

FOR LEASE

178A

OSSINGTON AVE

TORONTO, ON

18,000 SQ FT STAND ALONE BUILDING
IN TORONTO'S INNOVATION CORRIDOR

**DESIGNED FOR COLLABORATION.
BUILT FOR INNOVATION.**



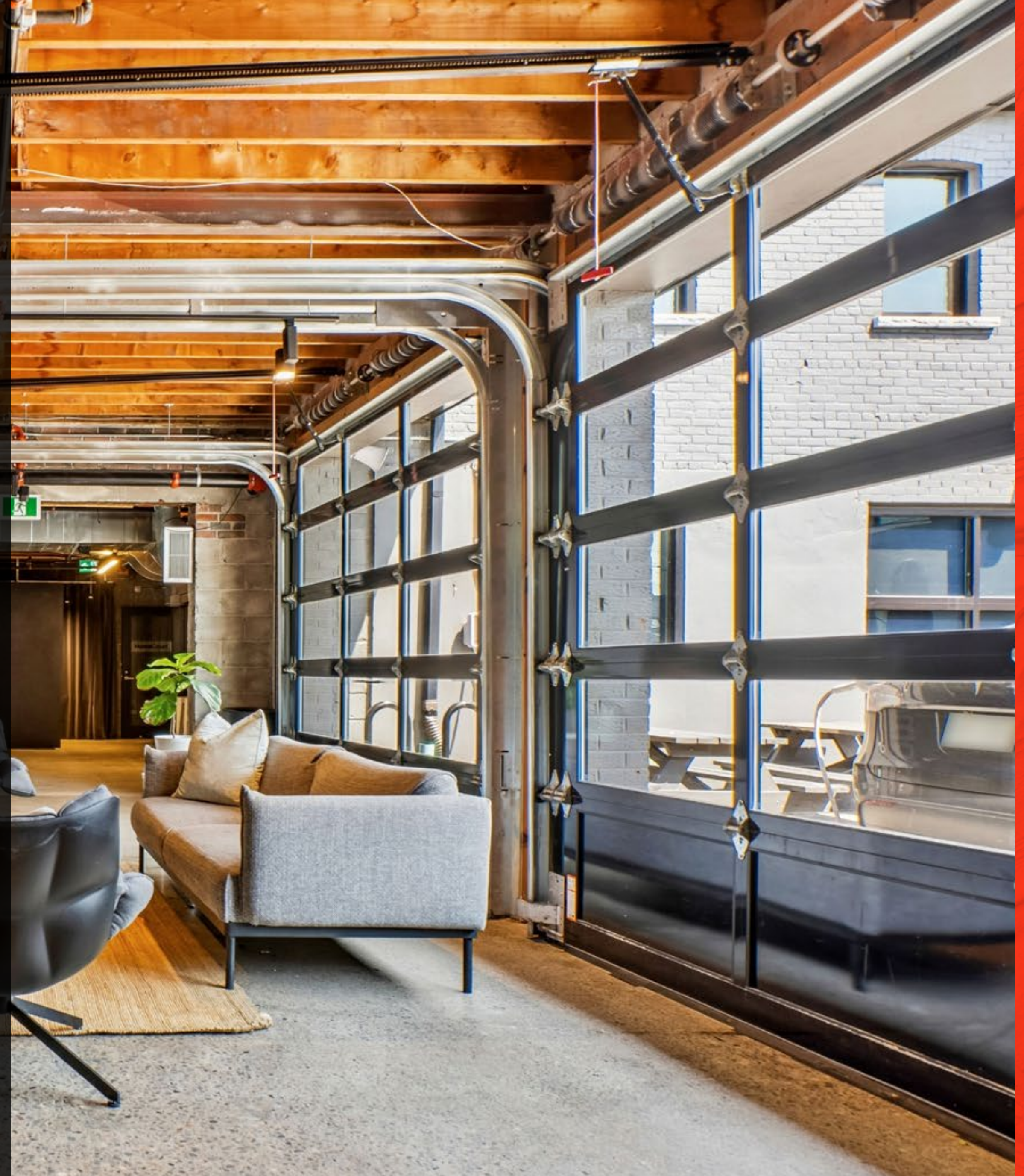
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EXECUTIVE SUMMARY

INTRODUCING 178A OSSINGTON AVENUE

178A Ossington Avenue presents a rare opportunity to lease a standalone creative headquarters in the heart of Toronto's renowned Ossington Village. Combining authentic brick-and-beam character with modern workplace functionality, the property offers approximately 16,528 square feet of highly flexible office space designed to support collaboration, innovation, and growth.

Tucked discreetly along a vibrant laneway and surrounded by the city's most celebrated restaurants, cafés, and independent retailers, the property provides an exceptional employee experience in one of Toronto's most sought-after neighbourhoods. Ideal for technology, creative, media, design, and boutique professional firms, **178A Ossington** offers a distinctive workplace environment that reflects the culture and aspirations of today's leading organizations.



THE OSSINGTON OPPORTUNITY

178A Ossington Avenue is a unique standalone office asset located within one of Toronto’s most dynamic and rapidly evolving neighbourhoods. The property combines irreplaceable character architecture, exceptional connectivity, and a highly desirable live-work-play environment, making it a compelling opportunity for businesses seeking a distinctive headquarters location.

