



Your Company Name here

325 Milner Place, Toronto, Ontario

Office space available for lease

This uniquely designed sixteen-storey building is located on the south east corner of Progress and Milner Avenue and just minutes from the 401.

Tim Bristow

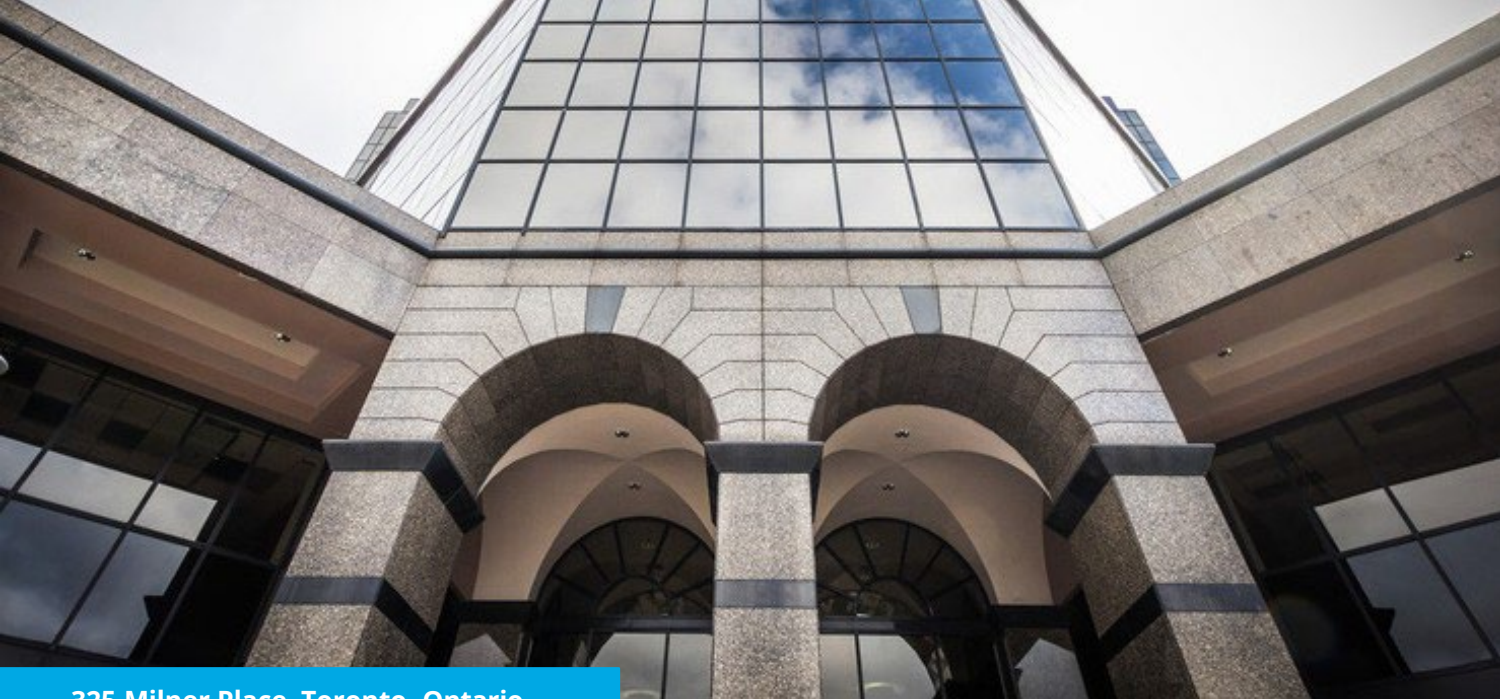
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Colliers



325 Milner Place, Toronto, Ontario

Building Highlights

Experienced and responsive on site property management, ample surface parking in addition to underground parking, TTC accessible, and unique branding opportunity to anchor tenant. Enjoy the many amenities located minutes away at the Scarborough Town Centre including: subway, restaurants, and much more!



Restaurant & Convenient Store on Site



Building Signage Opportunity with 401 Visibility



Efficient Floor Plates Capable of Higher Density



Easy access to HWY 401 and TTC



24/7 Manned Security

Asking Net Rent:

\$15.75
PSF

Additional Rent:

\$19.42
PSF

Parking Ratio of Leased Space:

2.5/1000
SF

Parking Costs 2024:

