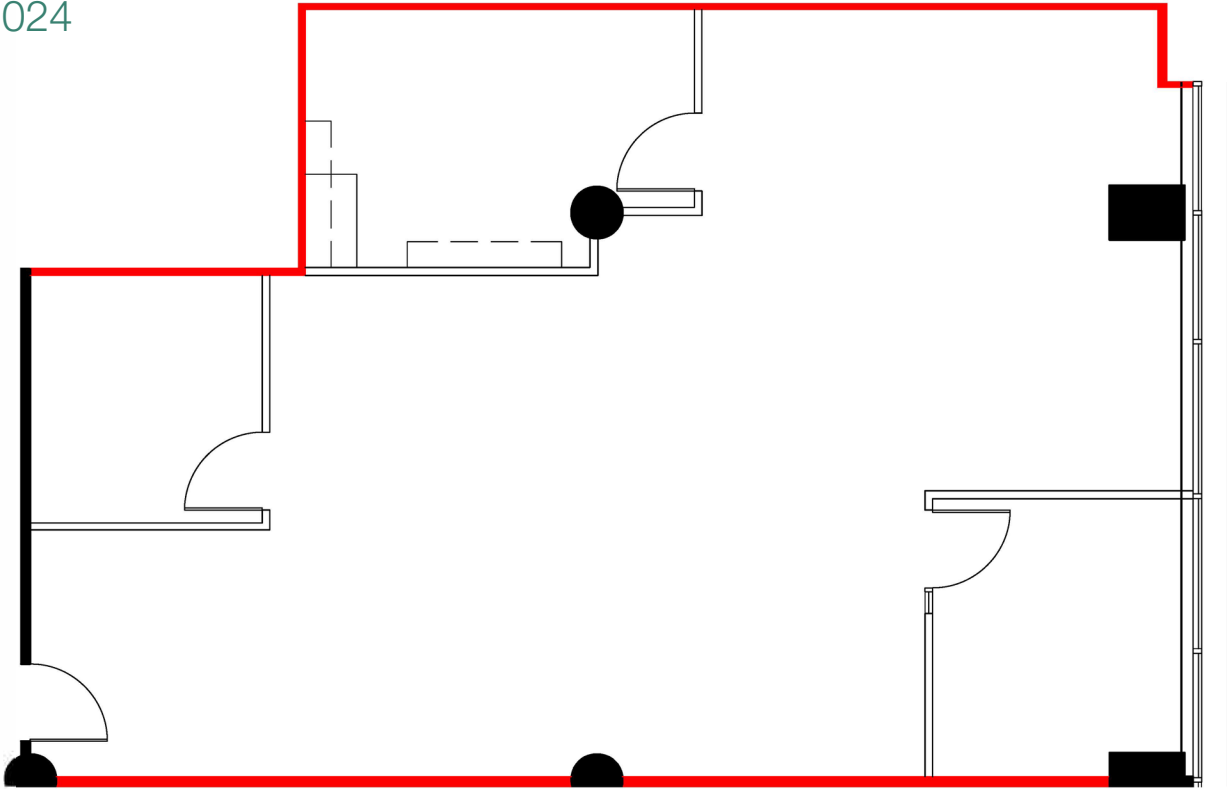
Floor Plans

Suite 307

1,473 SF

Available

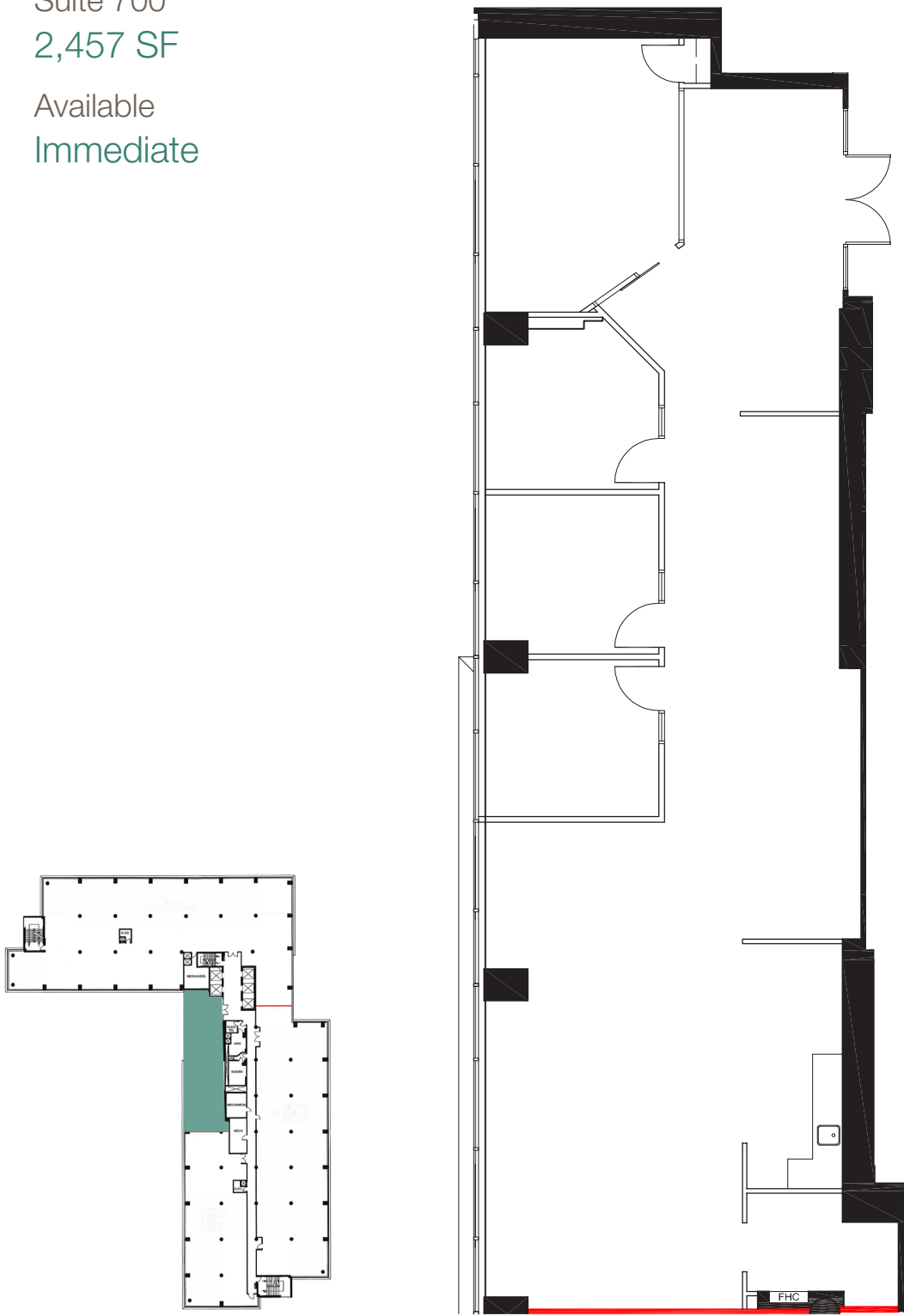
April 2024



