

# FOR LEASE PROFESSIONAL OFFICE

775 MAIN STREET, UNIT 1A, MILTON, ONTARIO

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

EXCELLENT MAIN STREET EXPOSURE



Office  
**4,335 SF.**



Available  
**SEPTEMBER 1<sup>ST</sup>, 2026**



Clear Height  
**10' to Drop Ceiling**



Distance to Hwy 401  
**6 MINS**



**Anthony Cutrara\***  
Senior Vice President, Principal  
[acutrara@lee-associates.com](mailto:acutrara@lee-associates.com)  
416.735.7400

Local Expertise. International Reach. World Class.

\*Sales Representative

 [leetoronto.com](http://leetoronto.com)

# DETAILS

775 MAIN STREET, UNIT 1A  
MILTON, ONTARIO



## AT A GLANCE

**Intersection** Main Street E. & Thompson Road

**Lot Size** Total: 2.01 Acres  
Frontage: 217.81 ft.  
Depth: 400 ft.

**Office Area** 4,335 ft.

**Building Dimension** Width: 110 ft.  
Length: 315 ft.

**Clear Height** 10' to Drop Ceiling

**Private Office / Meeting Room**

- Reception / Waiting Area
- 7 Private Offices
- 2 Large Meeting / Board Rooms
- 1 Staff Room / Kitchen

### Other Amenities

- 2 Dedicated Washrooms
- 1 Wheelchair Access Washroom
- Storage / Supply Rooms

**HVAC Office** Full HVAC

**Washrooms** Male/Female

**Kitchenette** Yes

**Sprinklers** Fully Sprinkled

**Zoning** UGC-MU

**Occupancy** September 1<sup>st</sup>, 2026

**TMI** \$7.15 per sf. (2026)

**Utilities** \$4.25 per sf. (2026)

**Asking Rate** **\$25 Net per SF.**

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## EXCELLENT LOCATION

- Excellent Main Street Exposure
- Directly Across the Street from the Milton Go Train Station
- Zoning permits Professional Services, Learning & Training Centres, Office, and Medical related uses.
- Quick Access to Highway 401



Highway 401  
3.7 km | 6 mins



Milton Go Train Station  
1.2 km | 2 mins



Milton Carpool Lot GO Transit  
4.1 km | 6 mins

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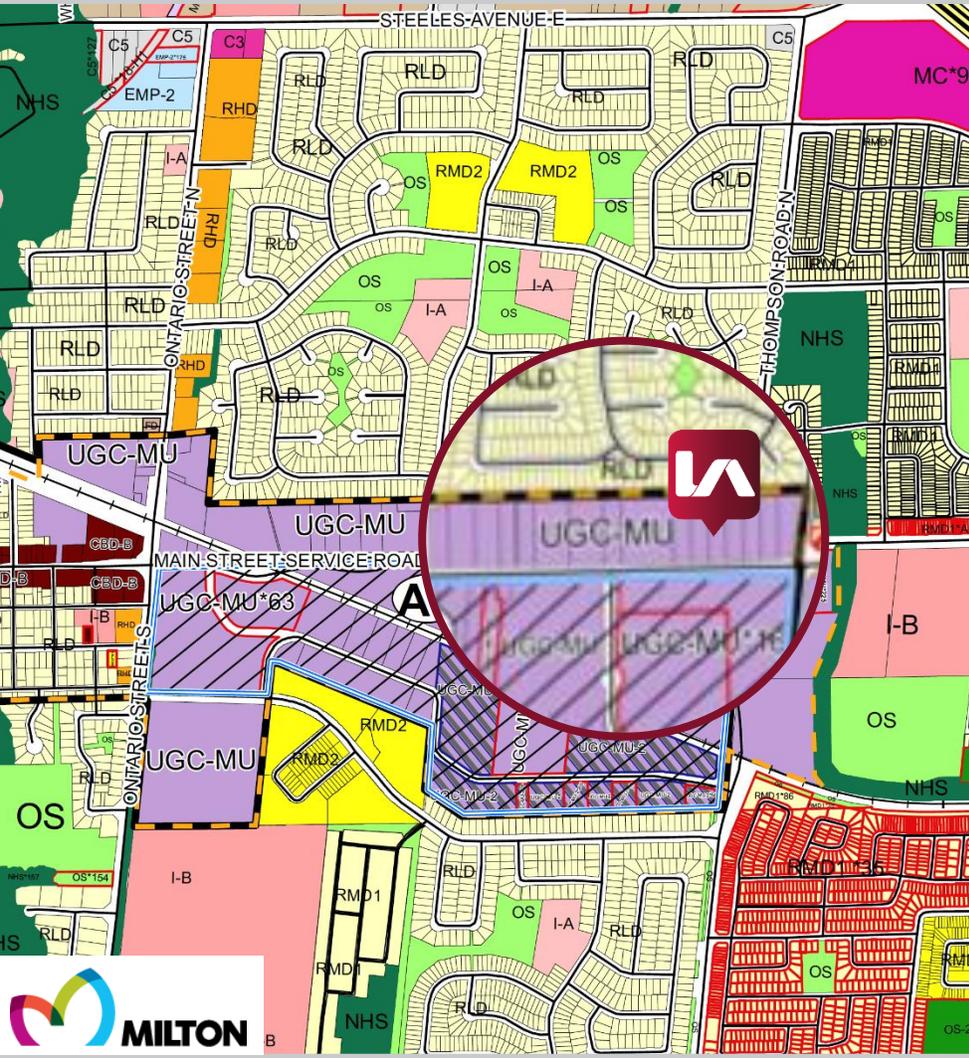
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# DESIGNATIONS

775 MAIN STREET, UNIT 1A  
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## PERMITTED USES

- Art Gallery
- Artist's Studio
- Bank
- Commercial School – Skill
- Community Center
- Convenience Store
- Dry Cleaning Depot
- Elementary School
- Fitness Centre
- Food Bank
- Laundromat
- Library
- Medical Clinic
- Office Use
- Office Building
- Personal Service Shop
- Private Transit Depot
- Recreation and Athletic Facility
- Restaurant
- Restaurant, Take Out
- Retail Store
- Social Services Establishment

## ZONING



**Urban Growth Centre  
Mixed Use Zone**

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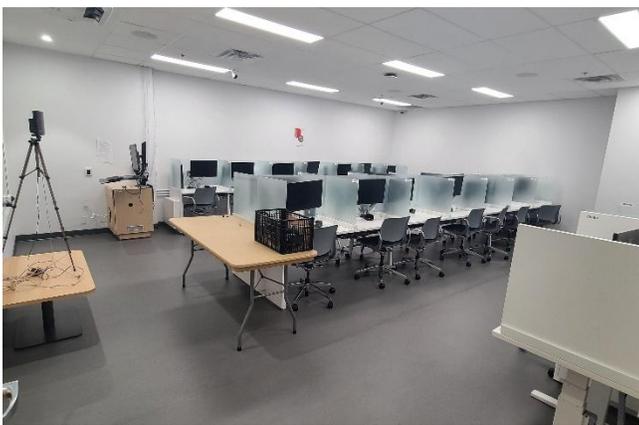
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# PHOTOS

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## UNIT 1A



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