

# TWELVE OSSINGTON AVENUE



PRIME RETAIL/OFFICE  
FOR LEASE ON OSSINGTON AVENUE

**CBRE**



# Urban Retail & Office for Lease

## Offering

**Net Rent:** Please contact listing agents

**Availability:** Q3 2022

<b>Ground:</b>	3,300 sq. ft.
<b>Second:</b>	3,700 sq. ft.
<b>Third:</b>	3,700 sq. ft. + Terrace (~84 sq. ft)
<b>Fourth:</b>	3,300 sq. ft. + Terrace (~72 sq. ft.)
<b>Lower Level:</b>	<u>3,500 sq. ft</u>
<b>Total:</b>	17,500 sq. ft.

## Highlights

- Newly constructed hybrid steel and heavy timber structure featuring beautiful arched windows, brick arcade corner and two terraces
- Floor to ceiling windows on the 3rd and 4th floors
- Features exclusive office access
- Potential to lease the entire building
- 14 ft. ceiling height on the ground floor, 12 ft. on the second, and 11 ft. on the third & fourth floors
- Steps from Queen Street West and the 501 Queen streetcar stop
- Located on the best stretch of Ossington Avenue, recently named one of the coolest streets in the world by TimeOut Magazine
- Ossington Avenue is a well curated fashion node with Reigning Champ, Burton, Ollie Quinn, STYLEGARAGE, Tiger of Sweden, and gravitypope as key tenants.

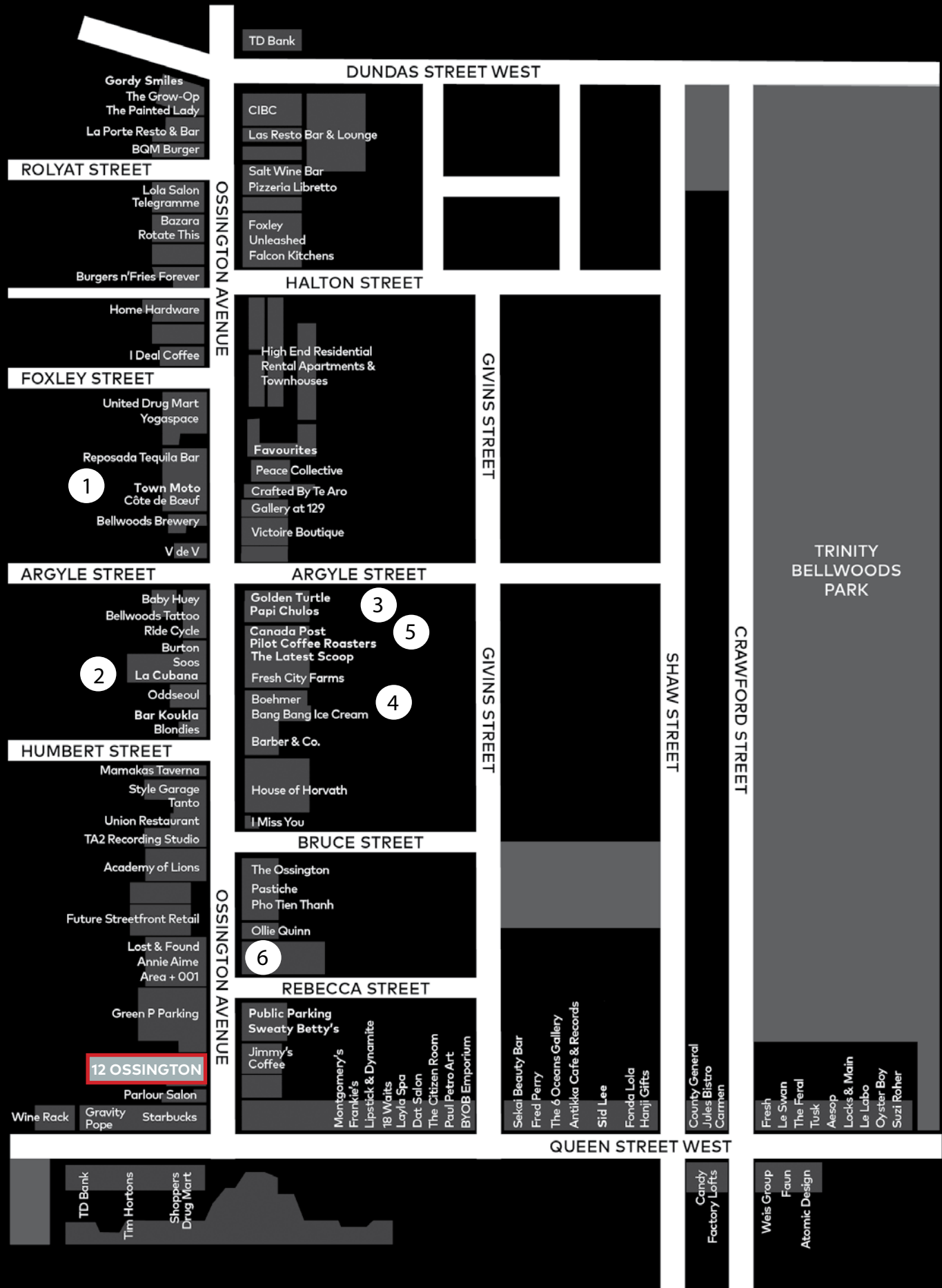
 [Click here for more information and additional images](#)