Outdoor
\$75.00/month +HST

Indoor
\$100.00/month +HST

Available Space

| | SUITE NUMBER | VIRTUAL TOUR | SIZE (SF) | AVAILABILITY |
|---------------|---------------------------------|--------------|----------------------|----------------------------------|
| | Fully Equipped Restaurant Space | | 2,784 SF | Available Immediately |
| LEASED | Suite 105 | ▶ | 380 SF | Available Nov 1, 2024 |
| LEASED | Suite 107 | ▶ | 7,449 SF | Available Nov 1, 2024 |
| LEASED | Suite 110 | ▶ | 11,485 SF | Available Nov 1, 2024 |
| | Suite 300 | | 14,256 SF | Available Immediately |
| | Suite 401 | ▶ | 4,615 SF | Available Immediately |
| | Suite 405 | ▶ | 2,394 SF | Available Immediately |
| | Suite 500 | ▶ | 20,125 SF | Available Immediately |
| | Suite 600 | ▶ | 20,125 SF | Available Immediately |
| | Suite 700 | ▶ | 20,125 SF | Available Immediately |
| | Suite 800 | ▶ | 20,125 SF | Available Immediately |
| | Suite 1603 | ▶ | 1,605 SF | Available Immediately |

Contiguous
80,000 RSF
Available by
2025

THE OWNER

Groupe Petra is a private management firm boasting over three decades of active involvement within the real estate sector. They own and operate a portfolio of office, commercial and industrial buildings totaling 8.3 million square feet and provide comprehensive management services, including leasing, space layouts, construction, preventive maintenance and continuous improvement. Most of Groupe Petra's properties are concentrated in the Montreal, Toronto and Quebec City markets.

Accelerating success.

BUILDING FEATURES

LANDLORD IS UPGRADING THE BUILDING'S: WASHROOMS, LOBBY, AND ELEVATORS

MANNED SECURITY

CONVENIENCE STORE, DAYCARE AND CAFÉ/ RESTAURANT WITH SEATING ON SITE

UNDERGROUND AND SURFACE PARKING

BUILDING SIGNAGE AVAILABLE WITH 401 VISIBILITY

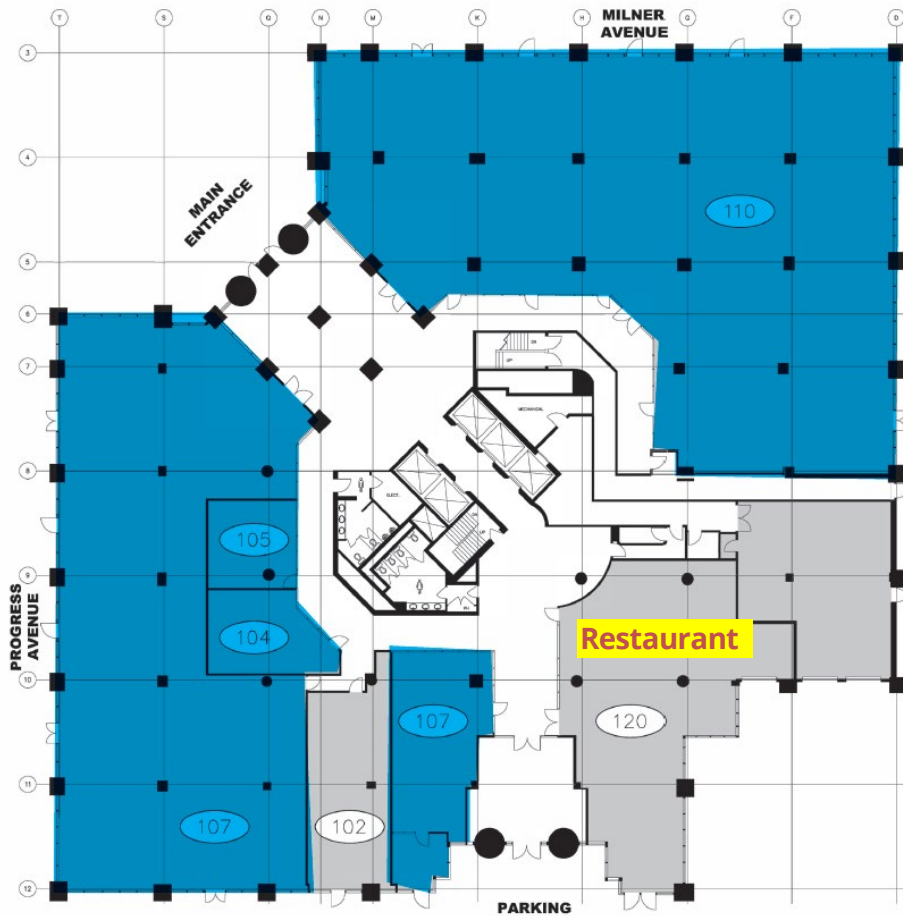
EASY AND QUICK ACCES TO 401 AND TTC

CURRENT RENOVATIONS

- REPAINTING THE EXTERIOR
- UPGRADING EXTERIOR LIGHTING
- REPLACING MAIN ENTRANCE DOORS

Floorplates & Availability

Ground Floor



 **LEASED**

- **Restaurant:** 2,784 SF Available
- Fully equipped restaurant space
- Available Immediately