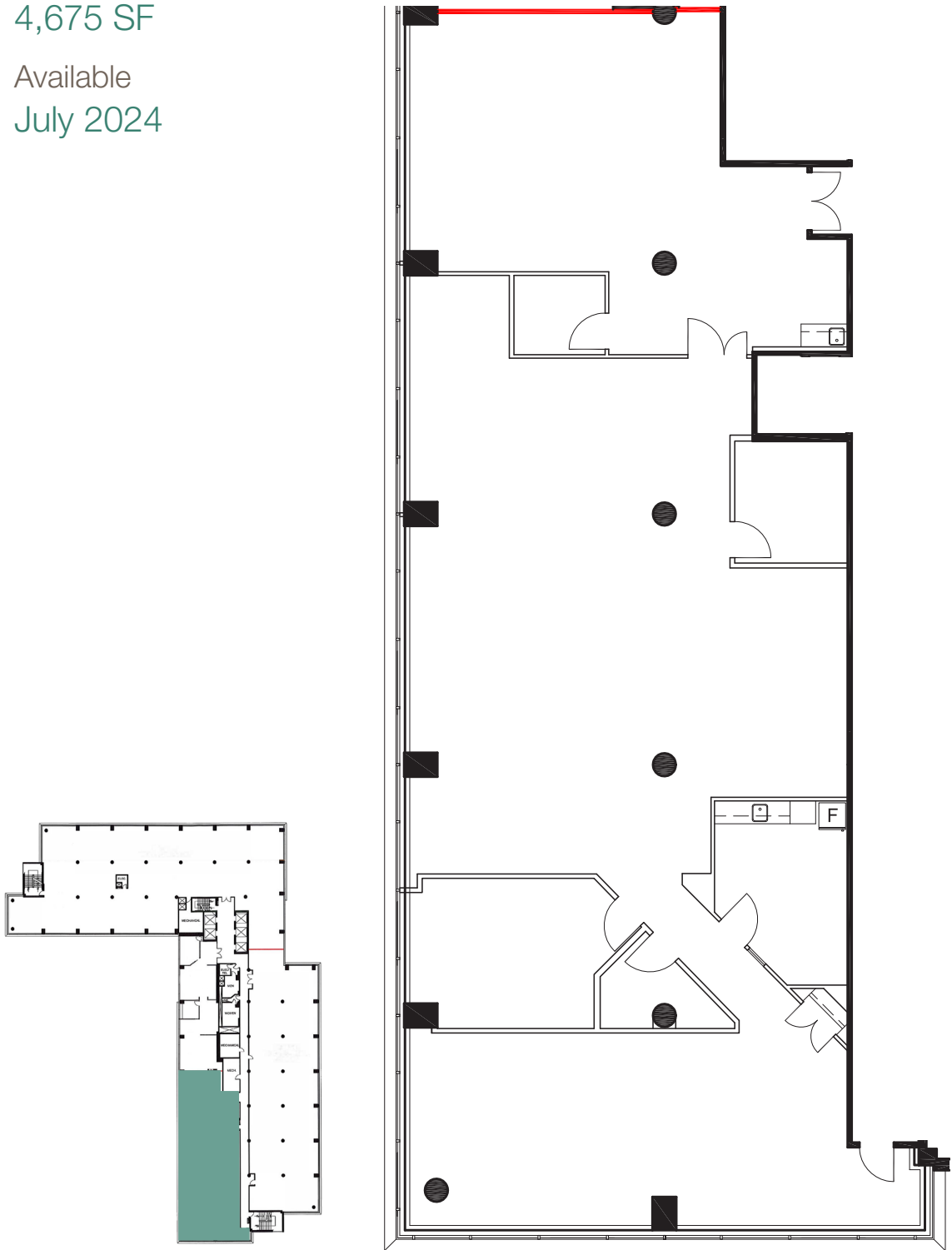
• • • • •

Floor Plans

Suite 700
2,457 SF
Available
Immediate



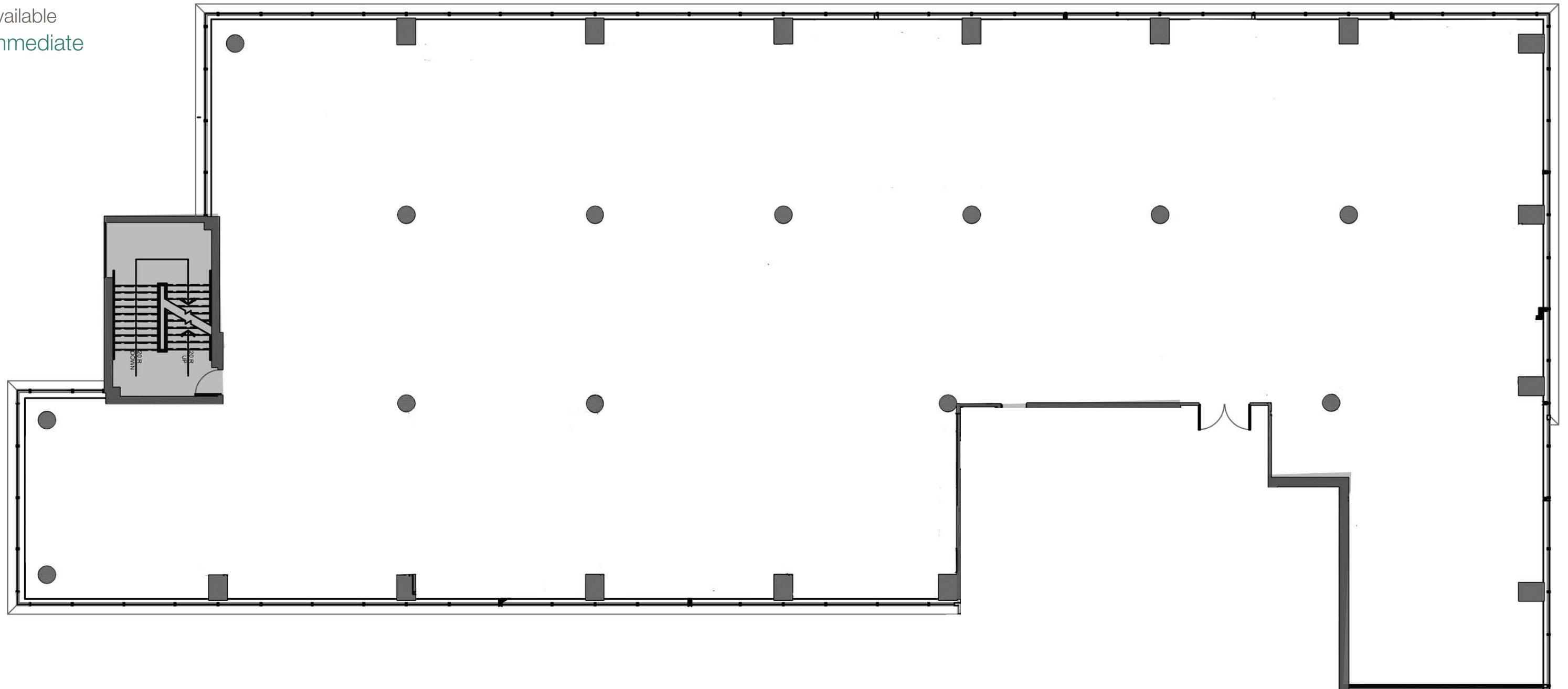
