

FIFTY - FIFTY FOUR
OSSINGTON AVENUE



NEW CHARACTER OFFICE FOR LEASE ON OSSINGTON AVE

CBRE

hullmark

FULL BUILDING RENOVATION
NEWLY COMPLETED

Offering

Net Rent: Please contact listing agents

Additional Rent: \$20.00 per sq. ft. (estimate for 2020)

Availability: Immediate

	50 Oss	52 Oss
Second Floor:	1,000 sf	1,000 sf
Third Floor:	800 sf	500 sf
Total:	1,800 sf	1,500 sf

Third Floor Patios:

50 Ossington: ~100 sf | 52 Ossington: ~250 sf

Ground floor + lower level retail also available

Highlights

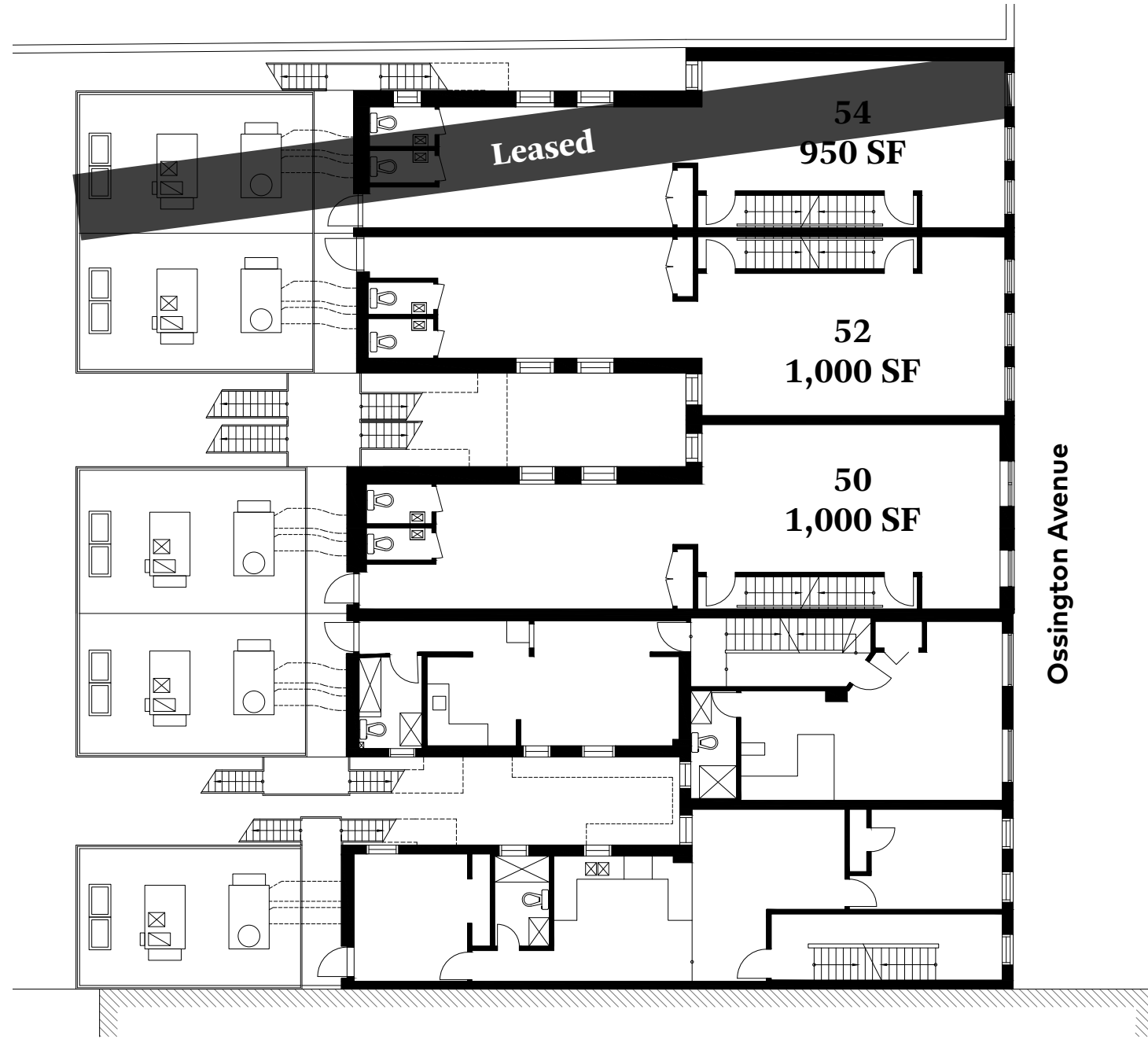
- Full building renovation newly completed.
- 2 character office units available (50 and 52 Ossington), each the 2nd and 3rd floors with a patio on the top floor. Potential to combine with the ground floor for a full building opportunity.
- Turnkey office suites, with brand new hardwood flooring and LED lighting.
- Each unit has a kitchenette on the 3rd floor and brand new fixtures and appliances, and two washrooms on the 2nd floor.
- 3 ton HVAC unit servicing each office suite.
- Tons of natural light, including a skylight on the 3rd floor.
- Incredible, spacious patios overlooking West Queen West.
- The area features Toronto's most electric restaurant and bar scene with amazing dining options including La Banane, Bellwoods Brewery, Union, and many more.
- Abundant cafes and food offerings including Pilot Coffee Roasters, Jimmy's Coffee, Bang Bang ice cream, Fresh City Farms, and many more.
- The area is a well curated retail node with Reigning Champ, Fred Perry, Aesop, Nadege, Le Labo and Ollie Quinn.