Highlights

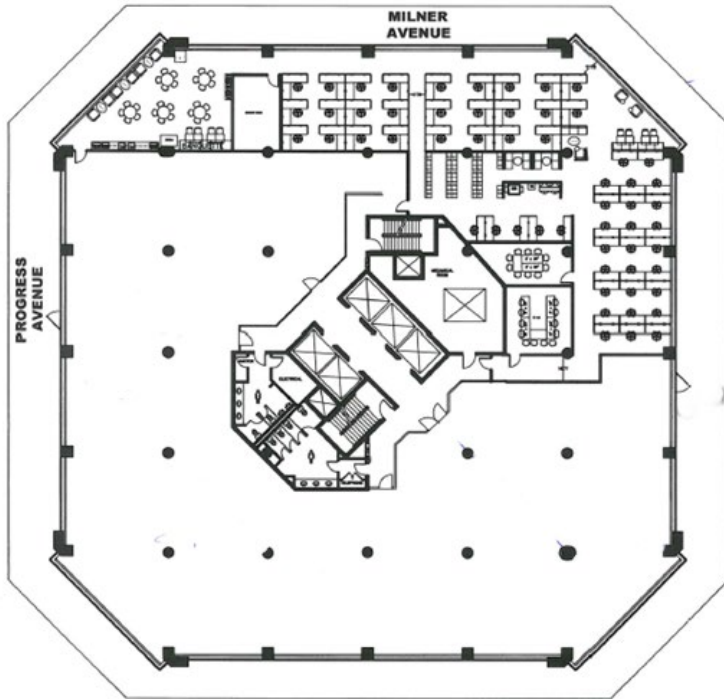
- Efficient Floor Plates Capable of Higher Density
- Ready To Go Floor Plans Fit For Call Centre
- Suites with Great Views & Options for Tenant Build-Out Options
- Ample parking
- Highly Visible Location

Floorplates & Availability

Highlights

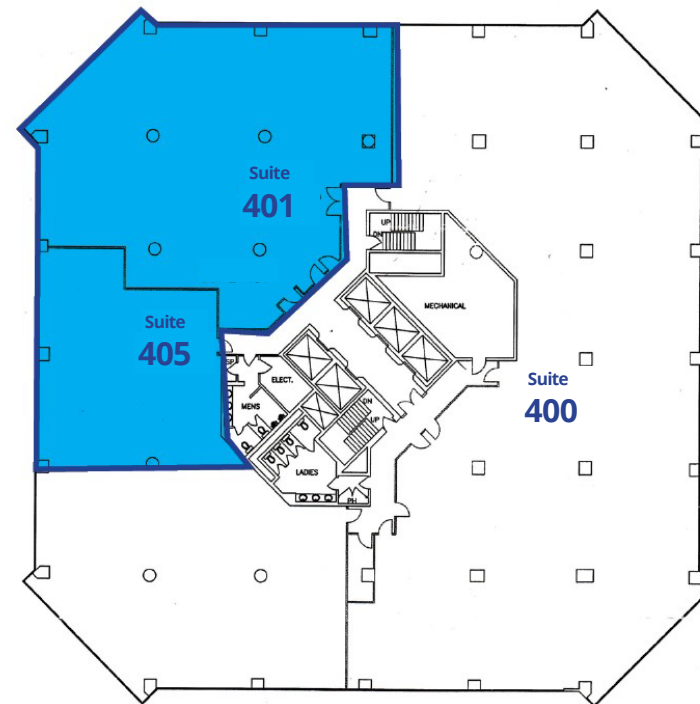
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- Highly Visible Location

3rd Floor



- **3rd Floor:** 14,256 SF Available
- Not furnished

4th Floor

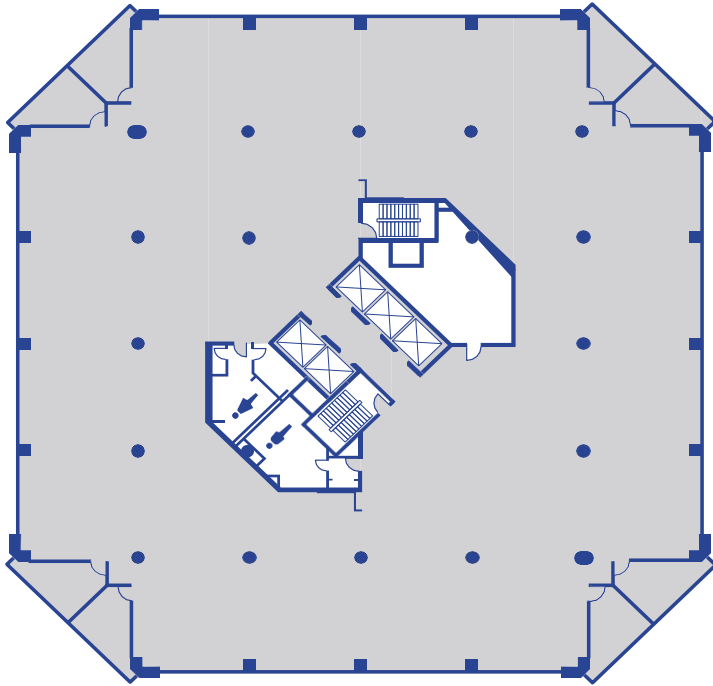


- **Suite 401:** 4,615 SF Available
- Available Q2 2024
- **Suite 405:** 2,394 SF Available
- Easy to modify, open concept
- Built out kitchenette