Its creative loft design, private courtyard, dedicated parking, and proximity to Toronto’s premier dining, retail, and entertainment destinations position the property as a highly attractive workplace for talent-driven organizations. With strong accessibility to public transit, major highways, downtown Toronto, Pearson International Airport, and key transportation infrastructure, **178A Ossington** delivers the functionality and convenience required by modern occupiers.



	PROPERTY TYPE Office use		BUILDING AREA 18,000 SF
	LISTING NET RENT \$40.00 PSF		ADDITIONAL RENT Estimated \$12 psf Excluding utilities and janitorial

AT A GLANCE



PRIME OSSINGTON LOCATION

Toronto's most vibrant neighbourhood



STANDALONE BUILDING

18,000 SF exclusive occupancy



CREATIVE LOFT WORKPLACE

Authentic brick & beam character



BUILT FOR COLLABORATION

Open spaces & private offices designed for modern teams



TWO ROLL-UP DOORS

Direct access to private courtyard



AMMENITY-RICH SURROUNDINGS

Restaurants, breweries & boutiques



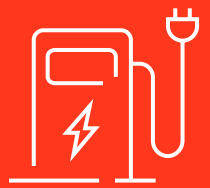
IDEAL FOR TECH & CREATIVE FIRMS

Highly sought-after business address



OUTSTANDING CONNECTIVITY

Walkable with excellent transit access



PARKING + EV CHARGING

Up to 10 on-site spaces



THE DETAILS THAT MAKE A DIFFERENCE



STANDALONE HEADQUARTERS OPPORTUNITY

Occupy a rare standalone building in the heart of Ossington Village and create a workplace that reflects your brand and culture. Full-building occupancy provides unparalleled control over operations, security, and the employee experience.



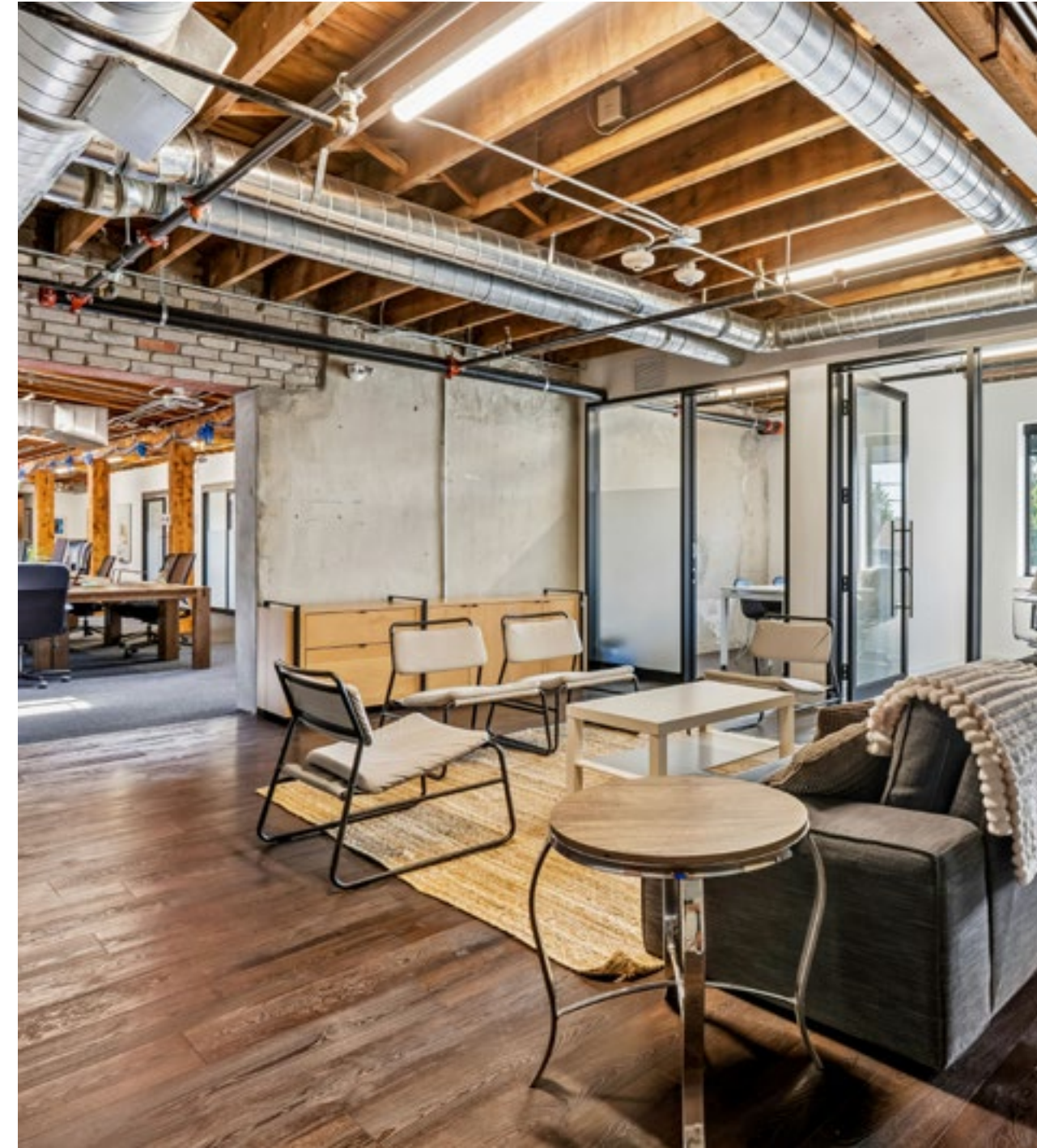
FLEXIBLE & CREATIVE WORKSPACE

A versatile layout featuring collaborative open areas, private offices, meeting rooms, and breakout spaces. The property can accommodate a variety of workplace strategies, from technology and media firms to design studios and professional services organizations.



