



32

BRITAIN STREET

Heritage Architecture
Reimagined for the
Modern Workplace

7,500 SF FOR LEASE





THE PROPERTY

EXECUTIVE SUMMARY

Introducing 32 Britain Street

32 Britain Street presents a rare boutique office leasing opportunity within a heritage building thoughtfully reimagined for today's workplace. Tucked along a quiet, cobblestone street in downtown Toronto, the property combines authentic brick and beam character with the functionality modern businesses expect.

The offering comprises approximately **7,500 square feet of office space across the building's second, third, and fourth floors.** Designed to accommodate both creative and professional users, the floors provide flexible layouts enhanced by exposed

brick, original timber beams, and refined interior detailing. South facing windows introduce abundant natural light throughout, creating a workspace that is both inspiring and highly functional.

Exceptionally well located, **32 Britain Street** offers immediate access to the Queen streetcar and is within a short five minute connection to Queen Subway Station. The surrounding neighbourhood features a vibrant mix of restaurants, cafés, retail, and daily amenities, making this an ideal setting for tenants seeking character, convenience, and a central downtown presence.

ABOUT THE OFFERING

Historic Character. Modern Function.

Floors 2-4 offer boutique office space defined by authentic architectural character and adaptable workplace design. Original exposed brick and beam construction provides a warm, distinctive aesthetic throughout, while flexible open layouts enable efficient planning across a wide range of office configurations and occupancy requirements.

Generous south-facing windows deliver strong natural light throughout the space, enhancing

comfort and productivity. Polished details and well maintained finishes reflect careful stewardship of the building while supporting modern business use.

Ideal for creative, design-focused, and professional tenants, the space at 32 Britain Street offers a refined alternative to conventional office environments—combining heritage appeal with the flexibility and efficiency required in today’s market.

Availability	Floor 2 2,500 SF Floor 3 2,500 SF Floor 4 2,500 SF
Asking Rate	Call listing agents
TMI	\$9.62 PSF
Occupancy	Immediately
Term Expiry	Flexible: 1 - 10 Years
Co-op Fee	\$2.00 / SF / Annum



BRITAIN STREET

SECOND FLOOR

2,500 SF



BRITAIN STREET

THIRD FLOOR

2,500 SF

[Click to tour third floor](#)



 **Matterport™**

BRITAIN STREET

FOURTH FLOOR

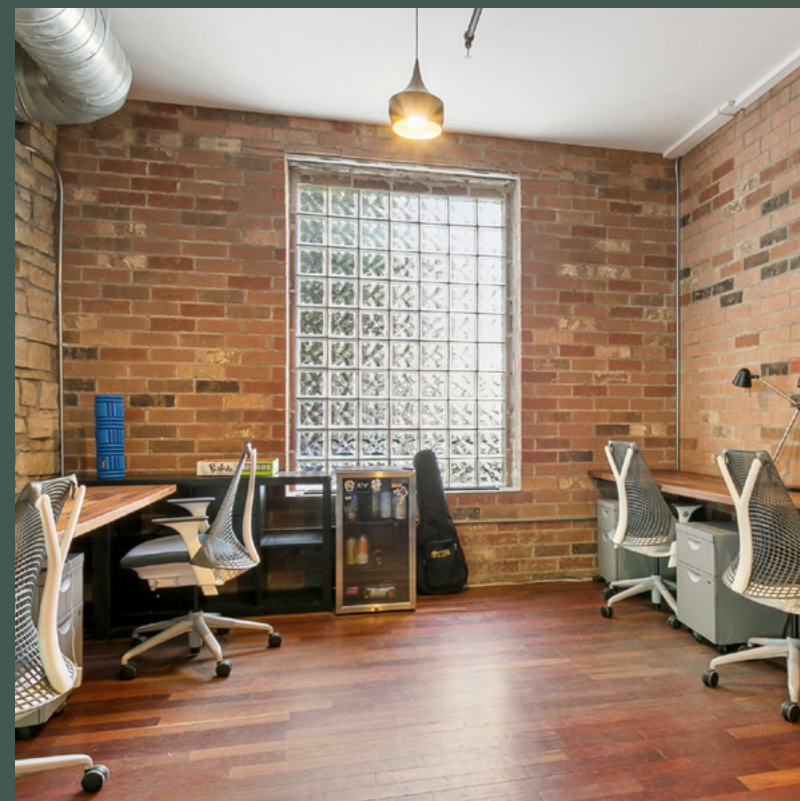
2,500 SF

[Click to tour fourth floor](#)