80,000
square feet
available

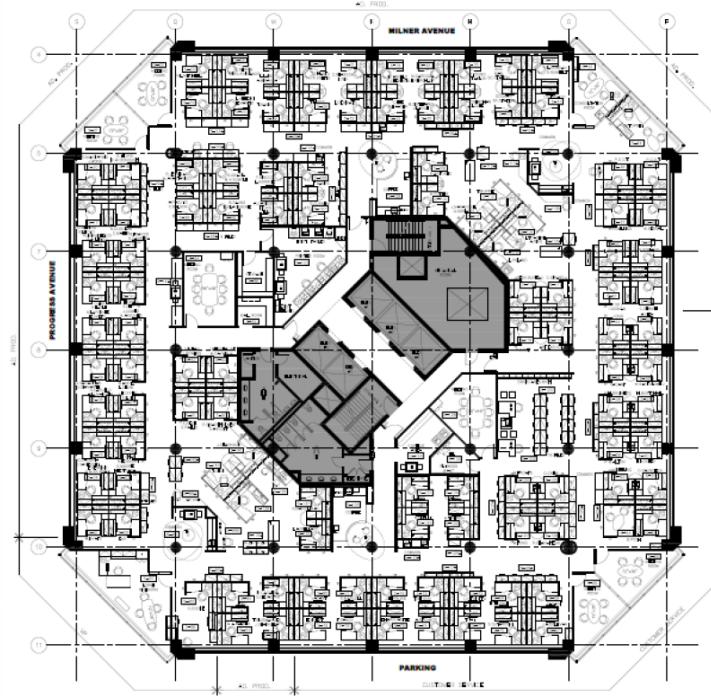
Floorplates & Availability

5th Floor



- **5th Floor:** 20,125 SF Available
- Full floor
- Easy to modify, open concept

6th Floor



- **6th Floor:** 20,125 SF
- Available Immediately
- Improved space with private offices, meeting rooms, and coffee station
- Furniture not available

Highlights

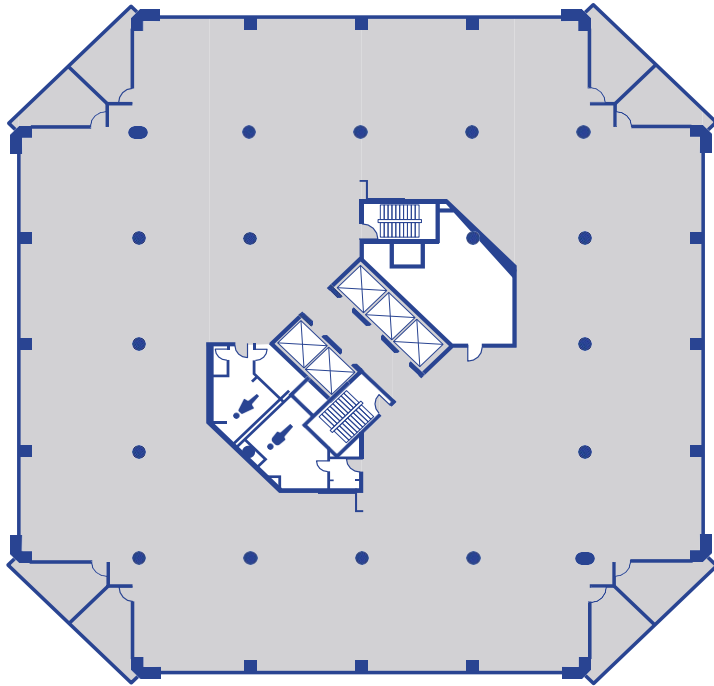
- Efficient Floor Plates Capable of Higher Density
- Ready To Go Floor Plans Fit For Call Centre
- Suites with Great Views & Options for Tenant Build-Out Options
- Ample parking
- Highly Visible Location