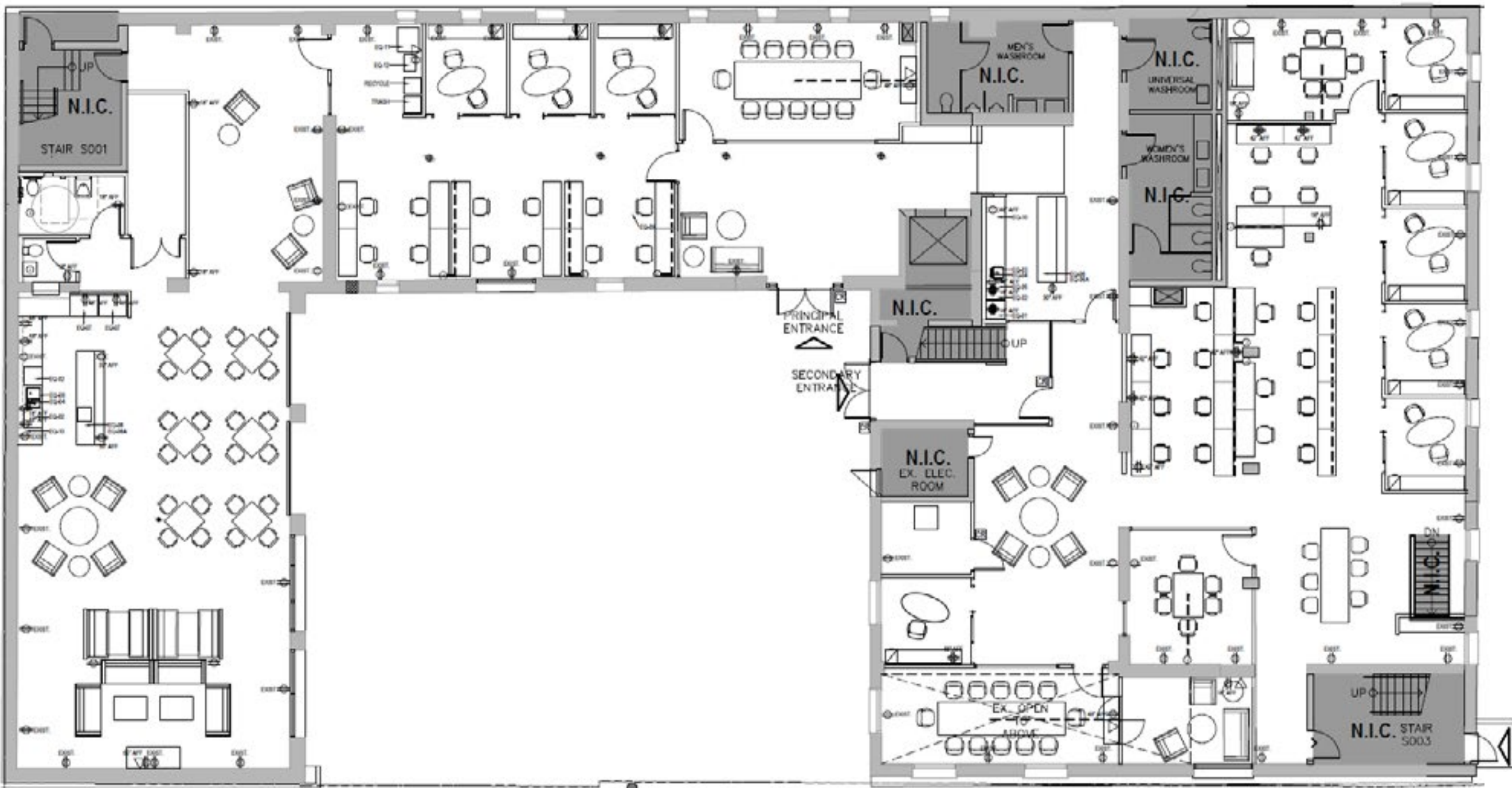
PRIVATE COURTYARD ENVIRONMENT

Three oversized roll-up doors connect directly to a secluded private courtyard, creating a unique setting for team gatherings, client events, informal meetings, and everyday employee enjoyment. A rare amenity that enhances workplace culture and flexibility.