32 BRITAIN
GALLERY

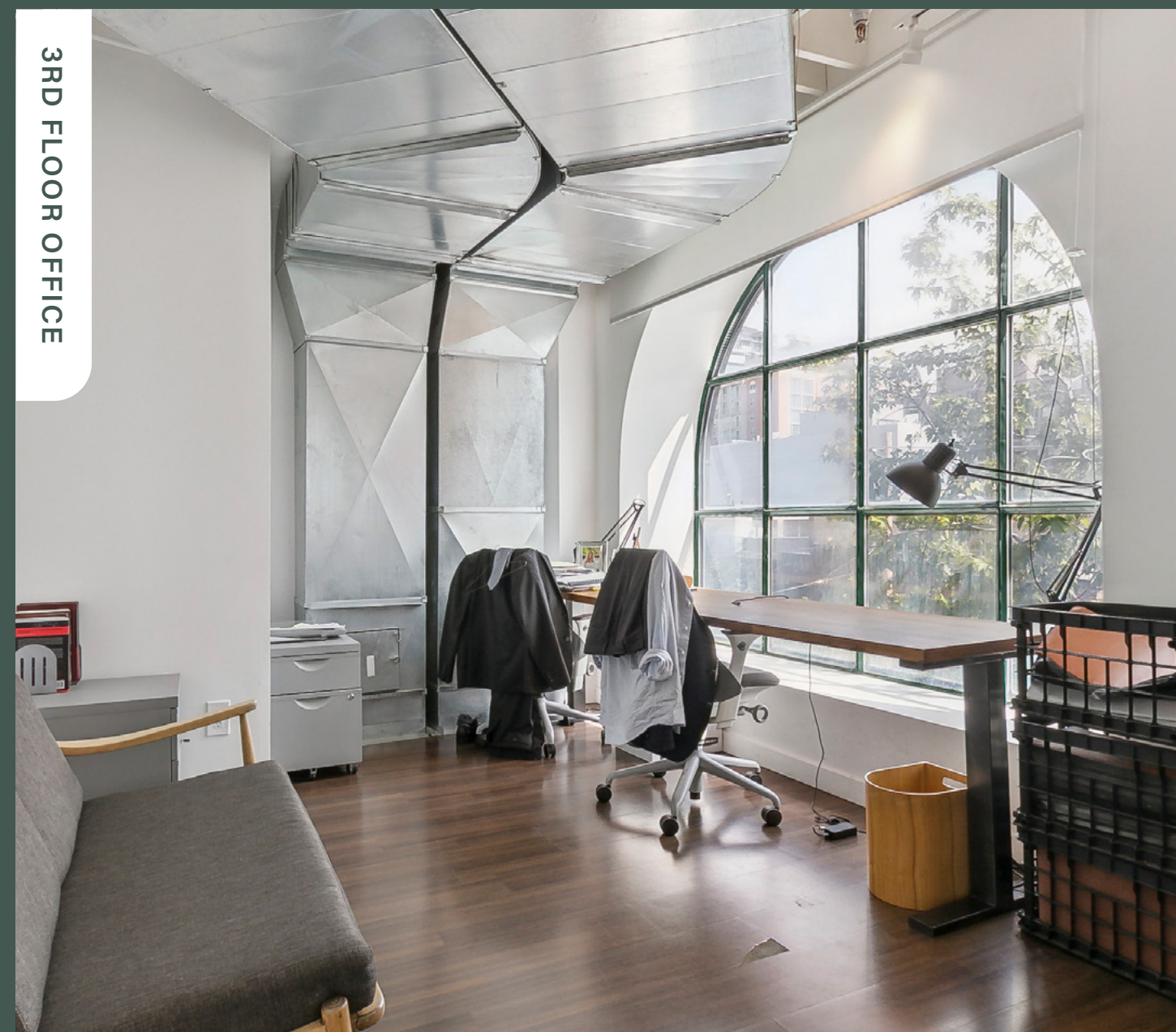
4TH FLOOR OFFICE



3RD FLOOR OFFICE



3RD FLOOR OFFICE





ST LAWRENCE MARKET: 10 MIN WALK



EATON CENTRE: 14 MIN WALK



MOSS PARK ESPRESSO: 2 MIN WALK



DISTILLERY DISTRICT: 15 MIN WALK



Walk Score



Bike Score



Transit Score

LOCATION OVERVIEW

Located in the core of Downtown East Toronto, **32 Britain Street** benefits from a highly strategic position within the Moss Park neighbourhood—offering direct proximity to the city’s central business and employment nodes. Situated just minutes from the Financial District and Downtown office core, the property provides tenants with access to one of Canada’s most concentrated and diverse employment markets.

This central placement delivers excellent connectivity to Toronto’s major transit arteries, including nearby TTC streetcar routes and rapid access to key downtown corridors such as King, Queen, Dundas, and Jarvis Streets.

The location allows businesses to operate efficiently while remaining deeply embedded in a vibrant, walkable urban environment supported by dining, retail, cultural amenities, and everyday services.

The surrounding area continues to benefit from ongoing revitalization, infrastructure investment, and increased density driven by residential and mixed use development. As demand for centrally located, well