 [Click here for neighbourhood video](#)





Streetscape Map



Ossington

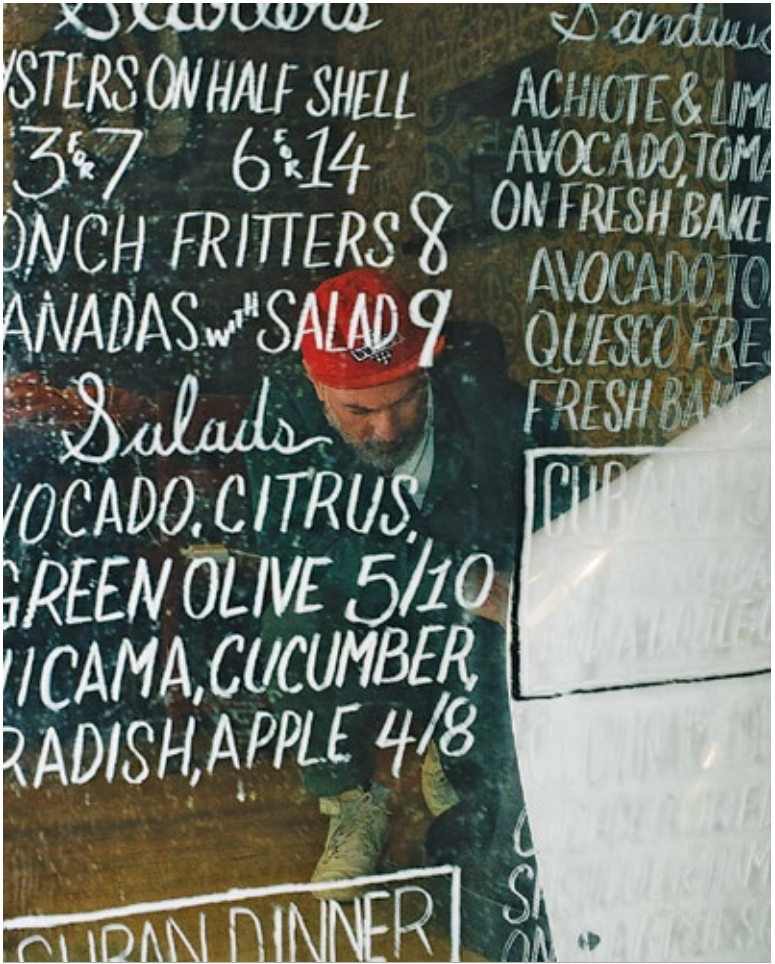


Here Here, a neighbourhood magazine published in 2019 by Hullmark in collaboration with Public Address. They interviewed and documented the people, buildings and businesses that define the Ossington community.