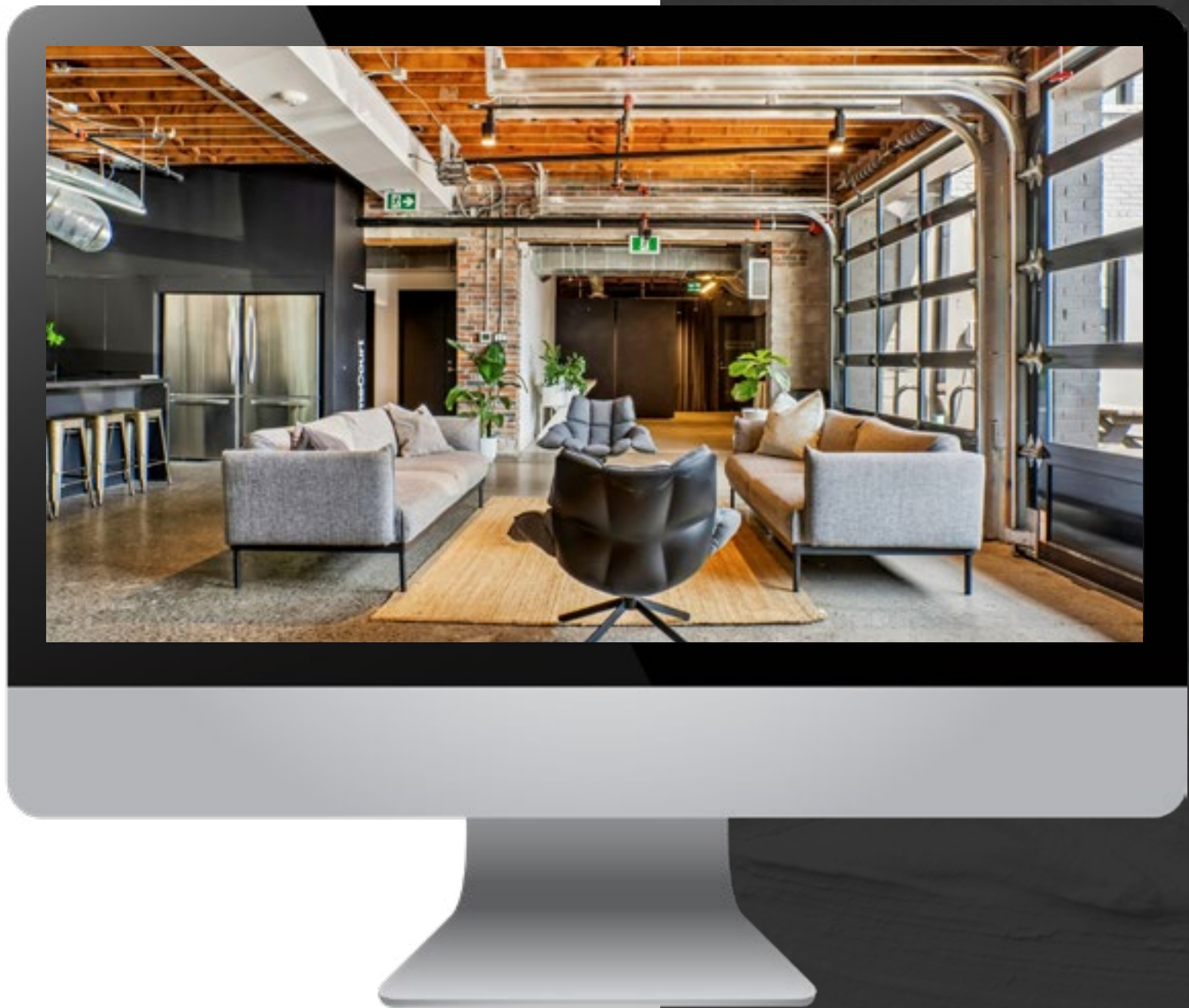


AS BUILT LAYOUT

Ground Level

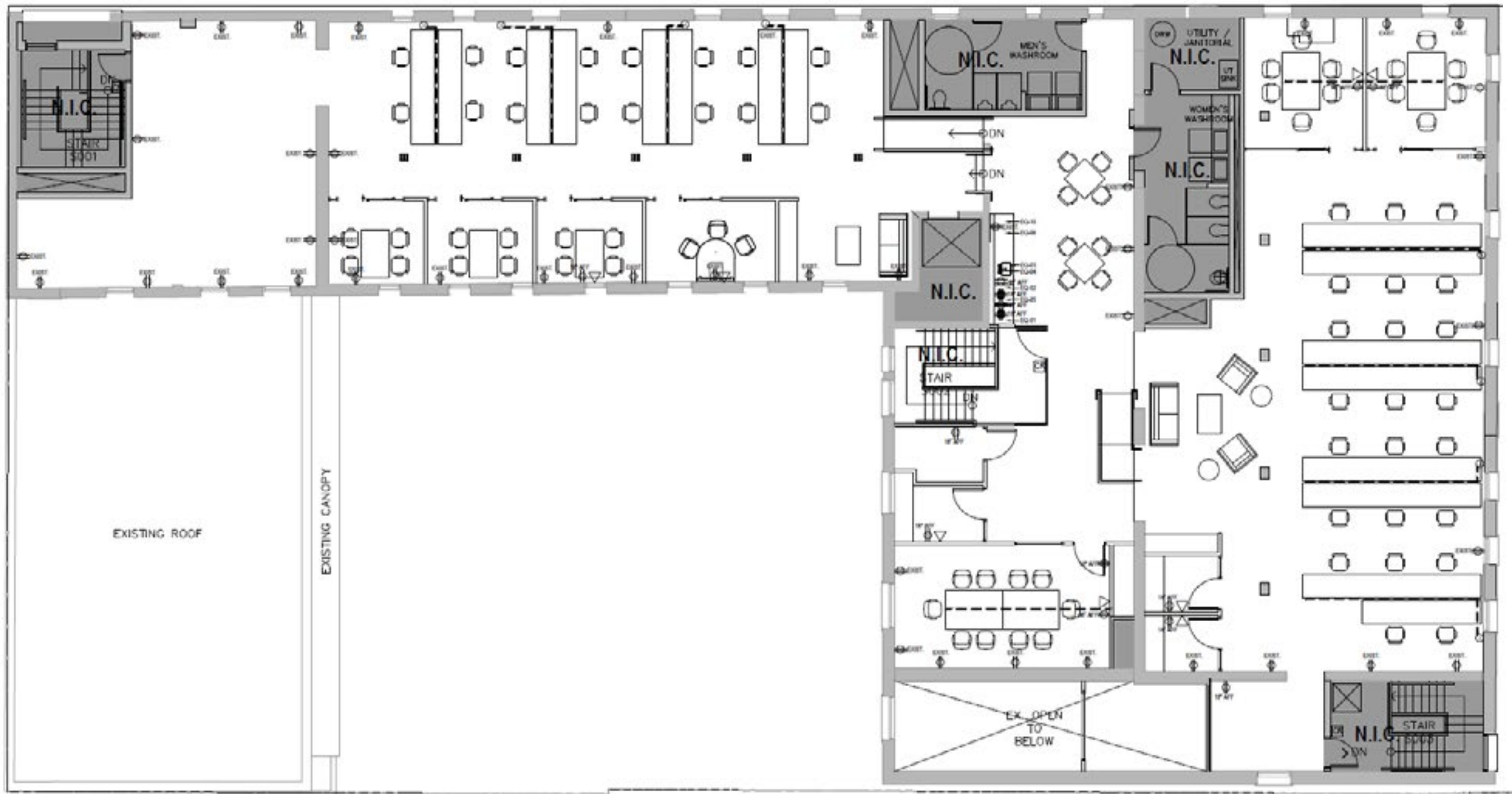