Interior Photos

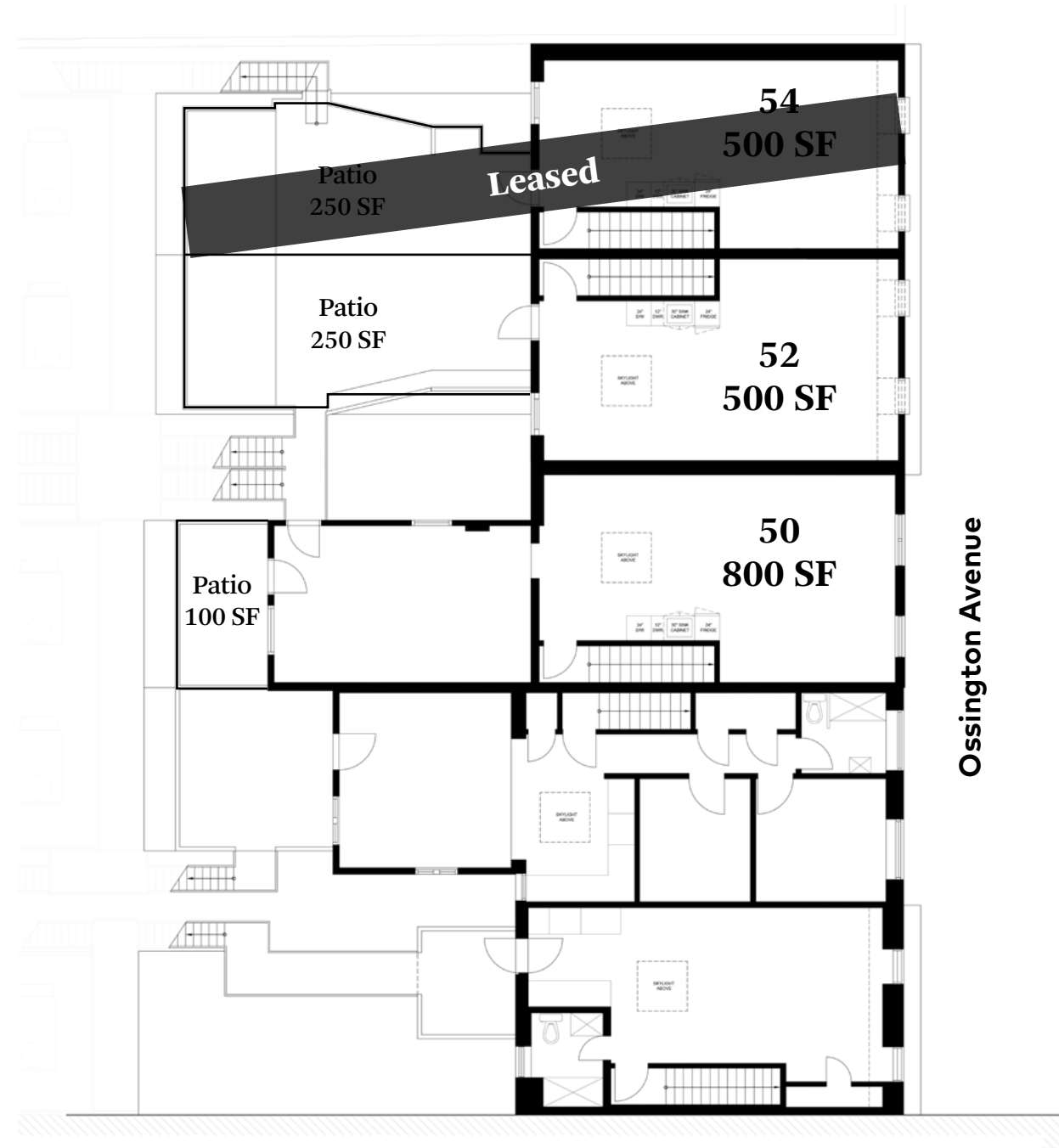


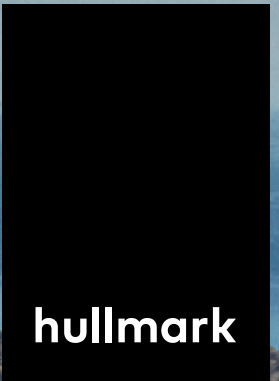
Floor Plans

Second Floor Plan



Third Floor Plan





FINANCIAL CORE

**DOWNTOWN WEST OFFICE/
ENTERTAINMENT DISTRICT**

**Gardiner
Expressway**

LIBERTY VILLAGE

**505 Dundas
Streetcar**

**TRINITY BELLWOODS
PARK**

WEST QUEEN WEST

**Exhibition
Station**

7%
Population Change
(2018-2019)

