

For Lease

113 Ossington Avenue  
Toronto, ON



**hullmark**

## Salient Details

**Ground Floor:** 3,426 sq. ft.

## Key Highlights

- Fully fixtured space with front of house retail and back of house office/storage space and laneway garage door loading
- Prime retail located on Ossington Avenue in proximity to over 265,000 residents and over 5 million SF of office.
- Toronto's most electric restaurant and bar scene featuring La Banane, Mamakas, Bellwoods Brewery & Union.



## Offering

**Net Rent:** Please contact listing agents

**Additional Rent:** \$22.00 per sq. ft. (estimate for 2020)

**Availability:** Immediately

- The area is a well curated retail node with Reigning Champ, Fred Perry, Aesop, Nadege, Le Labo, gravitypop, Burton, Ollie Quinn and Tiger of Sweden as key tenants.



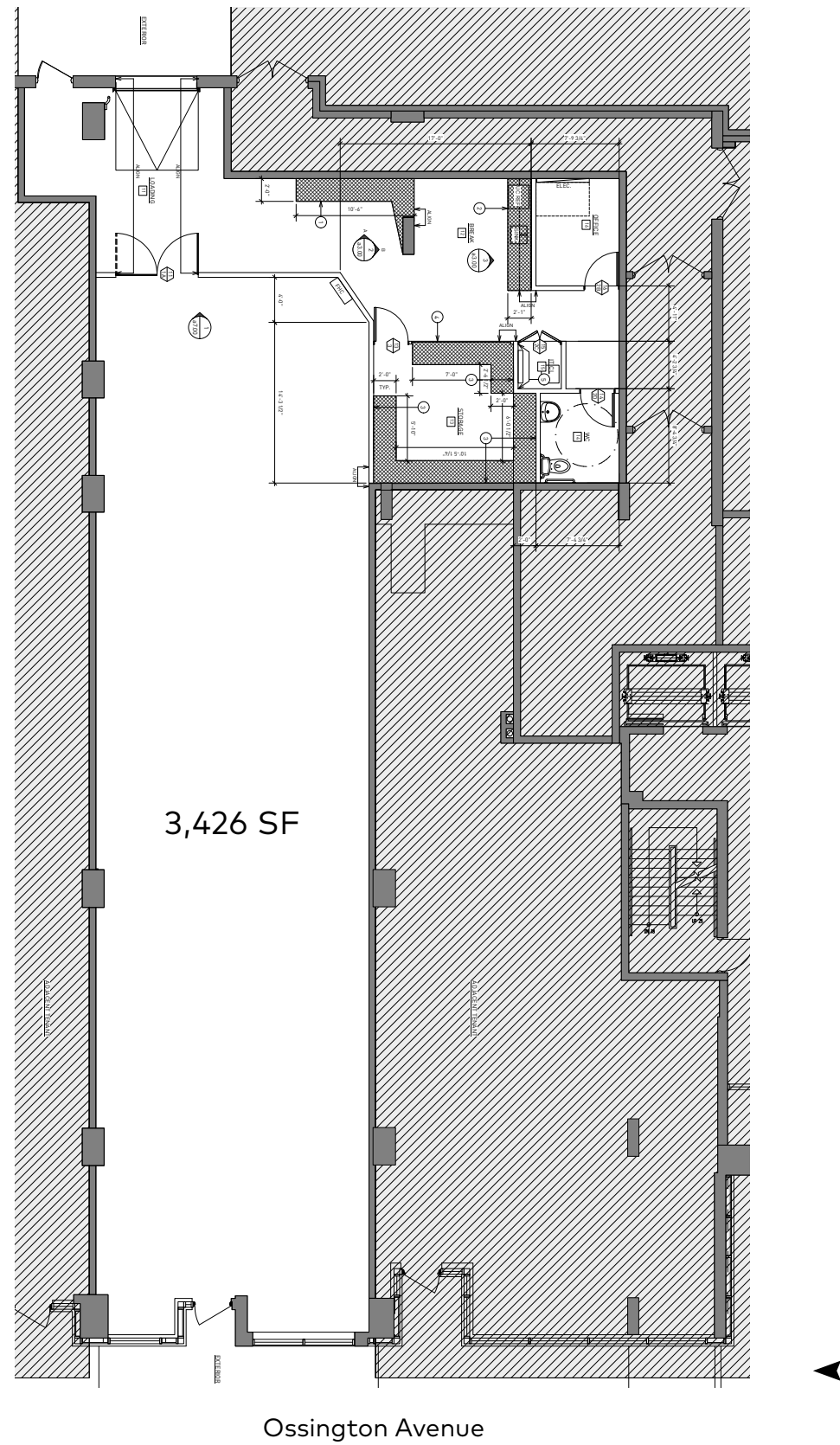
## Building Summary

An exceptional opportunity to occupy 3,426 square feet of retail space located on the ground level of 109OZ, a boutique condo development with 87 residential units. The area is currently experiencing significant gentrification and is home to thousands of

young and trendy professionals with above average incomes. The excellent frontage and high clear ceiling heights will give retailers an unprecedented branding opportunity on Ossington.