VIRTUAL TOUR

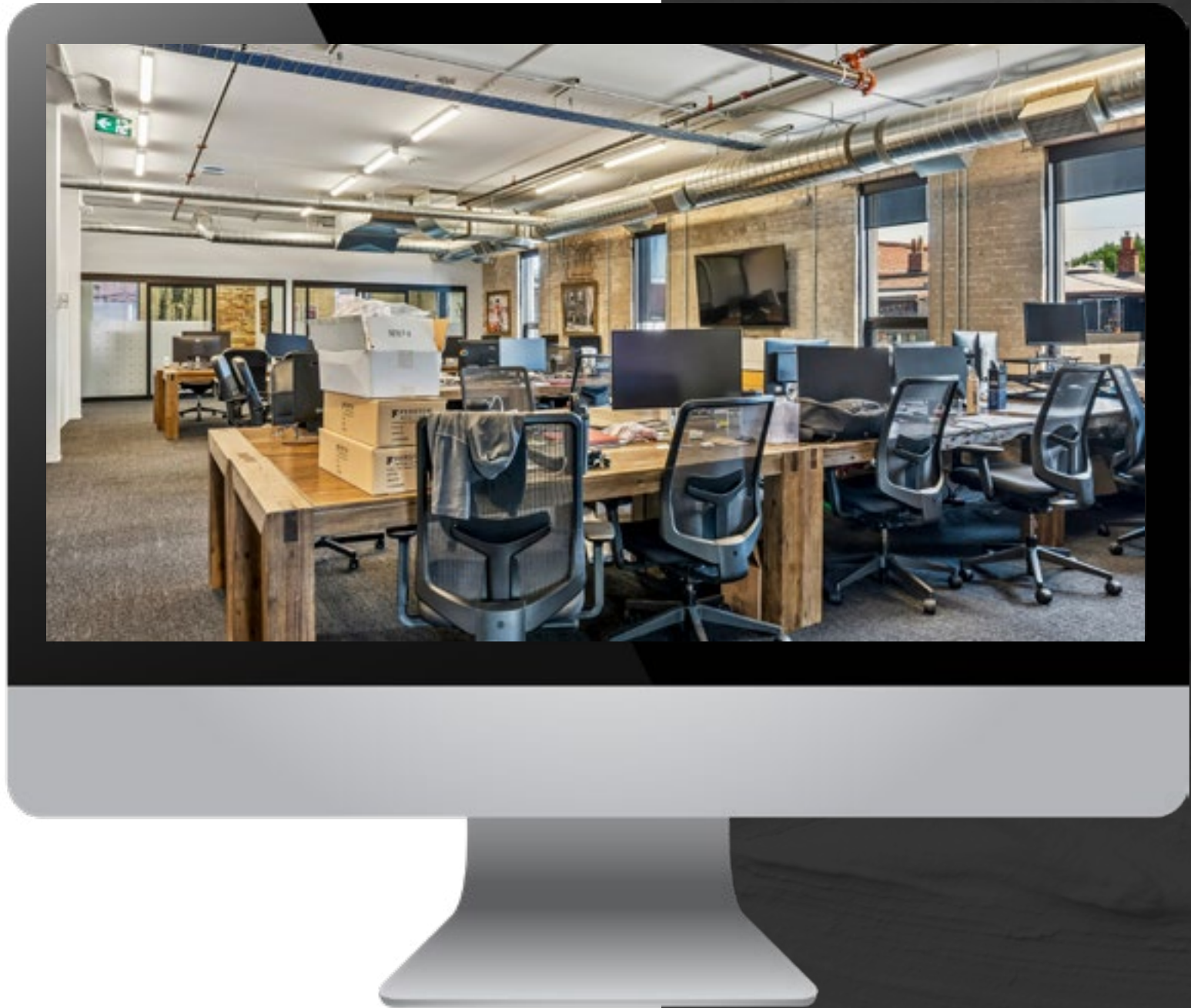


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