Suite 703
4,675 SF
Available
July 2024





Floor Plans

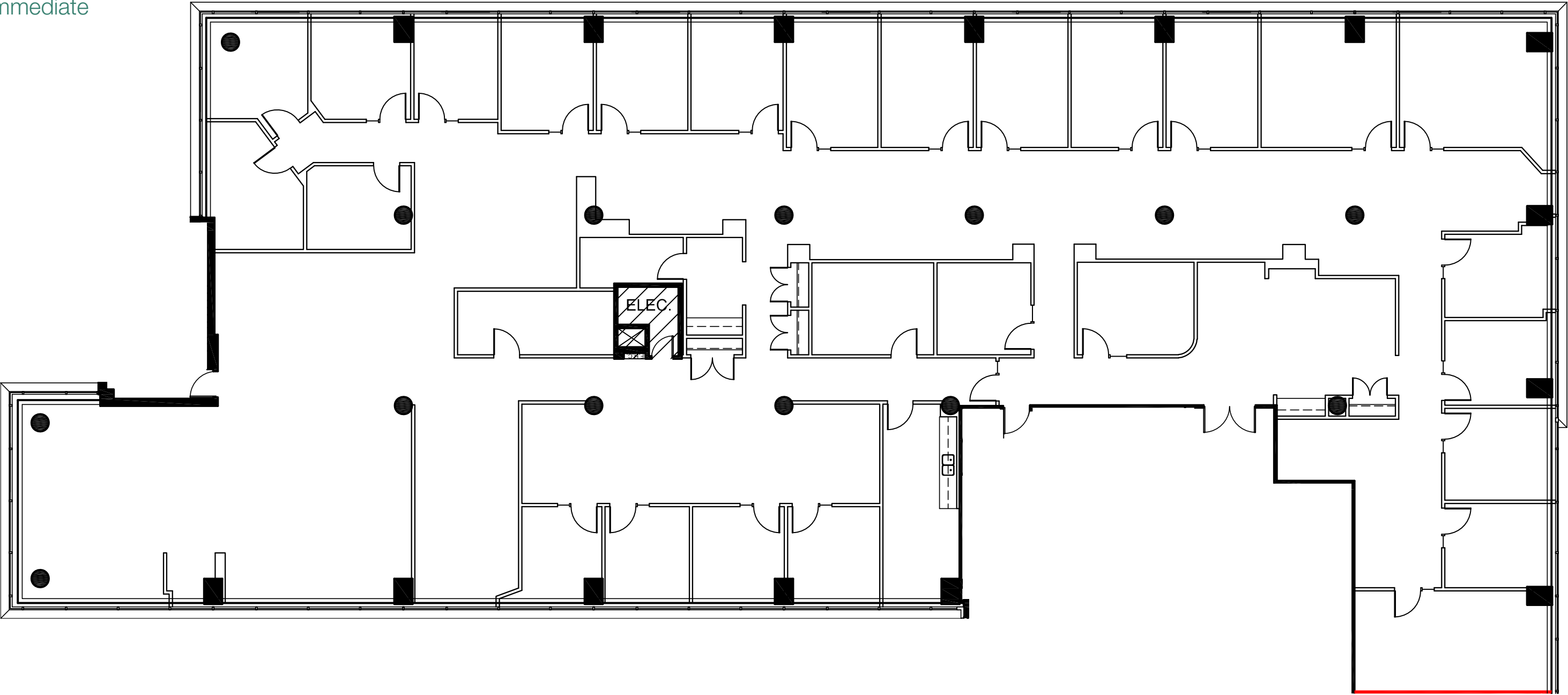
Suite 701
11,972 SF