1

**Doubleknaut Design**  
134 Ossington



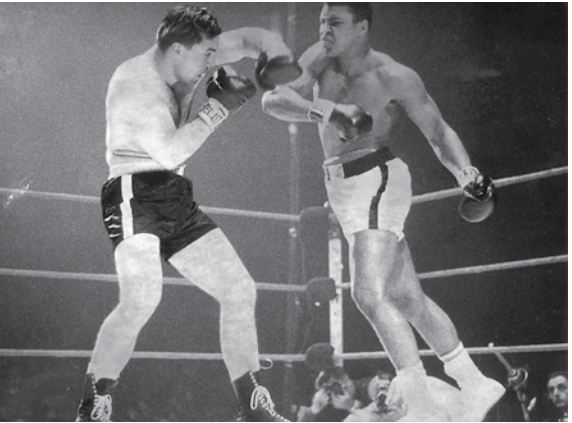
2

**La Cubana**  
92 Ossington



3

**Golden Turtle Restaurant**  
125 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







# THE ARCHI- TECT

12  
OSSINGTON

has lived many lives, most recently as a pop-up space near the corner of Queen West. Its next incarnation, designed by internationally awarded firm, Hariri Pontarini, signals a shift for the architectural ambitions of the site and the neighbourhood as a whole. What makes this project —and Ossington— so special? Siamak Hariri, Founding Partner at Hariri Pontarini, has a few ideas.



Camera Bar and Stephen Bulger Gallery, 2005 ↵

"I think that's what was most interesting to us: the vision. It's not about the type of building or the use, it's about how the building is a lever for our clients, helping them get to where they want to go. "

Tell us about the genesis of 12 Ossington.

The story goes back to Atom Egoyan and Hussain Amarshi and their little building called Camera, on Queen West. Jeff [Hull] mentioned that he had always loved the building, especially how it's kind of a hybrid—it feels new while retaining this old texture.

Camera was all about unveiling and getting to the soul of the building, of the neighbourhood. Back then the space was a business, a hardware store on Queen. There was a pleasure in removing some of the old layers, the metal siding, etc. and discovering a whole history and texture beneath.

It feels like the neighbourhood has a lot of texture.

Yes, it's extraordinary what Hullmark is doing with the focus on this neighbourhood. We had a conversation about what it means to do something "Toronto." You know, Toronto is really craft-based. At school we used to celebrate the work by tradesmen, by craftsmen. That is our real history. And if you look at Ossington, you see it everywhere. You see these remnants, as you do on Queen Street, of this kind of work, what was then considered bread and butter work. Each of these tradesmen put a little bit of love into their buildings and that translated into a

texture, a feel. And you look now and think "my goodness, what have we lost?"

How does 12 Ossington fit in?

There's a vision of the future of Ossington, and in many ways 12 Ossington is the crown jewel. That was the assignment Hullmark pitched to me. They wanted it to be interesting, they wanted to convey the spirit of the neighbourhood, all while embodying principles of good architecture. It needed to feel like something very special for and of the neighbourhood. That's not easy to do!

I think that's what was most interesting to us: the vision. It's not



Here Here

"We wanted this to be a part of Ossington. It should feel like it specifically belongs here."



about the type of building or the use, it's about how the building is a lever for our clients, helping them get to where they want to go. When a client comes to me with that kind of aspiration—to be the crown jewel of the neighbourhood—it makes the whole project fun.

**What does that mean, to be a part of the neighbourhood in that way?**

It goes back to the Camera project and that idea of uncovering, of texture, of doing something that both fits but also has an edge. That's what a really good building should do; it should feel like it has always been there, and at the same time, provoke you to look twice.

We wanted this to be a part of Ossington. It should feel like it specifically belongs here. If you were to say to me "I feel like it's part of Ossington," I would be happy with that. But at the same time we want our peers to find it interesting, and that's the intersection we're aiming for.

Hullmark approaches this idea very deeply, philosophically. To them,

it's part of a larger idea, which is that the most interesting people or things are often the quiet ones. That you have to scratch beneath the surface to get to know and appreciate them. Like a good work of art, it should be both quiet but at the same time engaging. This is really what we tried to do with this small little jewel on Ossington, which at the same time had to be a commercial project. And that's the challenge I took on with zeal and ardor.

**Ossington has changed a lot over time. How do you view that change?**

There is something really interesting about architecture that's a bit "gritty." I like this. This building, if we do it right, should feel like it has a grittiness, which I don't see as a negative word. I see it as a positive word. There is a texture to this neighbourhood that is unpretentious, down-to-earth. It has patina. The materials we're using are not precious, to the point where they repel you with their ostentatiousness. There's a kind of simplicity, a matter-of-factness.

It feels approachable and honest. This is what I was really hoping for with this project.