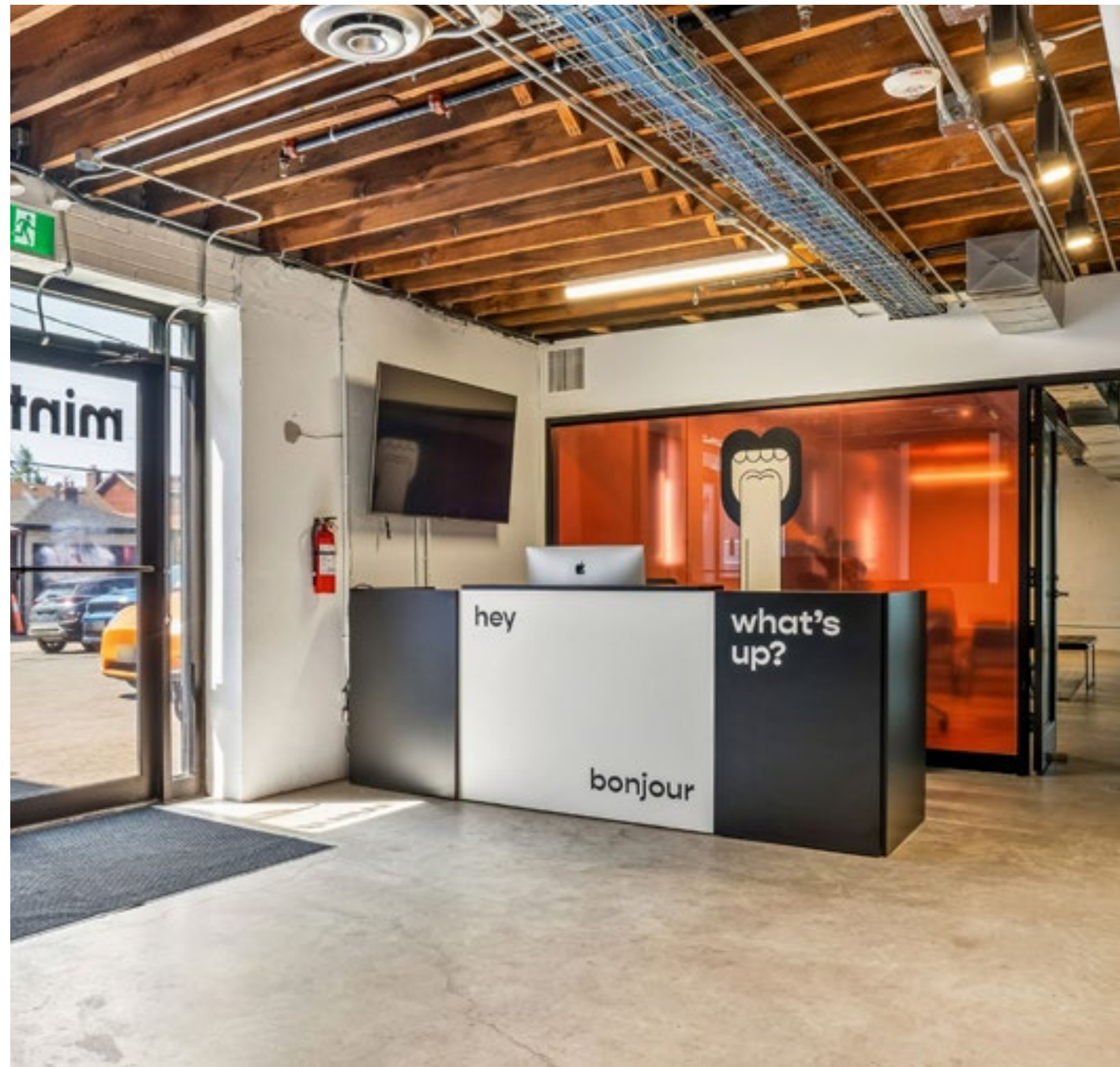
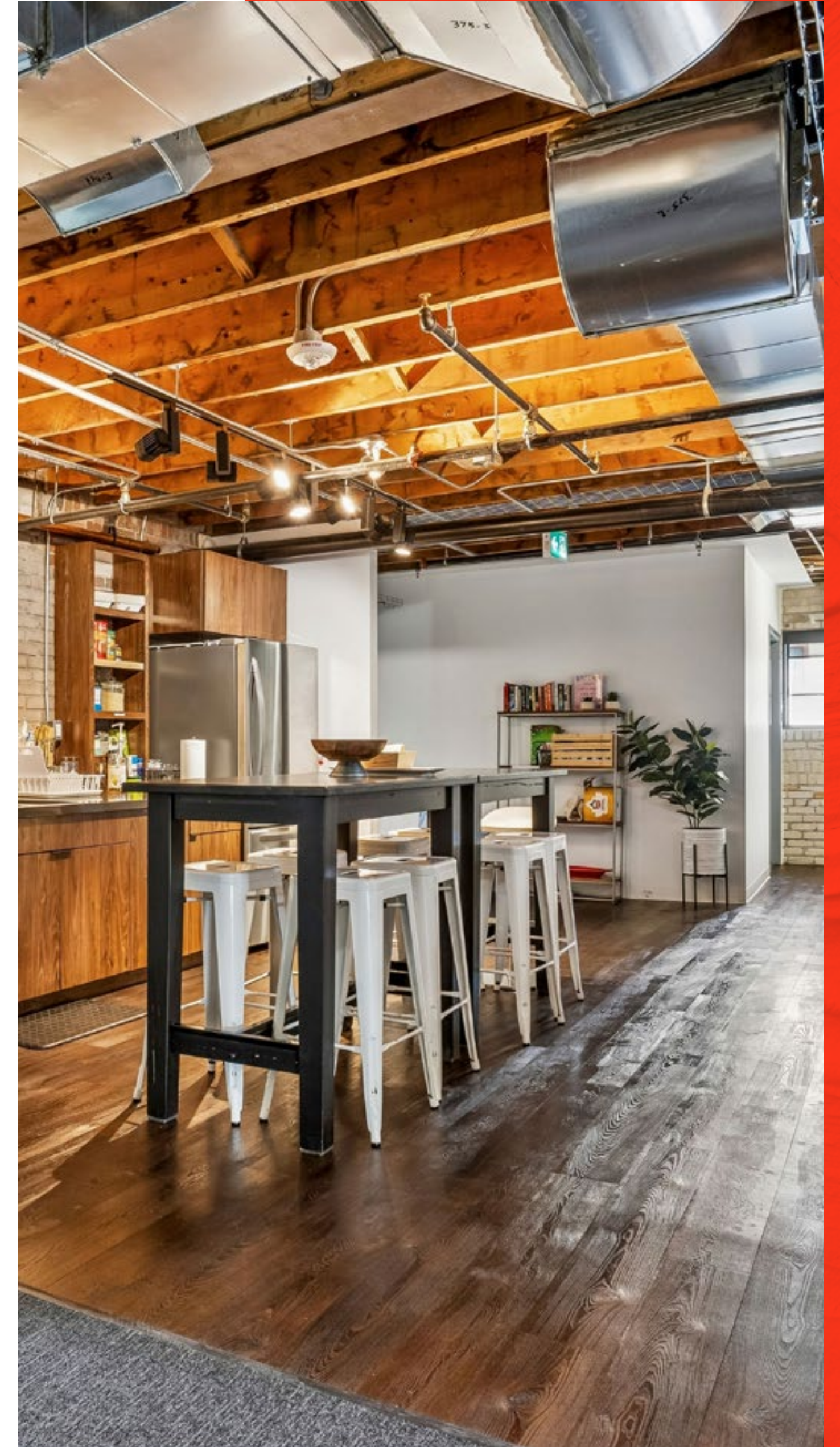
Second Level