connected office space remains strong, **32 Britain Street** offers tenants a compelling opportunity to establish their presence within a dynamic and evolving downtown market poised for sustained growth.

2025 Results	5 km Radius
Population	643,149
Projected 2030 Population	675,562
Average Household Income	CA \$162,907
Median Age	35
Labour Employment Rate (Employed)	87.4%

Source: Colliers | 2025 Hydra

STREET FOCUS & NEIGHBOURHOOD

The immediate area is anchored by notable tenants such as Montauk Sofa, reinforcing the street’s identity as a design and lifestyle destination. Surrounding blocks feature a growing mix of specialty retail, cafés, restaurants, and everyday services, while nearby destinations including St. Lawrence Market, the Distillery District, and the downtown shopping core are accessible within minutes.

Green spaces such as St. James Park, Berczy Park, and Moss Park provide accessible outdoor amenities that enhance the appeal for employees, clients, and visitors alike. This balanced urban environment supports steady pedestrian flow and positions 32 Britain Street within a vibrant, authentic downtown setting well suited for office, showroom, and creative uses.

DRINKS & DINING

- 1 George St Diner
- 2 Aya260 Sushi
- 3 Tim Hortons
- 4 FAMO Sandwich Create
- 5 Moss Park Espresso
- 6 Fusaro's East
- 7 Jal Gua Organic Cafe