80,000

Contiguous
square feet
available

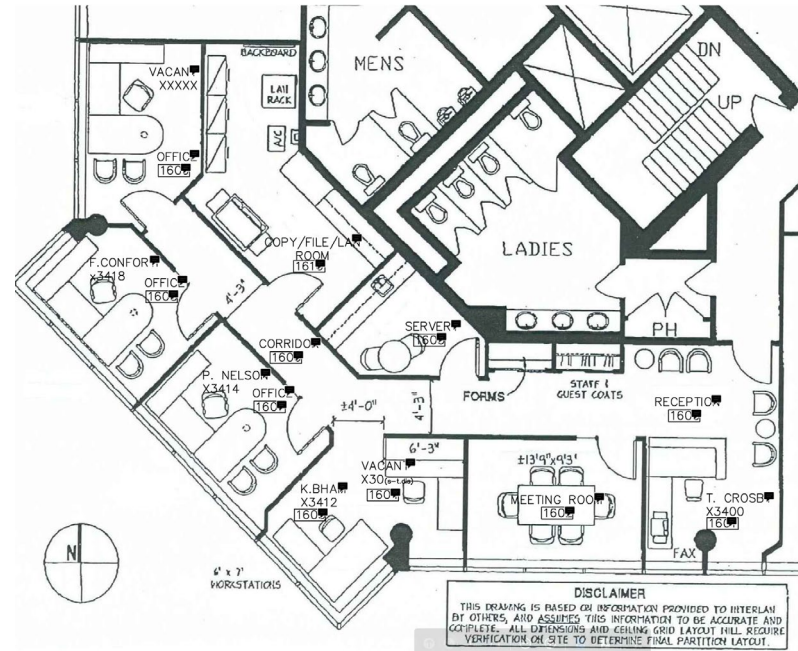
Floorplates & Availability

7th & 8th Floor



- **7 & 8th Floor:** 20,125 SF Available
- Full floor
- Easy to modify, open concept

16th Floor



- **16th Floor:** 1,605 SF Available
- Improved space with various meeting room sizes, kitchen & reception
- Furniture available

Highlights

- Efficient Floor Plates Capable of Higher Density
- Ready To Go Floor Plans Fit For Call Centre
- Suites with Great Views & Options for Tenant Build-Out Options
- Ample parking
- Highly Visible Location

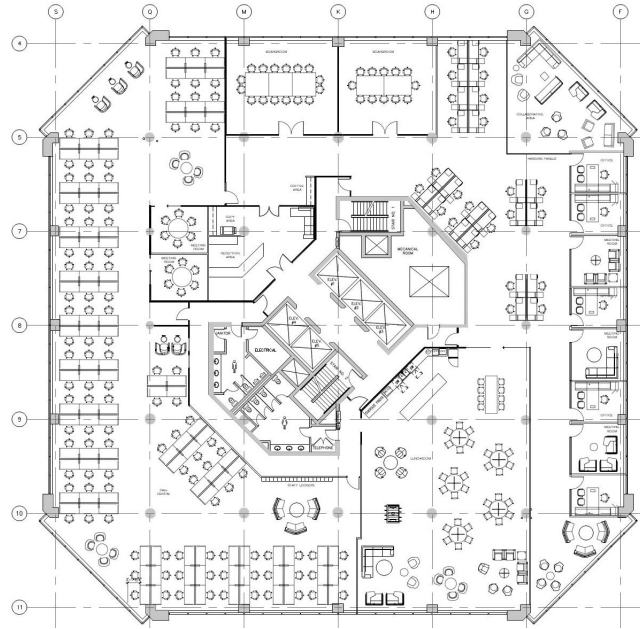
Property Potentials

- Government/Educational Uses
- Shuttle Bus in the planning process to Kennedy Station
- Option playing field on green space for recreational uses

** Contact Agents to discuss further details

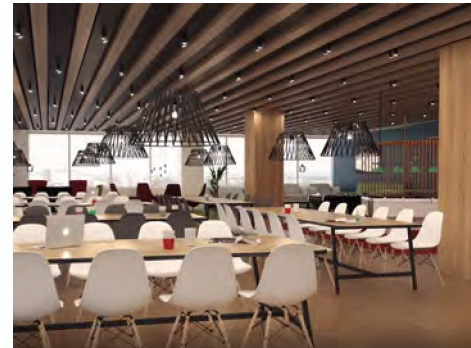
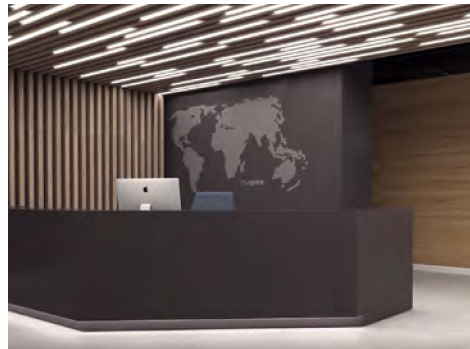
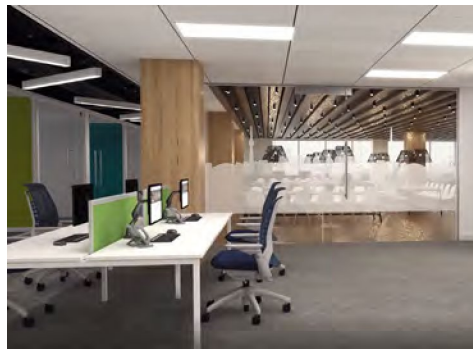
80,000
square feet
available