Available
Immediate



• • • • •

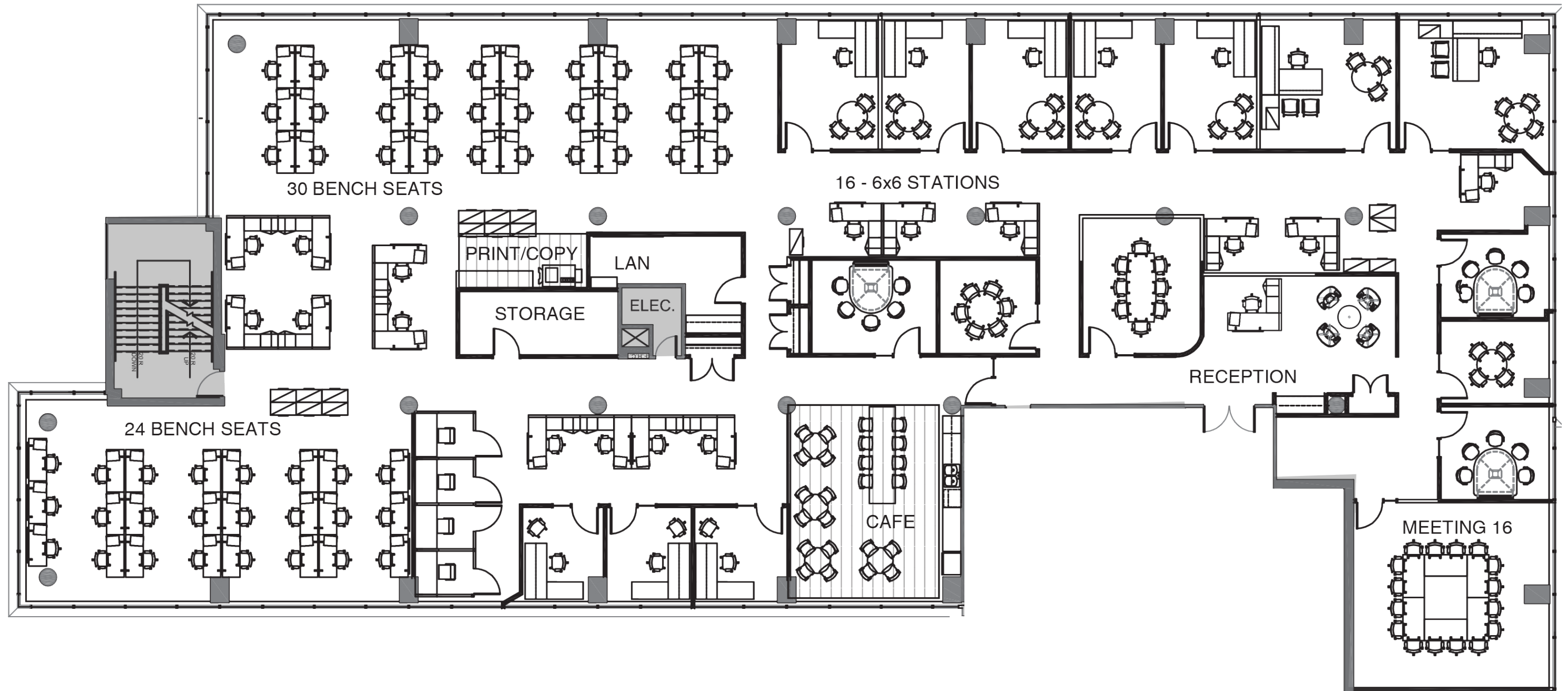
Floor Plans

Suite 701 (as built)
11,972 SF
Available