**50-54
OSSINGTON
AVENUE**

257,603
Population

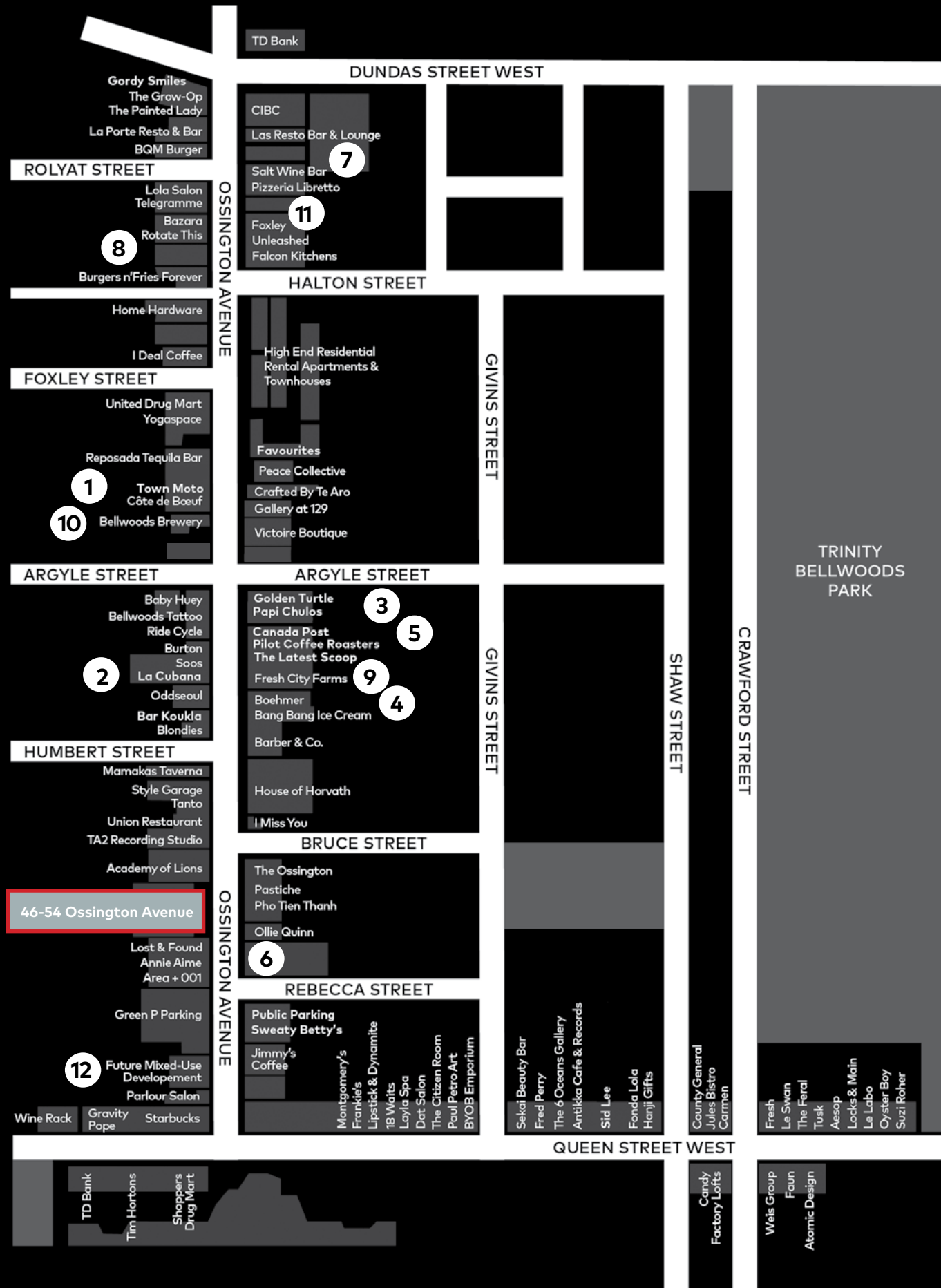
**63 Ossington
Bus**

34.3
Median Age

\$113,400
Average Household Income

**501 Queen
Streetcar**

Streetscape Map



Ossington



Here Here, a neighbourhood magazine published in 2019 by Hullmark in collaboration with Public Address. They interviewed and documented the people, buildings and businesses that define the Ossington community.



1

Doublenaut Design
134 Ossington



3

Golden Turtle Restaurant
125 Ossington



2

La Cubana
92 Ossington



4

Muhammad Ali vs George Chuvalo
109 Ossington

In March 1966, Muhammad Ali trained at 109 Ossington to fight Toronto-born George Chuvalo for the World Boxing Council heavyweight championship at Maple Leaf Gardens.



5

Pilot Coffee Roasters
117 Ossington

6

Reigning Champ
41 Ossington



"Here we're made up of so many different cultures and I think that contributes to our openness to try new things."

Brandon Olsen
La Banane
92 Ossington

7



8

Favorites / Superpoint
141 & 184 Ossington



9

Fresh City Farms
111 Ossington



10

Bellwoods Brewery
124 Ossington



12

Fire Hall No.9, 1955
(Courtesy of Toronto Public Library)



12

12 Ossington
New Hullmark office/retail development under construction,
designed by Hariri Pontarini Architects

"Ossington is an old street that carries a lot of history. History can be seen in its old brick buildings and industrial charm."

Gianpiero Pugliese
Audax Architecture

11



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