VIRTUAL TOUR



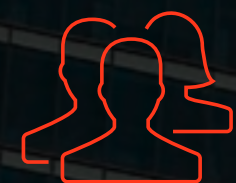
 **Matterport™**



AT THE HEART OF TORONTO'S MOST VIBRANT NEIGHBOURHOOD

DEMOGRAPHICS

2026 RESULTS | 5KM RADIUS



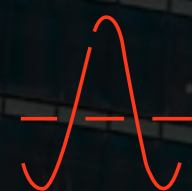
708,052

POPULATION



\$160,061

AVERAGE HOUSEHOLD INCOME



37

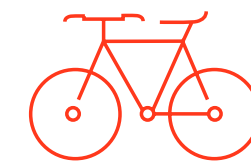
MEDIAN AGE



92.9%

LABOUR EMPLOYMENT RATE

SOURCE: COLLIERS | 2026 HYDRA



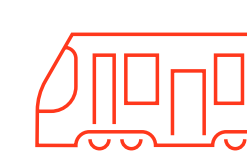
73

BIKE SCORE



98

WALK SCORE



100

TRANSIT SCORE

Situated at **178 Ossington Avenue**, this address places businesses in the centre of one of Toronto's most sought-after urban districts. Nestled between Trinity-Bellwoods, Little Portugal, and Little Italy, the property is surrounded by an acclaimed mix of independent cafés, award-winning restaurants, boutique retailers, creative studios, and cultural destinations that define the city's west-end energy.

Renowned as one of Toronto's premier lifestyle and entertainment corridors, Ossington Avenue offers an authentic neighbourhood experience that resonates with today's workforce and attracts top talent. Employees and visitors can enjoy a dynamic, walkable environment with everyday amenities, vibrant patios, and green spaces such as Trinity Bellwoods Park just moments away.

The location is exceptionally well-connected, with immediate access to TTC streetcar and bus routes along Ossington, Dundas, and Queen West, providing convenient connections across downtown Toronto and the broader transit network.

Combining neighbourhood character, urban convenience, and outstanding connectivity, **178 Ossington Avenue** delivers a workplace destination that is both inspiring and effortlessly accessible.

LOCATION

Located in the heart of Ossington Village, **178A Ossington Avenue** is surrounded by Toronto’s best restaurants, cafés, boutiques, and craft breweries. With excellent transit connectivity, a highly walkable streetscape, and access to a deep pool of creative and technology talent, the neighbourhood has become a premier destination for innovative companies seeking an authentic urban workplace experience.