Immediate



Floor Plans

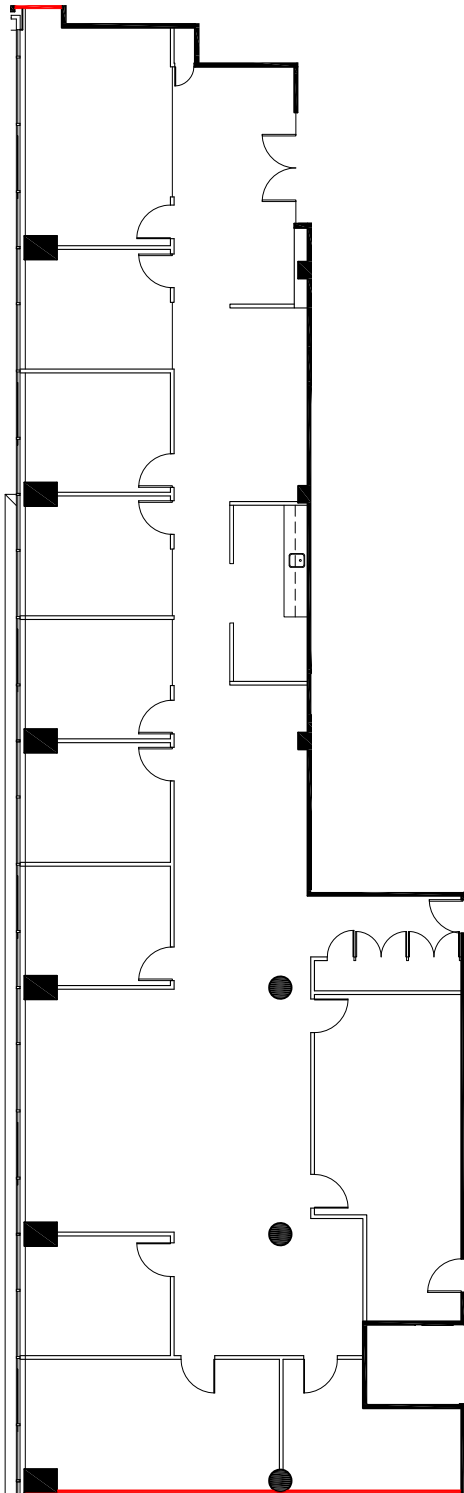
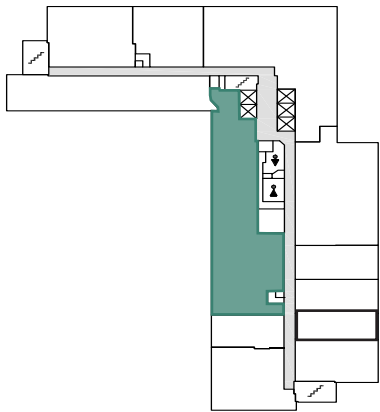
Sample Test Fit
Costs TBD



