

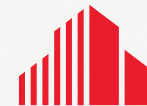


**OFFICE SPACE FOR LEASE**

**8399**

**BOSTON CHURCH ROAD**

**MILTON**



**CUSHMAN &  
WAKEFIELD**

# 8399 BOSTON CHURCH ROAD

## MILTON

### Property Highlights

8399 Boston Church Road in Milton is nestled in a serene rural setting, while remaining conveniently close to major amenities. The property is near the intersection of Steeles Avenue and Boston Church Road, offering easy access to key routes like Highway 401 for seamless connectivity.

The surrounding area boasts proximity to Milton's vibrant downtown with shopping, dining, and entertainment options. Nature enthusiasts will appreciate its closeness to parks like the Halton Region Conservation areas, including Rattlesnake Point and Kelso Conservation Area, ideal for hiking and outdoor recreation. Nearby amenities also include schools, community centers, and sports facilities, adding to its appeal for families or businesses.

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<b>Size</b>	5,000 SF
<b>Rent</b>	\$21.50 PSF
<b>Additional Rent</b>	\$5.59 (2024)
<b>Possession</b>	Immediate

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FURNISHED OFFICE  
SPACE



GREAT HIGHWAY EXPOSURE



ACCESS TO PUBLIC  
TRANSPORTATION

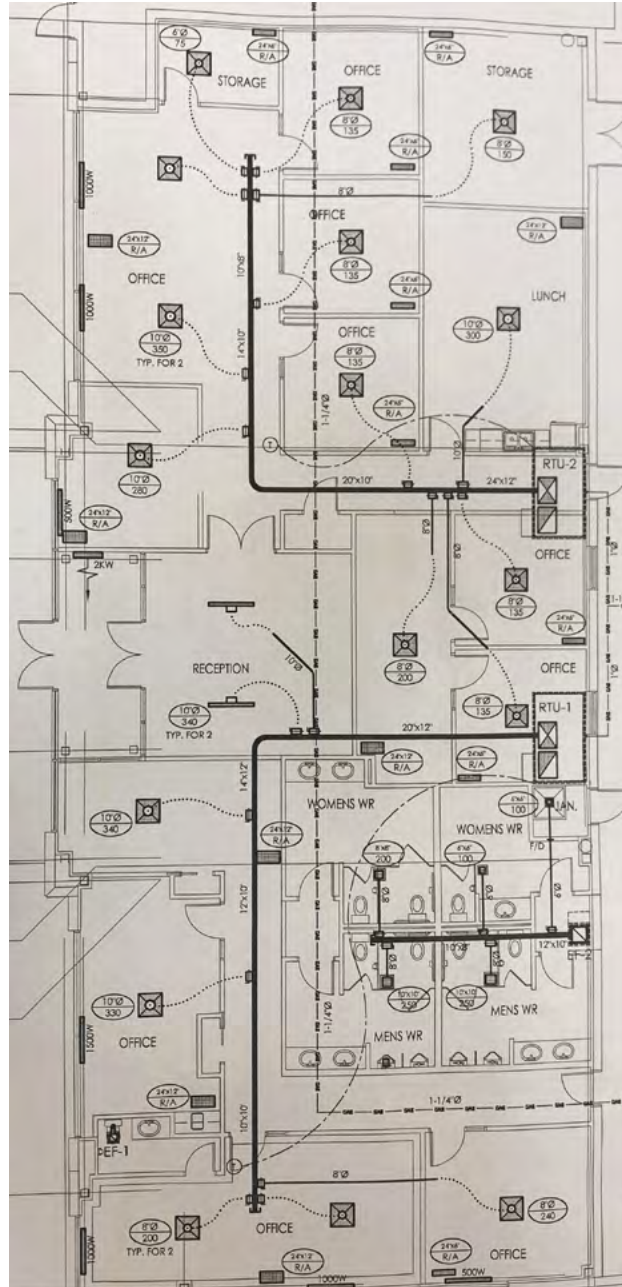


SURFACE PARKING AVAILABLE



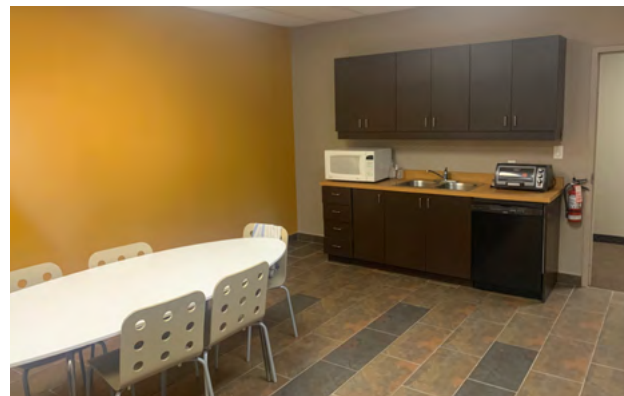
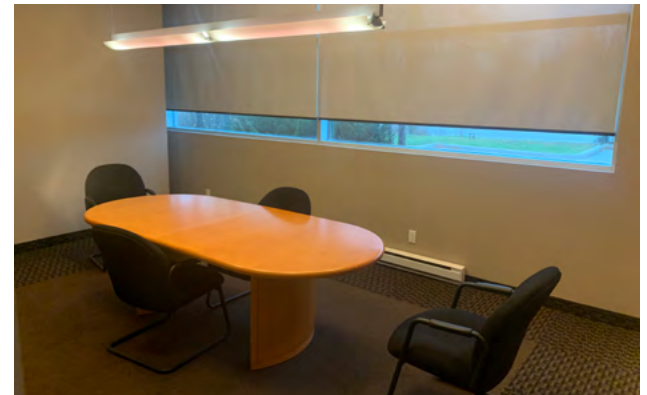
# 8399 BOSTON CHURCH ROAD