# Floorplan





FINANCIAL CORE

DOWNTOWN WEST OFFICE/  
ENTERTAINMENT DISTRICT

LIBERTY VILLAGE

505 Dundas  
Streetcar

TRINITY BELLWOODS  
PARK

WEST QUEEN WEST

**7%**  
Population Change  
(2018-2019)



113 OSSINGTON

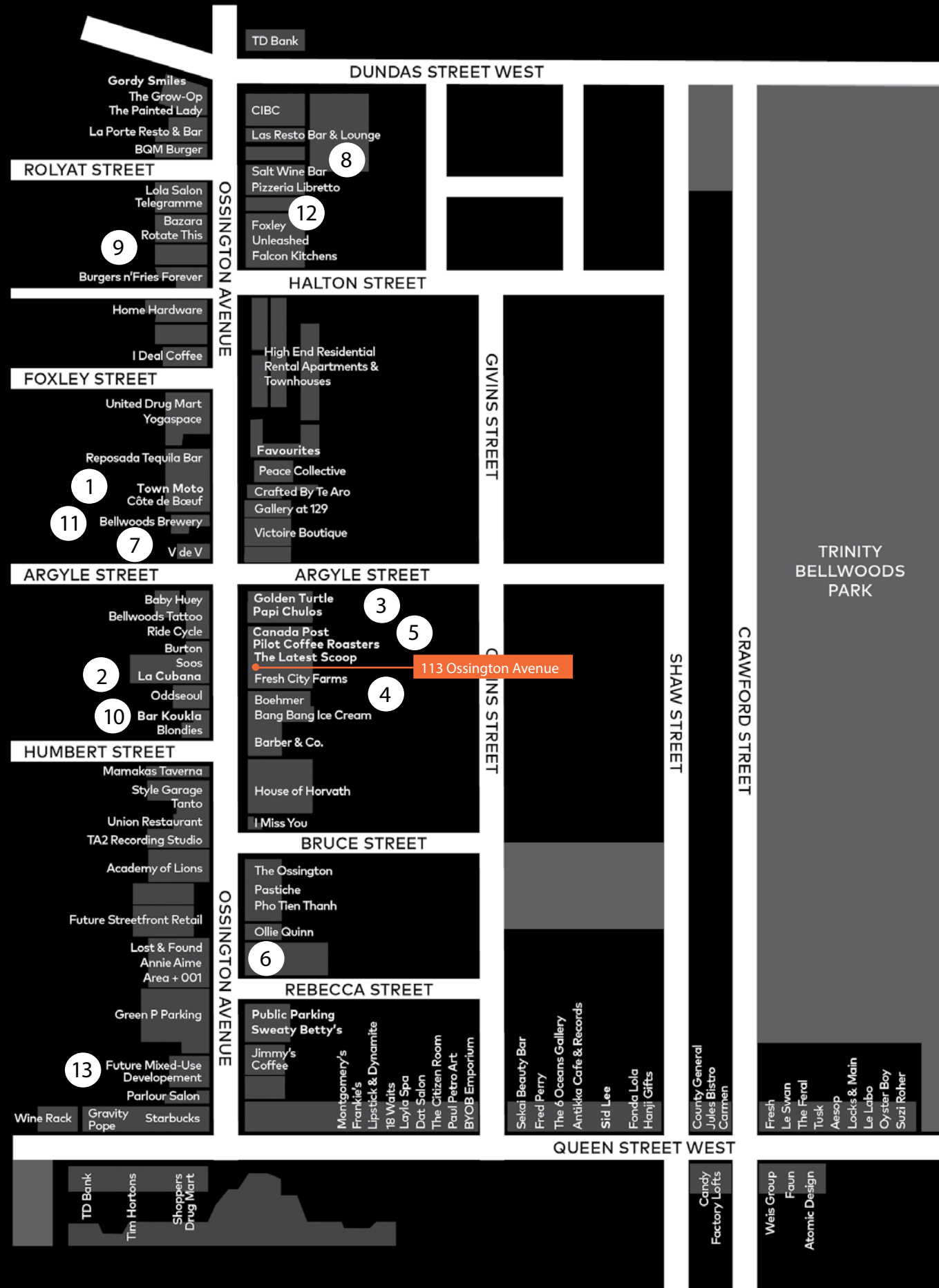
**257,603**  
Population

**\$113,400**  
Average Household Income

501 Queen  
Streetcar

**34.3**  
Median Age

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



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

8



7  
**V de V**  
120 Ossington

9  
**Favorites / Superpoint**  
141 & 184 Ossington



10  
**Misfitstudio**  
88 Ossington



11  
**Bellwoods Brewery**  
124 Ossington



13  
**Fire Hall No.9, 1955**  
(Courtesy of Toronto Public Library)



13  
**12 Ossington**  
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**

12

Back of House



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