Proposed Floor Plan



Sample Finishes

Design and Build to Your Specification and Brand

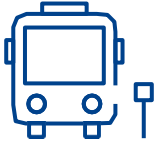


Virtual Tour Build-Out Sample

Location Drive & Transit Time

 Go Train Line

 TTC Subway Line



Bus Route to McCowan Station 1

Runs Every 15 Minutes 14 Minute Transit Time

Bus Route 2 to McCowan Station

Runs Every 20 Minutes 13 Minute Transit Time

1 Union Station
Transit - 65 minutes
Driving - 39 minutes

2 Yonge/Eglinton
Transit - 53 minutes
Driving - 30 minutes

3 Don Mills Subway
Transit - 35 minutes
Driving - 35 minutes

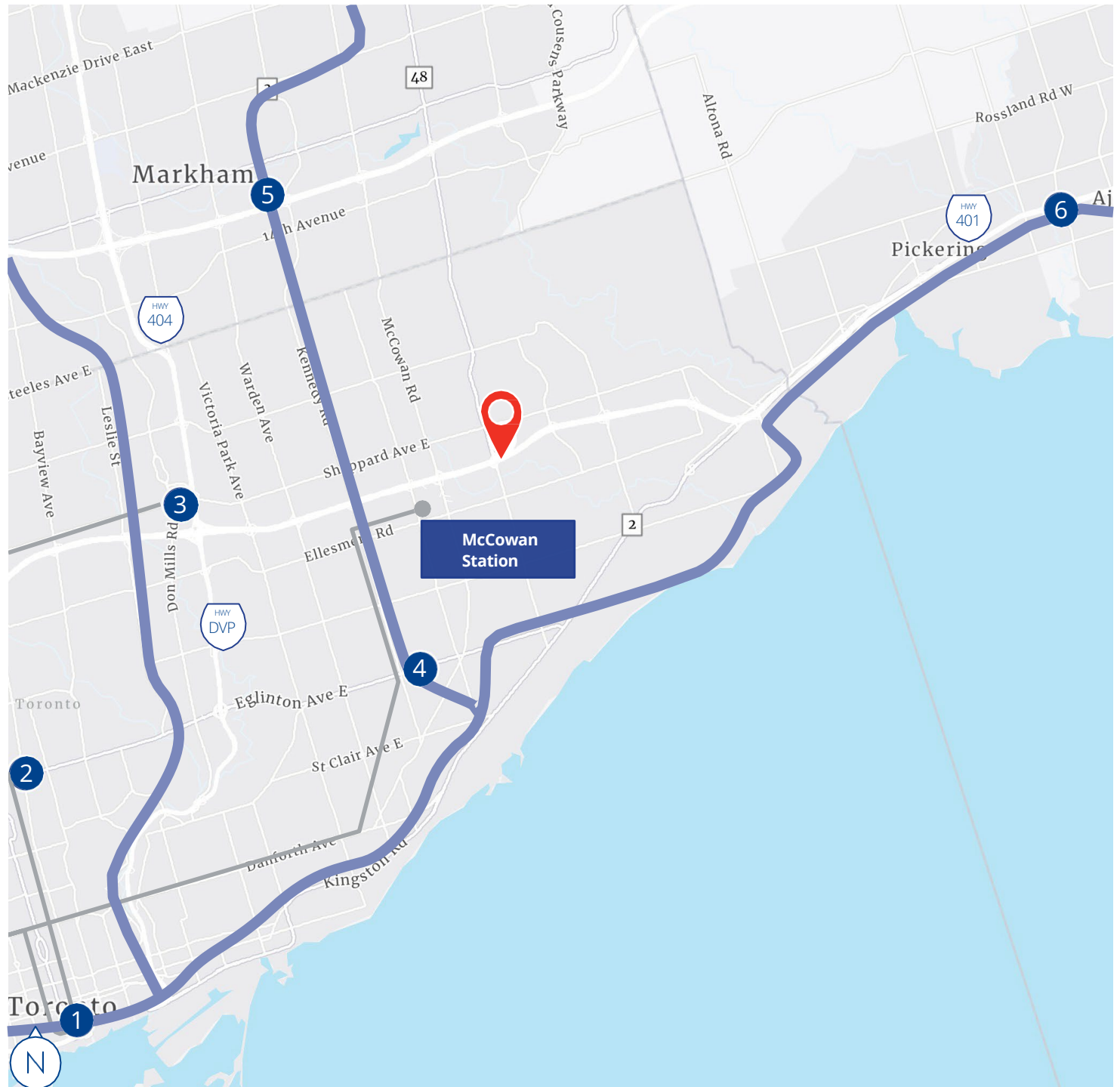
4 Kennedy Station
Transit - 32 minutes
Driving - 32 Minutes