## MILTON



# 415 YONGE STREET TORONTO

## Photo Gallery



# 8399 BOSTON CHURCH ROAD

## MILTON

### Amenities

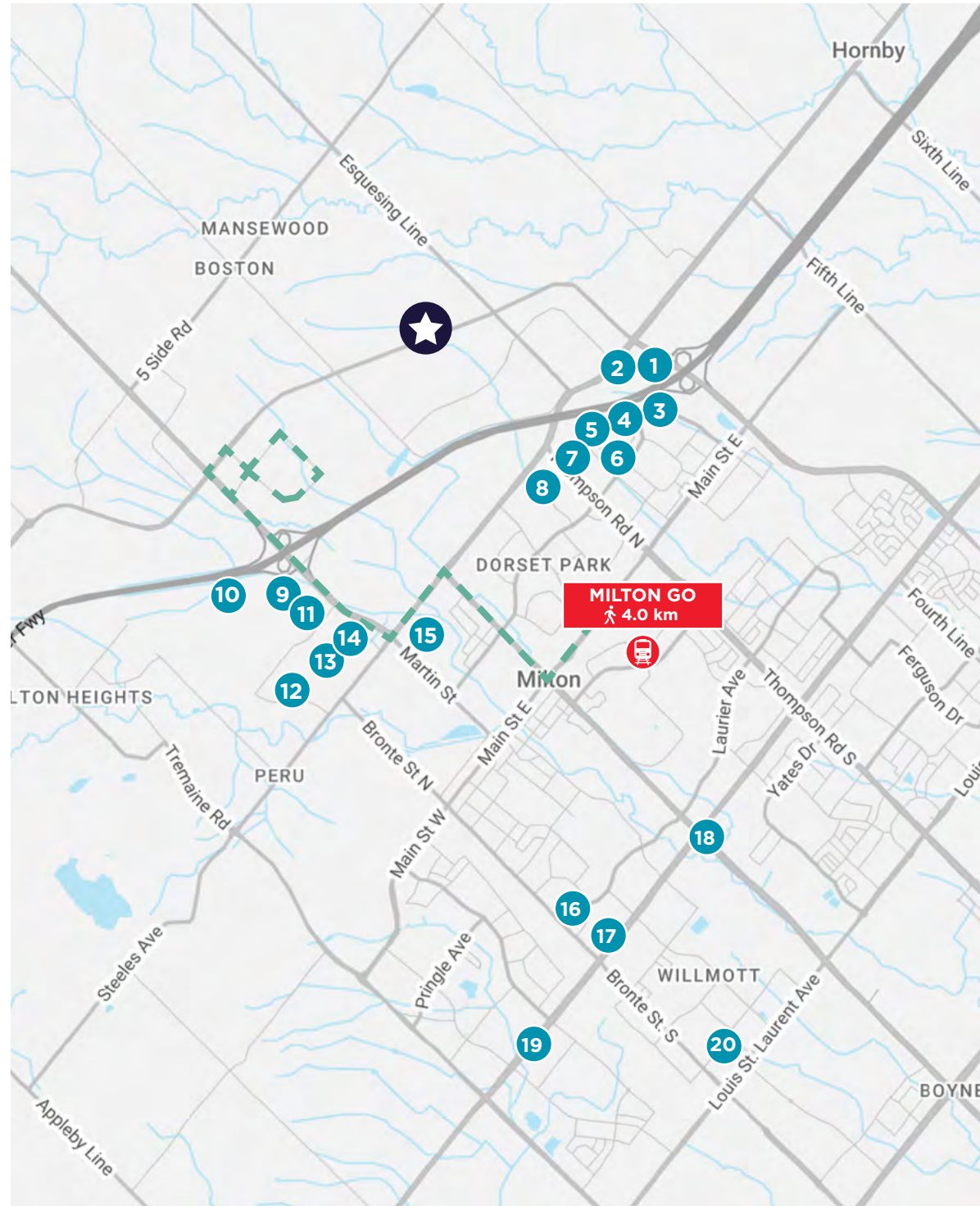
1. Walmart
2. Canadian Tire
3. Cineplex Cinemas
4. LA Fitness
5. Longos
6. Turtle Jacks
7. The Home Depot
8. Tim Hortons
9. Esso
10. Kelseys
11. McDonalds
12. Wendys
13. Starbucks
14. Swiss Chalet
15. A&W
16. Shoppers Drug Mart
17. Booster Juice
18. Milton Sports Centre
19. Sobeks
20. NoFrills

### Nearby Transit Route

High Point Bus Route #1 - - -

### Drive Times

	Distance	Time
Hwy 401	4.8 km	5 min
Hwy 407	14.4 km	14 min



# 8399 BOSTON CHURCH ROAD

## MILTON

### Zoning

8399 Boston Church Road is zoned **M1 - Business Park Zone**.

#### Permitted Uses

- Animal training facility (\*2)
- Cannabis Production and Processing Facility (\*12)
- Commercial School-- Skill
- Commercial School--Trade/ Profession
- Convenience store (\*5)
- Convention centre
- Day Care Centre
- Dog Daycare
- Dry cleaning depot
- Dry cleaning establishment
- Fitness centre
- Food Bank
- Funeral home
- Hotel
- Industrial use (\*6)(\*7)
- Medical Clinic
- Motor Vehicle Rental Agency
- Office Building
- Office Use
- Place of Assembly
- Place of entertainment
- Place of Worship
- Recreation and athletic facility
- Research & Technology Use
- Restaurant (\*11)
- School, Adult Education
- U-Brew Establishment
- Veterinary Clinic- Small Animal
- Veterinary Clinic - Large Animal
- Veterinary Hospital - Small Animal
- Warehouse/distribution centre
- Wholesale Operation (\*7)

(\*2) Notwithstanding any other provision of this By-law, Animal Training Facilities are only permitted within a wholly enclosed one-storey, free-standing or multi-unit building, but shall not be permitted in an Office Building. No outdoor training facilities are permitted.