**How is that reflected in 12 Ossington?**

We're using a sand cast brick, which has a certain texture. We're using metal windows with steel patina. The upper volumes of the building are very light, they just blend in with the sky. So you get this kind of juxtaposition of old and new, light and heavy, textured and immaterial, against something that's quite solid and material. And all of this was very deliberate.

Not to mention that the arch is something you don't see anymore, it's exciting to bring it back. It's, in some ways, the signature of this project.

Jeff Hull is really sincere. We wanted this sincerity to come through in the building, in the work. There are not a lot of people who are sincere. A lot of people say "we want to do something great." But it's the sincerity that sees things through.





NEIGHBOURHOOD  
VIDEO

FINANCIAL CORE

hullmark

DOWNTOWN WEST OFFICE/  
ENTERTAINMENT DISTRICT

LIBERTY VILLAGE

505 Dundas  
Streetcar

TRINITY BELLWOODS  
PARK

WEST QUEEN WEST

12  
OSSINGTON  
AVENUE

257,603  
Population

7%  
Population Change  
(2018-2019)

\$113,400  
Average Household Income

63 Ossington  
Bus

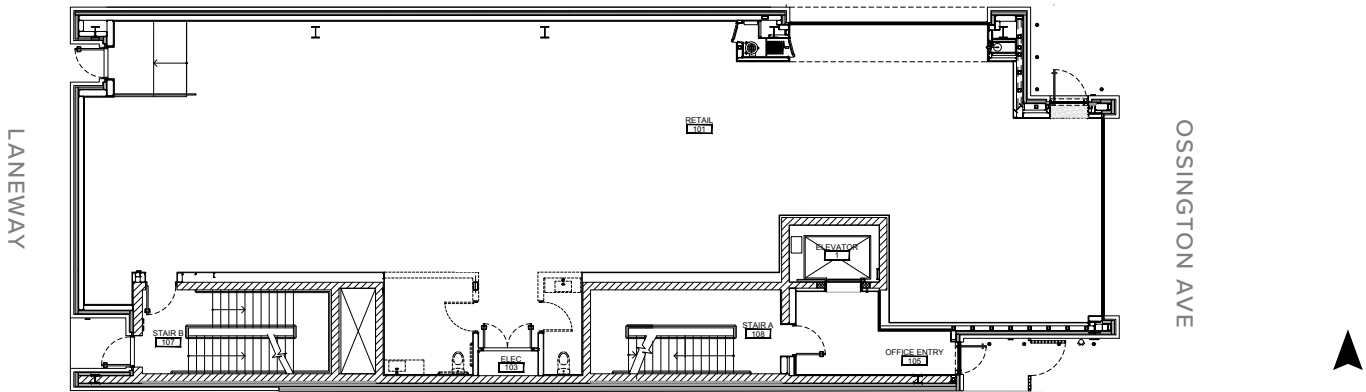
501 Queen  
Streetcar

34.3  
Median Age

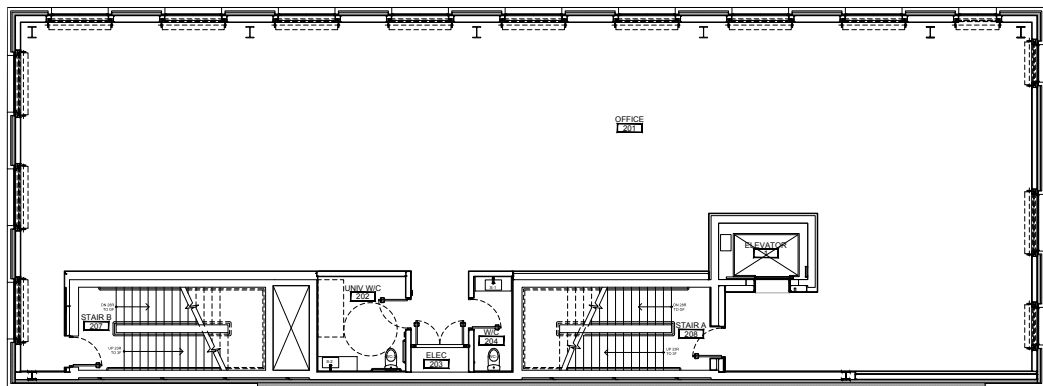


Floor Plans

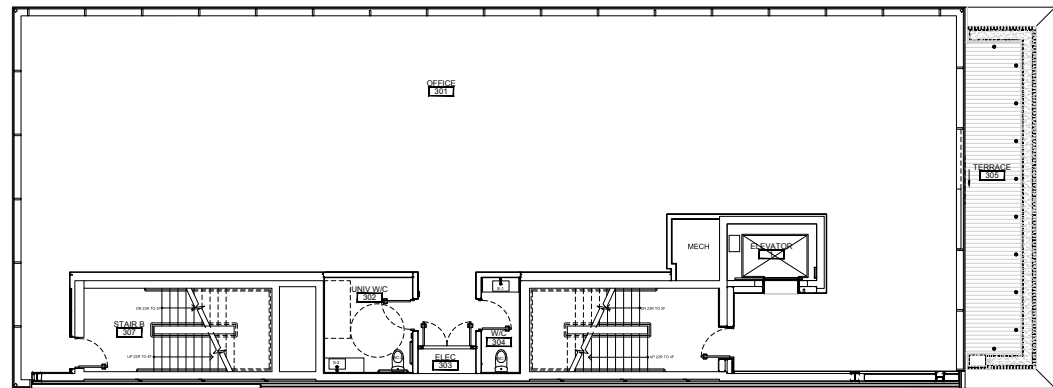
GROUND FLOOR 3,300 SQ. FT.



SECOND FLOOR 3,700 SQ. FT.

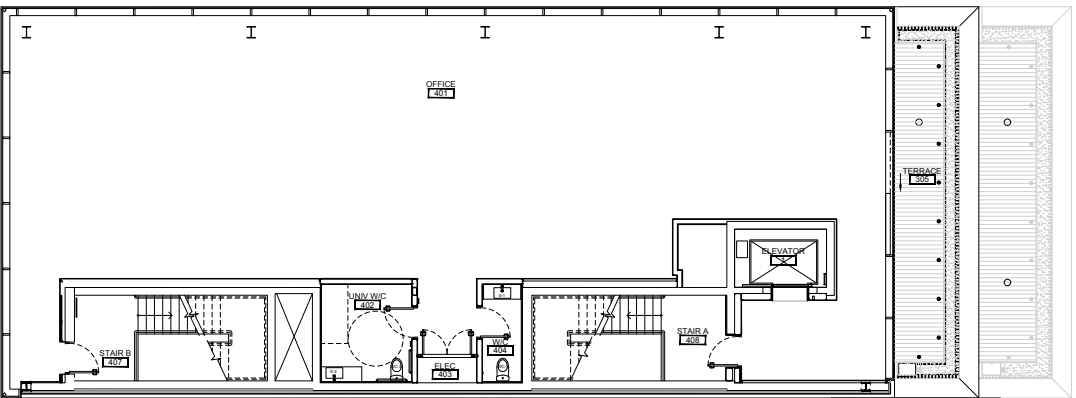


THIRD FLOOR 3,700 SQ. FT.

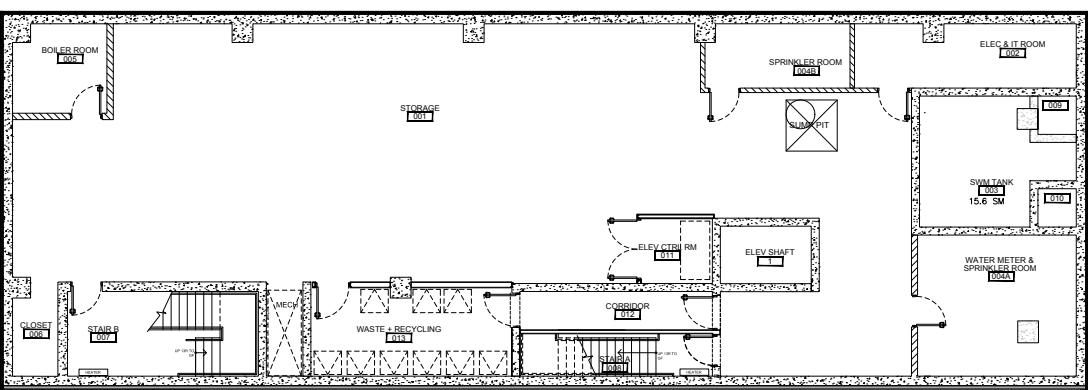


Floor Plans

FOURTH FLOOR 3,300 SQ. FT.



BASEMENT 3,500 SQ. FT.







\*Not a rendering, example of interior after construction



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