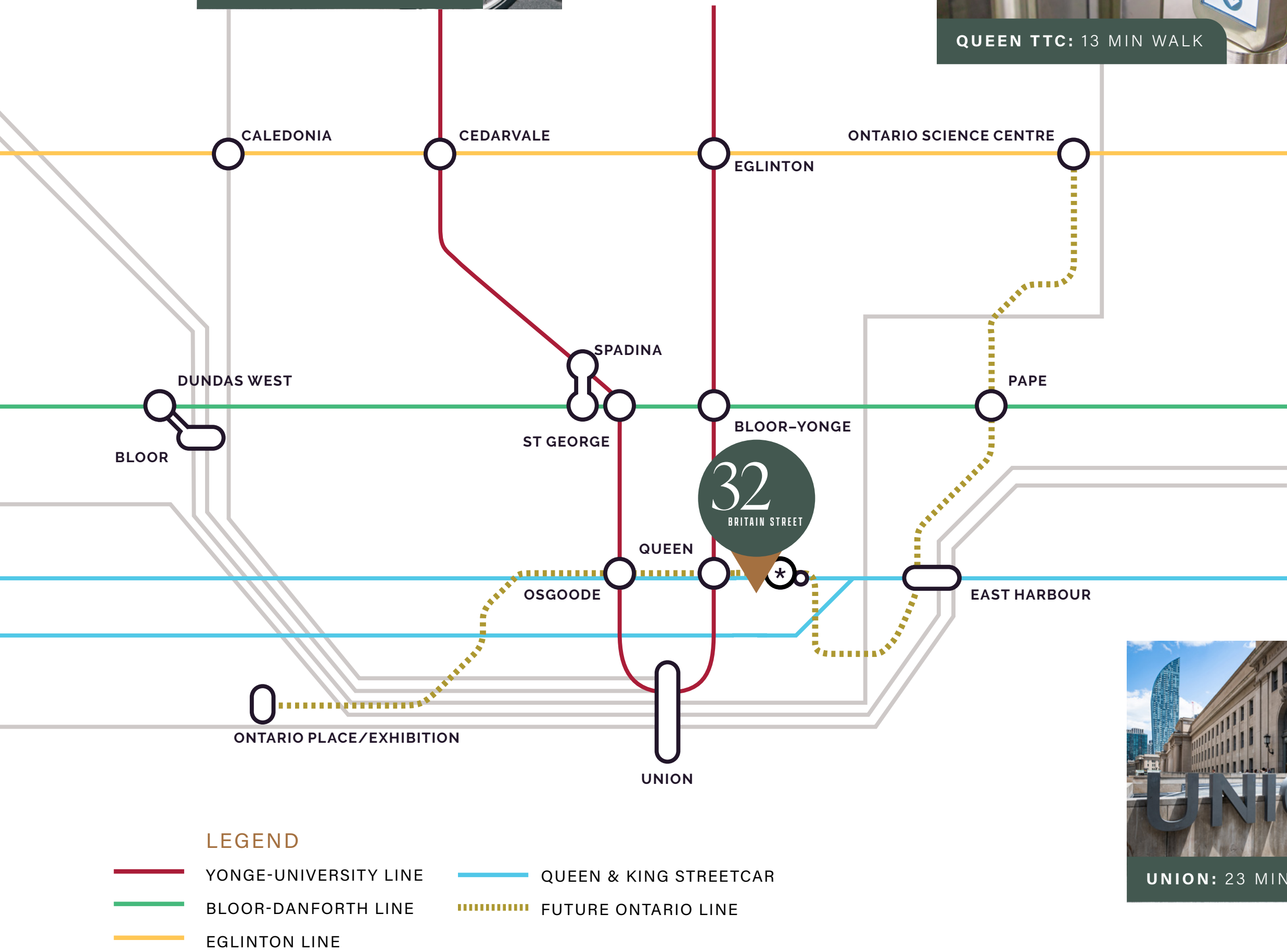
HEALTH & FITNESS

- 1 OBF Gyms
- 2 Empact Athletics
- 3 Breakdown Fitness
- 4 Massage Matters
- 5 Thai Wellness Centre
- 6 Sweetgrass Spa Toronto
- 7 Hand & Stone Spa

EVERYDAY ESSENTIALS

- 1 Richmond Dental Centre
- 2 Petro-Canada
- 3 Moss Park Arena
- 4 Dollarama
- 5 Post Office
- 6 Super Parsian Grocery
- 7 Zip Car





CONNECTIVITY & TRANSIT

Located just steps from major King and Queen streetcar routes, the property offers fast, direct connections throughout the downtown core. Multiple subway stations are accessible within walking distance, while proximity to Union Station places regional and national transportation within easy reach. The planned Ontario Line, including the future Moss Park Station approximately 300 metres away, will further enhance

citywide connectivity with high-frequency service linking major employment and residential nodes.

With outstanding walk, transit, and bike accessibility, 32 Britain Street supports a highly mobile urban lifestyle—minimizing reliance on vehicles while maximizing convenience, foot traffic, and access to downtown amenities.



Pearson International Airport: 28 km | 25-30 mins



Billy Bishop City Airport: 4 km | 10-20 mins



Don Valley Parkway (DVP): 4 km | 10-20 mins



Highway 401: 16 km | 15-25 mins





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BRITAIN STREET

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