



THE FUTURE OF MIDTOWN OFFICE

\$90.00 PSF
Tenant Improvement
Allowance*

**On 10 Year Deals*

\$2.00 PSF
Broker Co-Op
Commission**

*** Subject to the terms of our
exclusive listing agreement*



VIRTUAL TOUR
VIDEO

Experience the Difference with Mass Timber!

Built Net-Zero And Winner of the LOOP Design Award 2023

Up to 26,846 SF available

**AVISON
YOUNG**



LOOP Design Awards

Category Winner 2023

LOOP Design Award | Office Concept Category

The Ontario Secondary School Teachers' Federation (OSSTF) Headquarters and Multi-Tenant Commercial Building has been recognized with an award for its sustainable design and innovative features.

This 3-storey, mass timber project integrates commercial opportunities with the relocation and revitalization of the OSSTF's office center in Toronto. The building is designed to be highly sustainable, aiming for LEED Platinum certification and high-energy performance levels. It utilizes cross laminated timber (CLT) floor slabs and glue laminated timber (GLT) beams and columns, sourced nationally where possible. The building promotes health and wellness with features such as generous structural bays for natural daylighting, a fresh air strategy, large overhangs to reduce solar heat gain, and geothermal heating. It also incorporates sustainable practices such as rainwater harvesting, green roofs, rooftop solar panels, and automated daylight dimming controls.

The building has achieved significant reductions in energy consumption and greenhouse gas emissions. The design also includes the restoration and stabilization of the Don Valley ravine edge, creating a connection to nature for building occupants. The building's commitment to sustainability and innovation has earned it an award for its contribution to the field of architecture.



[Read Article Here](#)



METROPOLIS

Planet Positive Awards – Honorable Mention

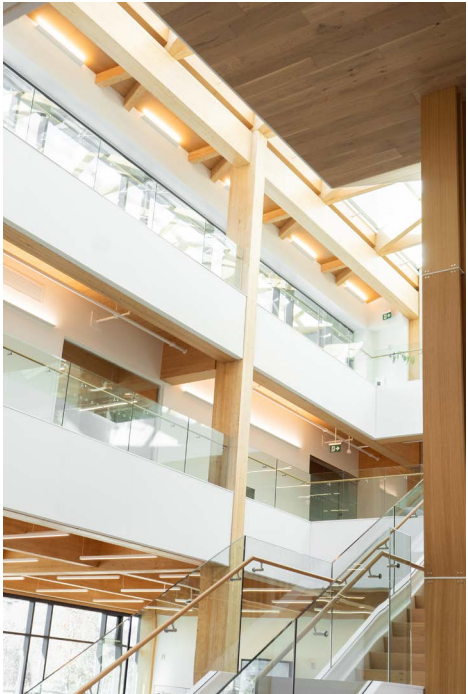
Recognized with an Honorable Mention in Metropolis Magazine's 2025 Planet Positive Awards, the Ontario Secondary School Teachers' Federation (OSSTF/FEESO) Headquarters and Multi-Tenant Complex stands out as a benchmark for sustainable design. The mass timber structure reflects an innovative approach to reducing embodied carbon while fostering a healthy, light-filled workplace that embodies environmental responsibility and design excellence.



[Read Article Here](#)



A smarter workplace for a healthier lifestyle.





Office Space

- 3-Storey
- 124,000 sf
- Up to 26,846 sf available for lease



Mass Timber design

- Exposed wood ceilings and beams throughout
- Modern and efficient workplace environment
- Large windows throughout streaming natural light



Sustainable

- Targeting LEED Platinum certification
- Rainwater harvesting system
- Net zero carbon strategy
- Rooftop solar panels
- Green roof



Tenant Health & Well-Being

- Touchless throughout
- Operable windows
- High efficiency air filters
- Fresh air strategy



Parking

- Underground and surface parking available
- 3 per 1,000 sf leased



Raised Flooring

- 18" Underfloor HVAC/cabling & wire management



Green Space

- Ravine setting with a campus environment feel



Amenities

- Café, onsite event/conference centre, green space and walking paths, lobby atrium, third floor sky terrace



Public Transportation

- Approximately 7-minute walk to the nearest Eglinton Crosstown LRT stop, Sloane



The Details

NET RENT:

Contact Listing Agents

ADDITIONAL RENT:

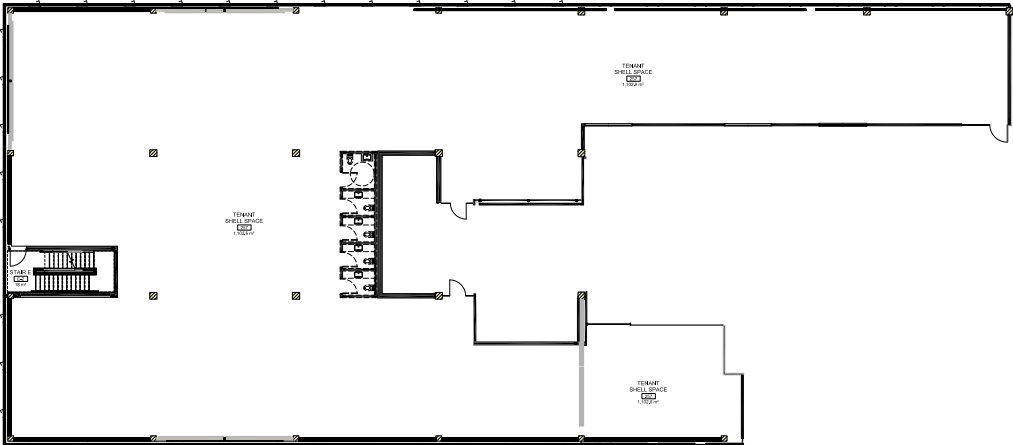
\$19.05 psf (2025 estimate)
(utilities and in suite janitorial included)



**VIRTUAL TOUR
VIDEO**

Availability

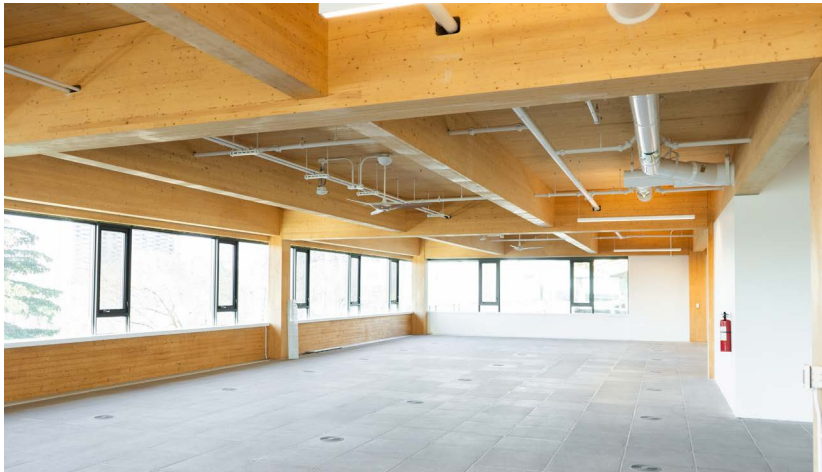
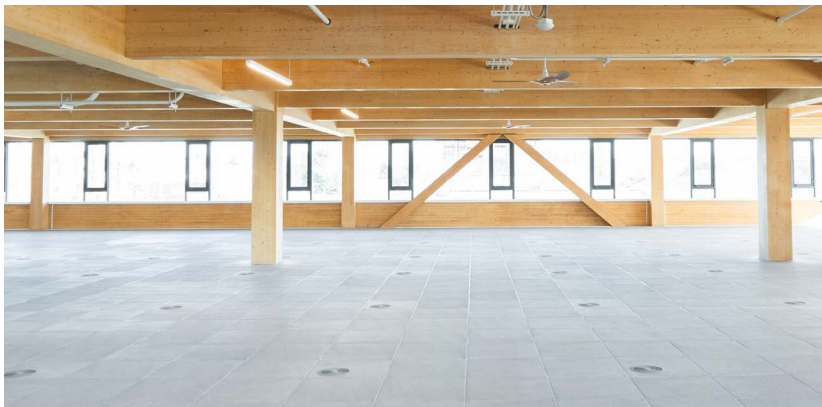
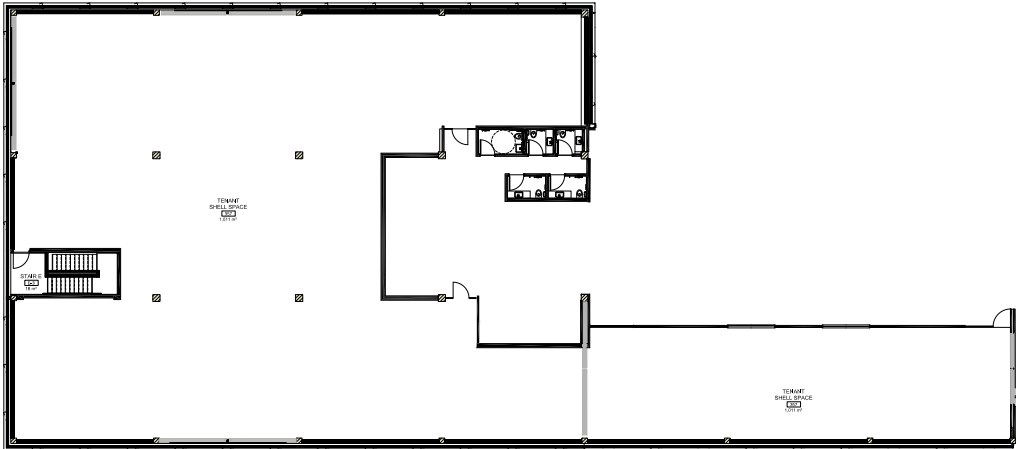
SECOND FLOOR
14,005 sf