PARKS & RECREATION

-  Parks & Green Spaces
-  Recreation Facilities
-  Playgrounds

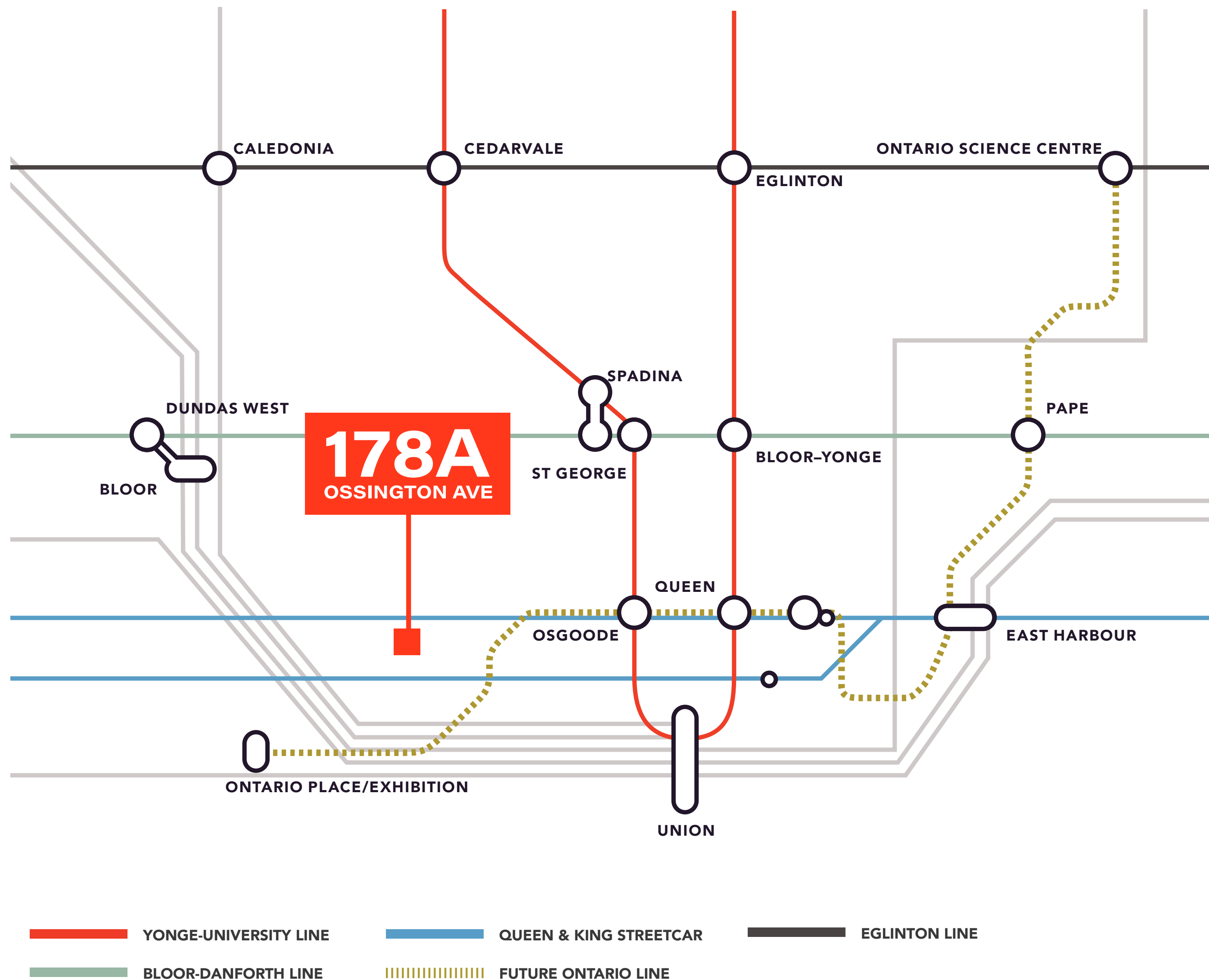
FOOD & BEVERAGE

-  Restaurants
-  Cafés
-  Specialty Food & Dining

RETAIL & SERVICES

-  Retail Shops
-  Everyday Essentials
-  Banks





WHERE ACCESSIBILITY MEETS AMBITION

TRANSIT/SUBWAY

Dundas Street West At Ossington Avenue	1 min walk, 0.2 km
Dundas Street West At Shaw Street	3 min walk, 0.3 km
Dundas Street West At Dovercourt Road	5 min walk, 0.4 km
Dundas Street West At Crawford Street	5 min walk, 0.4 km
Dundas Street West At Rusholme Road	6 min walk, 0.6 km

BUSES

Ossington Ave & Argyle St North Side	1 min walk, 0.2 km
Ossington Ave & Dundas St West North Side	1 min walk, 0.2 km
Ossington Ave & Queen St West North Side	1 min drive, 0.5 km
Ossington Ave & Churchill Ave	1 min drive, 0.5 km
Ossington Ave & Queen St West	1 min drive, 0.5 km

COMMUTER RAIL

Exhibition GO	7 min drive, 2.2 km
Bloor GO Station Rail	5 min drive, 3.0 km

AIRPORT

Billy Bishop Toronto City Airport	10 min drive, 4.1 km
Toronto Pearson International Airport	35 min drive, 31.5 km



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