(\*5) Permitted only in the first storey of an office building or as an accessory use to a hotel, fitness centre, or recreation and athletic facility.

(\*6) Only industrial operations within a wholly enclosed building are permitted. No outdoor storage is permitted.

(\*7) Up to a maximum of 5% of the gross floor area of the principal use or 232.3m<sup>2</sup>, whichever is less, may be used for the retail sale of goods or products produced on the premises.

(\*11) Permitted only as part of a light industrial, office or mixed use building, including an industrial mall.

(\*12) A Cannabis Production and Processing Facility must comply with the special employment provisions of Section 8.3.2.



# 8399 BOSTON CHURCH ROAD

## MILTON

### Demographics | Population & Households | 7km Radius

#### POPULATION

143,046

#### HOUSEHOLDS

41,199

#### MEDIAN MAINTAINER AGE

48

Index: 93

#### MARITAL STATUS



64.3%

Index: 118

Married/Common-Law

#### FAMILY STATUS\*

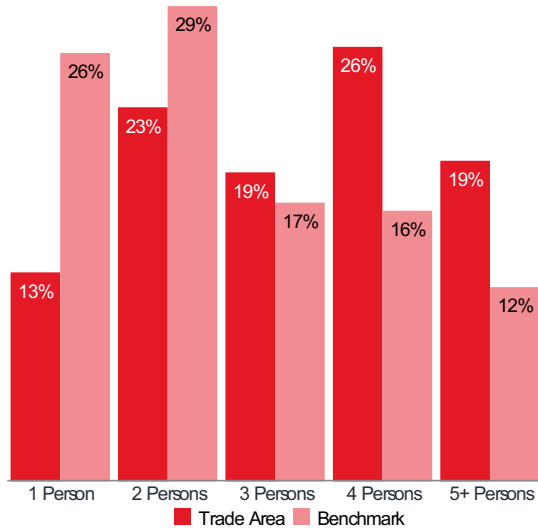


61.9%

Index: 129

Couples With Children At Home

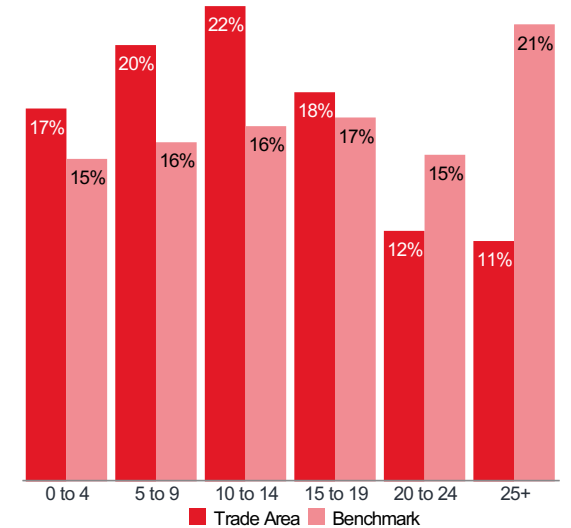
#### HOUSEHOLD SIZE



#### POPULATION BY AGE

Age Group	Count	%	Index
0 to 4	9,129	6.4	142
5 to 9	10,689	7.5	158
10 to 14	11,647	8.1	164
15 to 19	11,007	7.7	132
20 to 24	8,911	6.2	77
25 to 29	9,113	6.4	76
30 to 34	11,213	7.8	94
35 to 39	11,368	7.9	104
40 to 44	12,157	8.5	124
45 to 49	11,131	7.8	127
50 to 54	8,950	6.3	105
55 to 59	6,874	4.8	80
60 to 64	5,879	4.1	68
65 to 69	4,885	3.4	67
70 to 74	4,039	2.8	70
75 to 79	3,042	2.1	67
80 to 84	1,679	1.2	58
85+	1,330	0.9	42


#### AGE OF CHILDREN AT HOME





**FOR MORE INFORMATION, CONTACT:**

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