• • • • •

Floor Plans

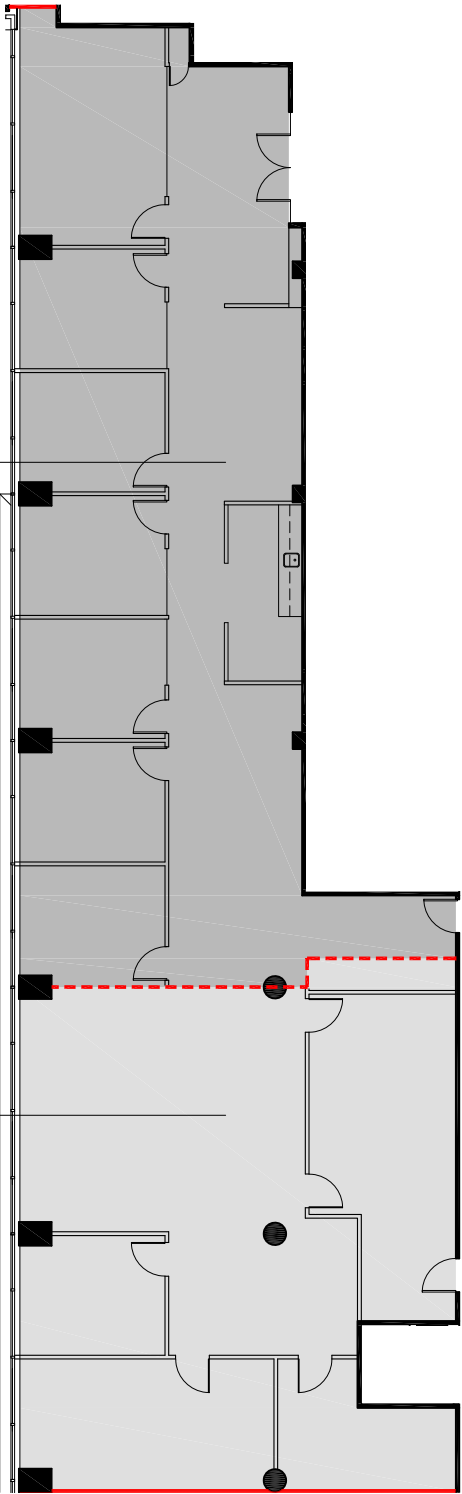
Suite 900
4,651 SF
Available
Immediate



Proposed Suite
Division

PROPOSED
SUITE 900
RENTABLE AREA
= 2,607 SF

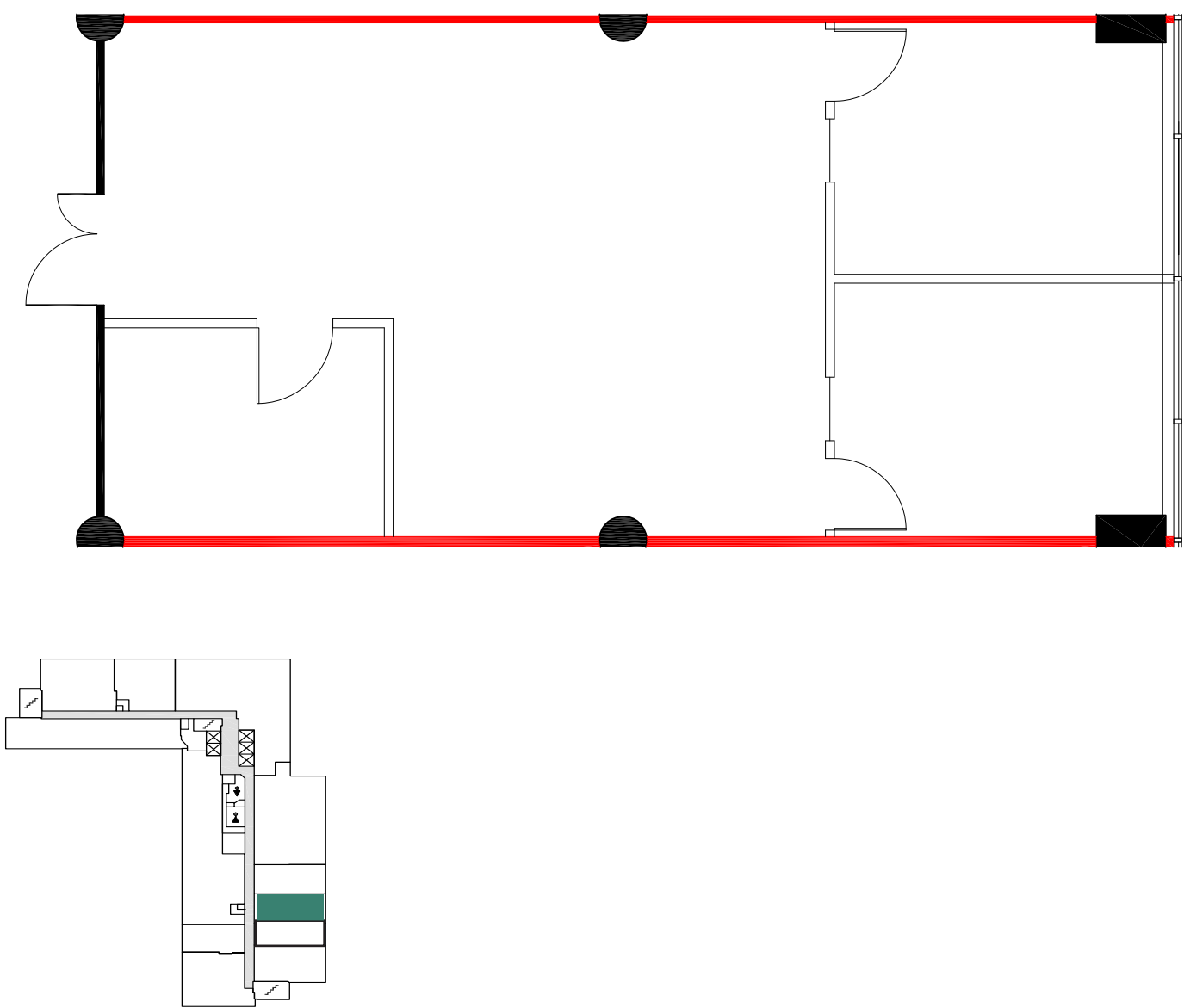
PROPOSED
SUITE 901
RENTABLE AREA
= 2,044 SF