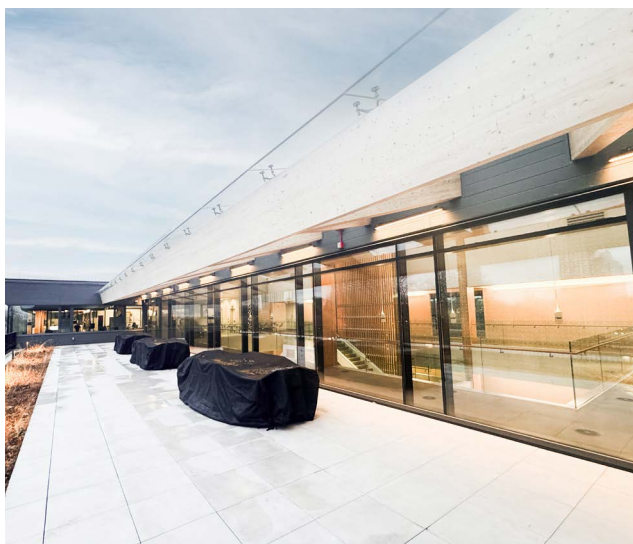
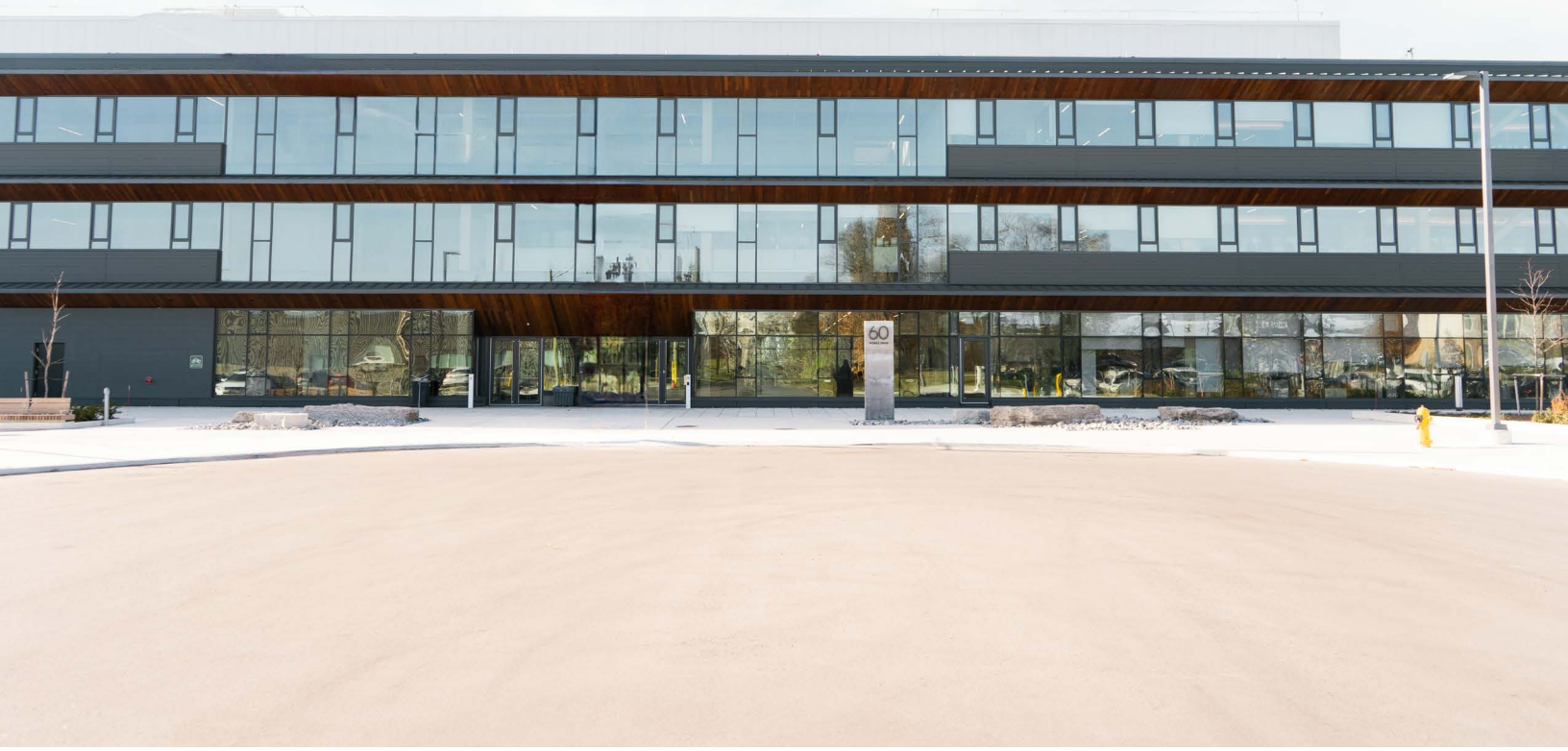


Availability

THIRD FLOOR

12,841 sf







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