5 Unionville GO
Transit - 52 minutes
Driving - 52 minutes




6 Ajax Go Station
Transit - 47 minutes
Driving - 19 minutes



325 Milner Place



Nearby Amenities

| |  Restaurant & Coffee |  Shopping & Banking |  Scarborough Town Centre |
|----|---|--|---|
| 1 | Tim Hortons | Food Basics | Street East Market |
| 2 | Starbucks | Shoppers Drug Mart | Real Canadian Superstore |
| 3 | The Local Cafe & Restaurant | Winners | Best Buy |
| 4 | YuanYuan Restaurant | Canadian Tire | Jack Astor's Bar & Grill |
| 5 | Dumpling Garden | The UPS Store | DHL Express Service |
| 6 | McDonald's | Dollarama | Scattabush Italian Food |
| 7 | Harvey's Burger | RBC Bank | Hudson's Bay |
| 8 | Terry's Restaurant & Bar | CIBC Bank | Chipotle Mexican Grill |
| 9 | The Avenue Restaurant | TD Bank Branch | Boston Pizza |
| 10 | The Keg | Scotiabank | LCBO |
| 11 | M1 Cafe | Daisy Mart | Walmart Supercentre |
| 12 | Popular Pizza | Gas Station | Gateway Convenience |



39 Years Old
Average Age



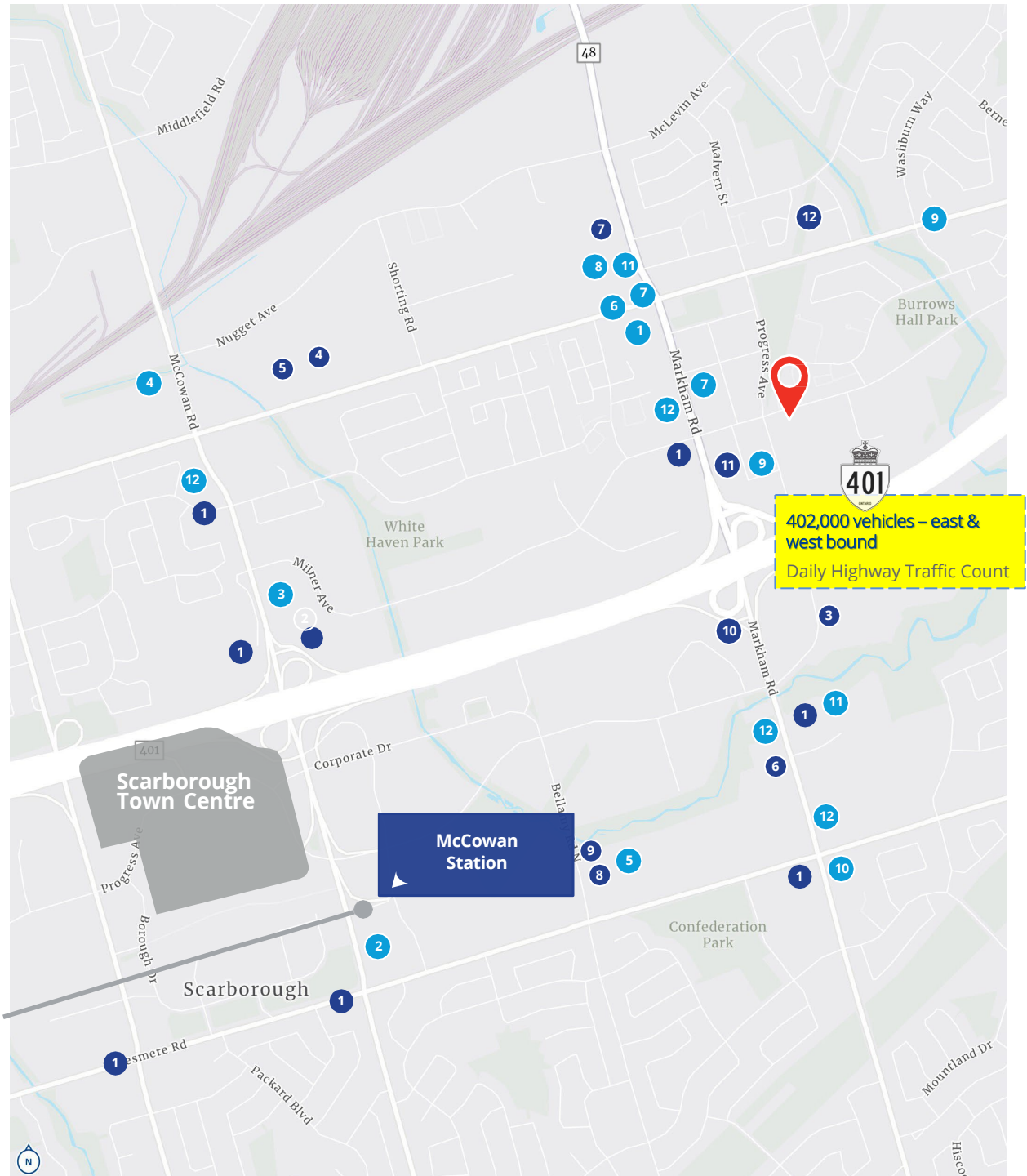
\$61,420
Avg. Household Income

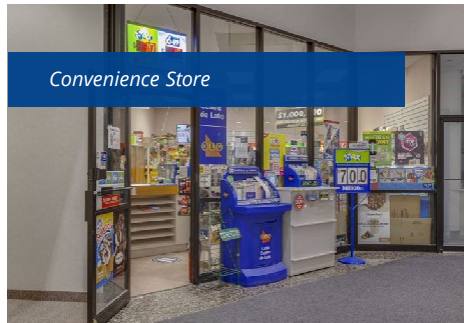
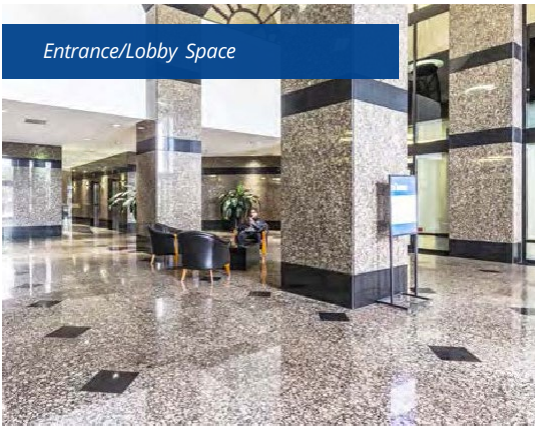
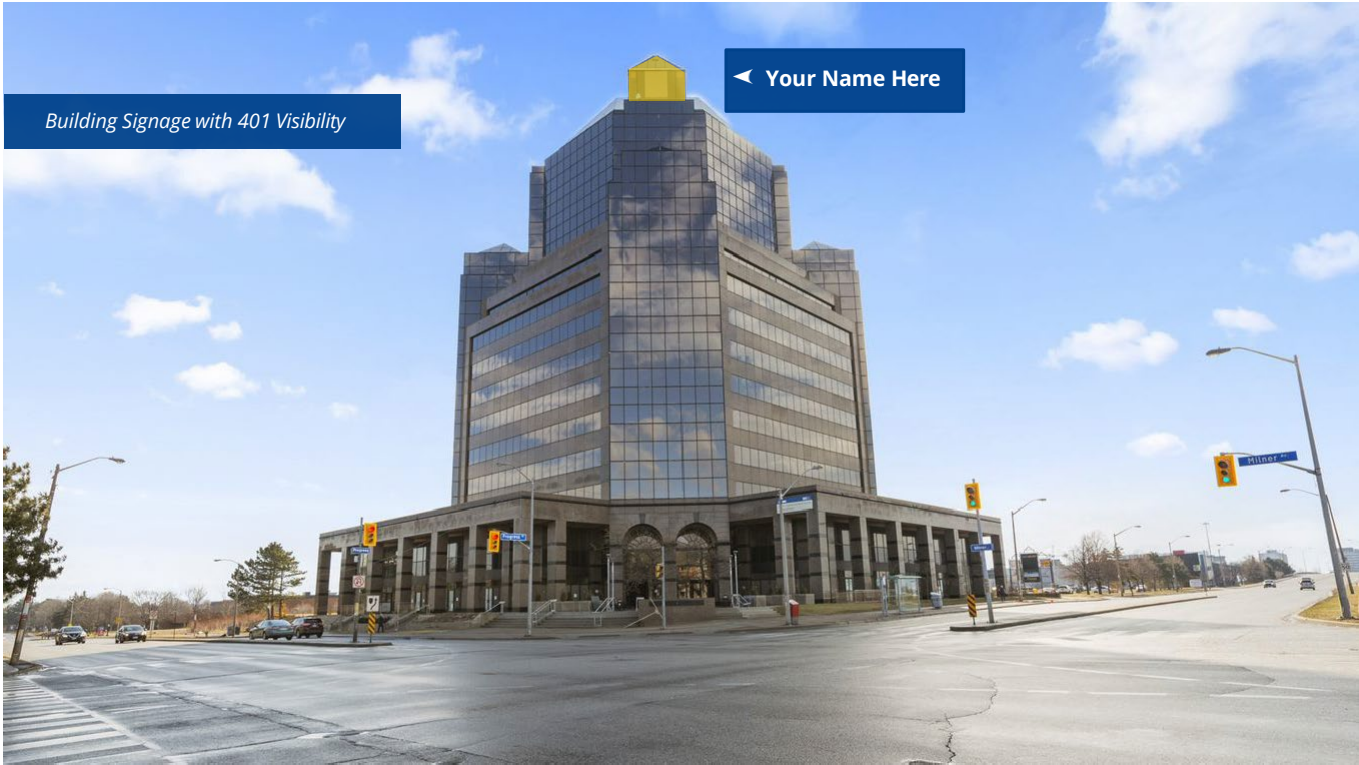


43,009
Total Population



400,000+
Daily Traffic Count







[View Online Listing](#)

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