• • • • •

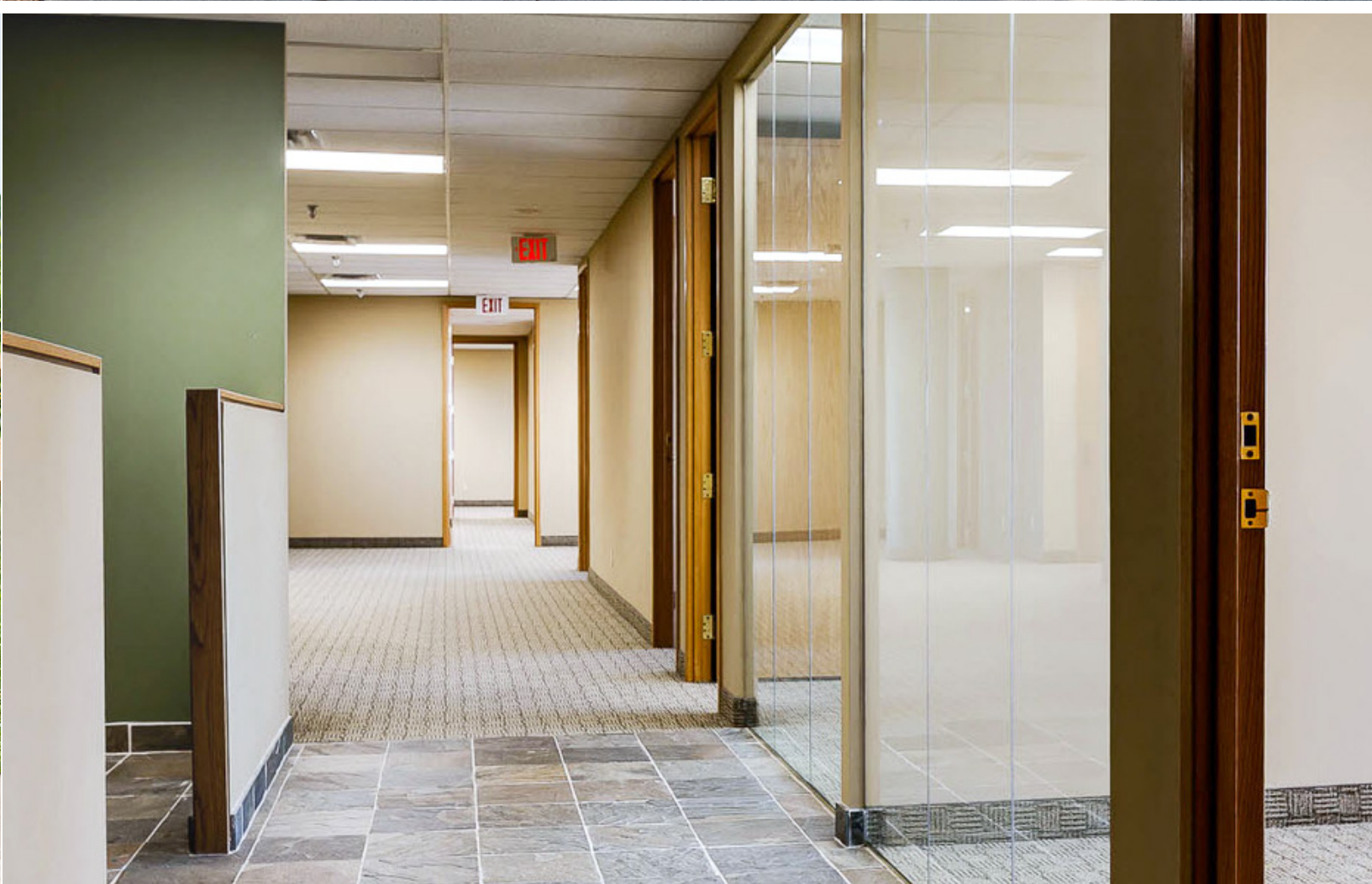
Floor Plans

Suite 911
1,167 SF
Available
May 2024

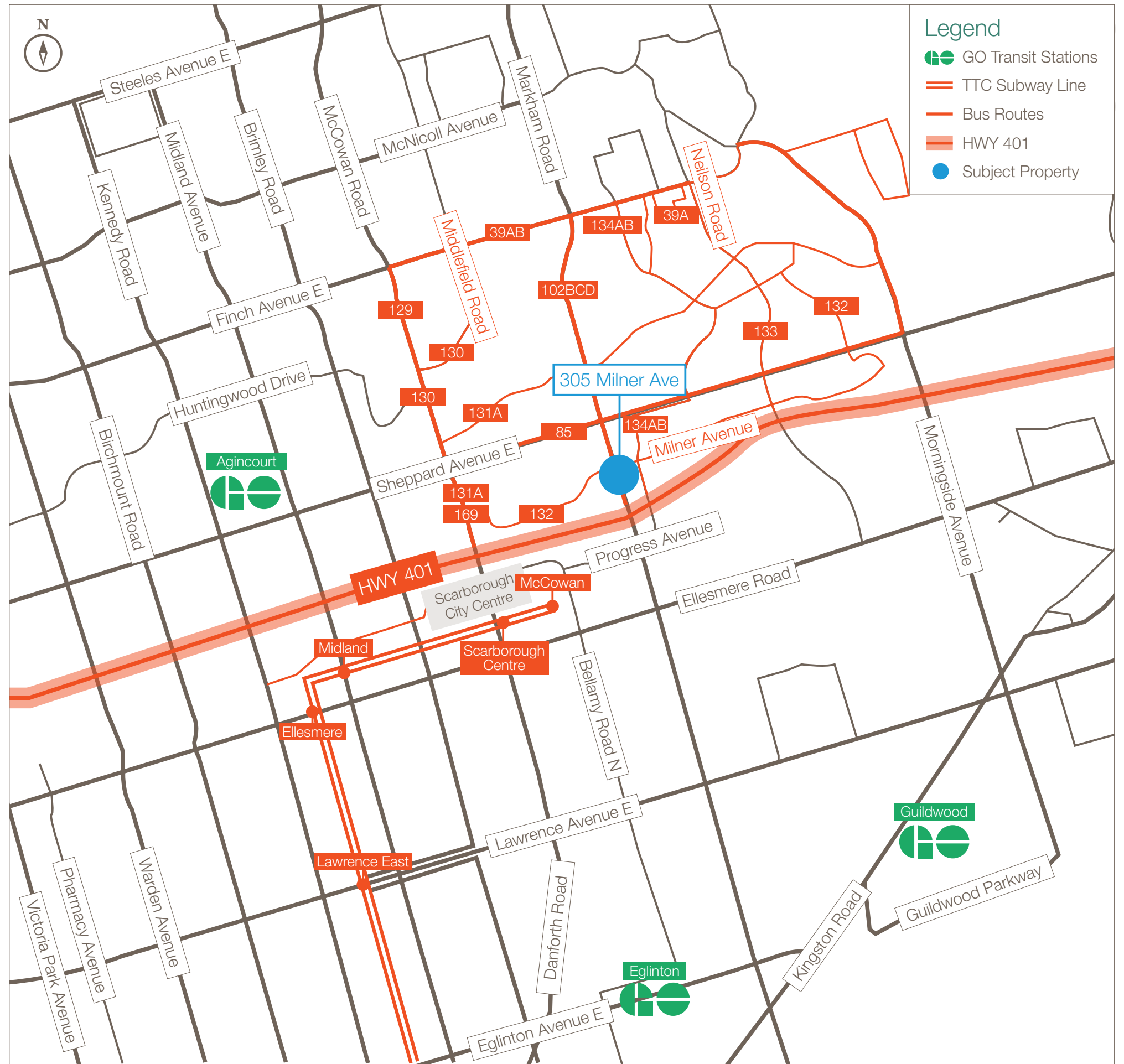


Lennard:





Access & Location





Additional Suites Available
at Our Sister Building...

10 Milner Business Court



HWY 401

Markham Road

Travelodge
BY WYNDHAM

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



Lennard:

Stacey Sutherland*, Vice President
905.917.2027
staceysutherland@lennard.com

Andrew Meanchoff*, Partner
905.917.2030
ameanchoff@lennard.com

201-60 Columbia Way, Markham
905.752.2220
lennard.com

*Sales Representative
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2022.

