



OFFICE SPACE FOR LEASE

141 LAURIER AVENUE WEST
SUITE 702

PROPERTY HIGHLIGHTS

- Steps from City Hall, Courthouse and Parliament Hill, in close proximity to a variety of amenities and public transit
- Completely renovated lobby, elevator cabs, and modernized common areas
- Brand new 24-person shared boardroom available to tenants free of charge
- Complimentary shower and fitness facilities on-site
- The Ministry of Coffee, with a breakfast and lunch offering, located directly off the lobby
- Easily accessible location with underground parking, surface parking and secure bike storage
- Property manager's office located in the building



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Coffee Shop



Shared Boardroom



Shower Facility



Gym



OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
Immediate	Office	Approx. 3,500 SF	\$16.00	\$15.94 + utilities (2026 Est.)

SUITE HIGHLIGHTS

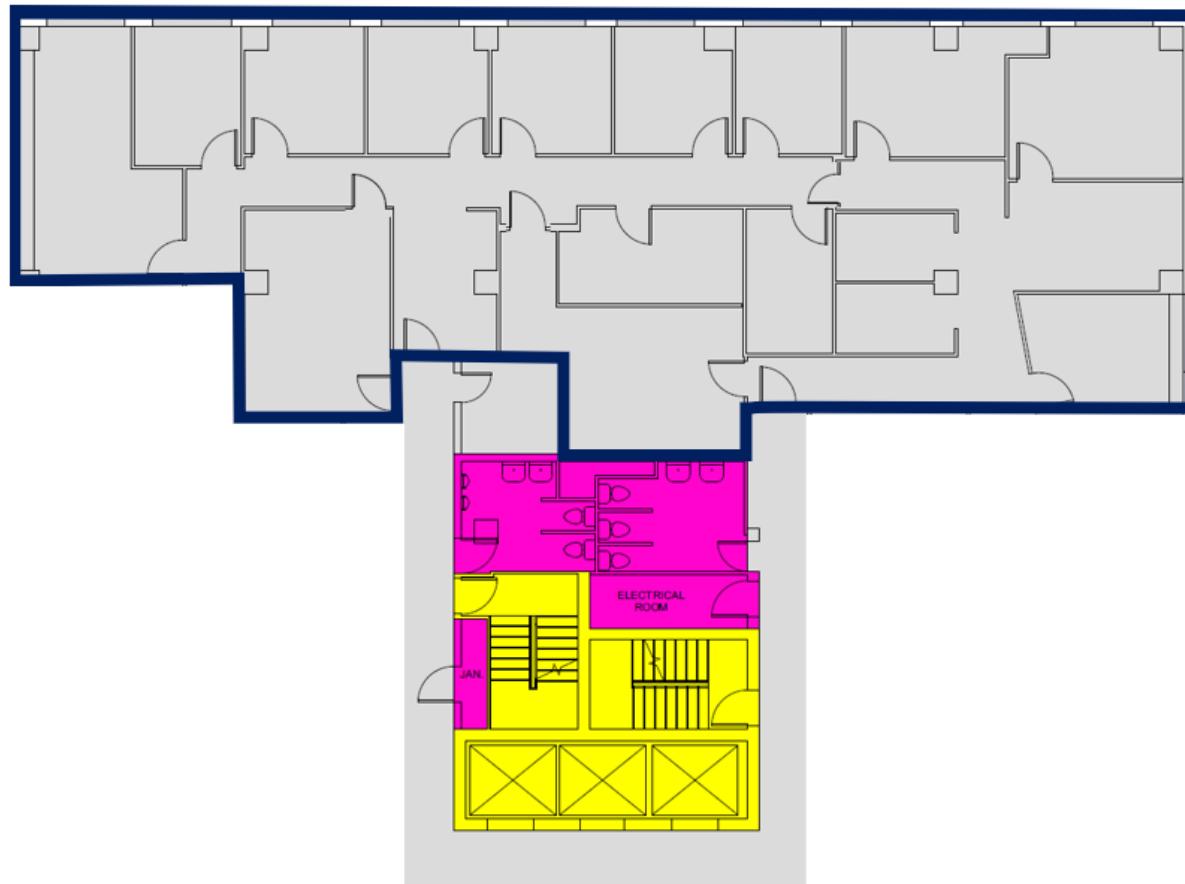
- Bright office space with plenty of high-quality existing improvements available for use
- Currently built-out with 11 enclosed offices, kitchen, storage space and the landlord is willing to build out to tenant specifications
- Landlord has completed an LED lighting retrofit
- Floor common area upgraded in 2025
- On-site parking offered at \$250.00 per month

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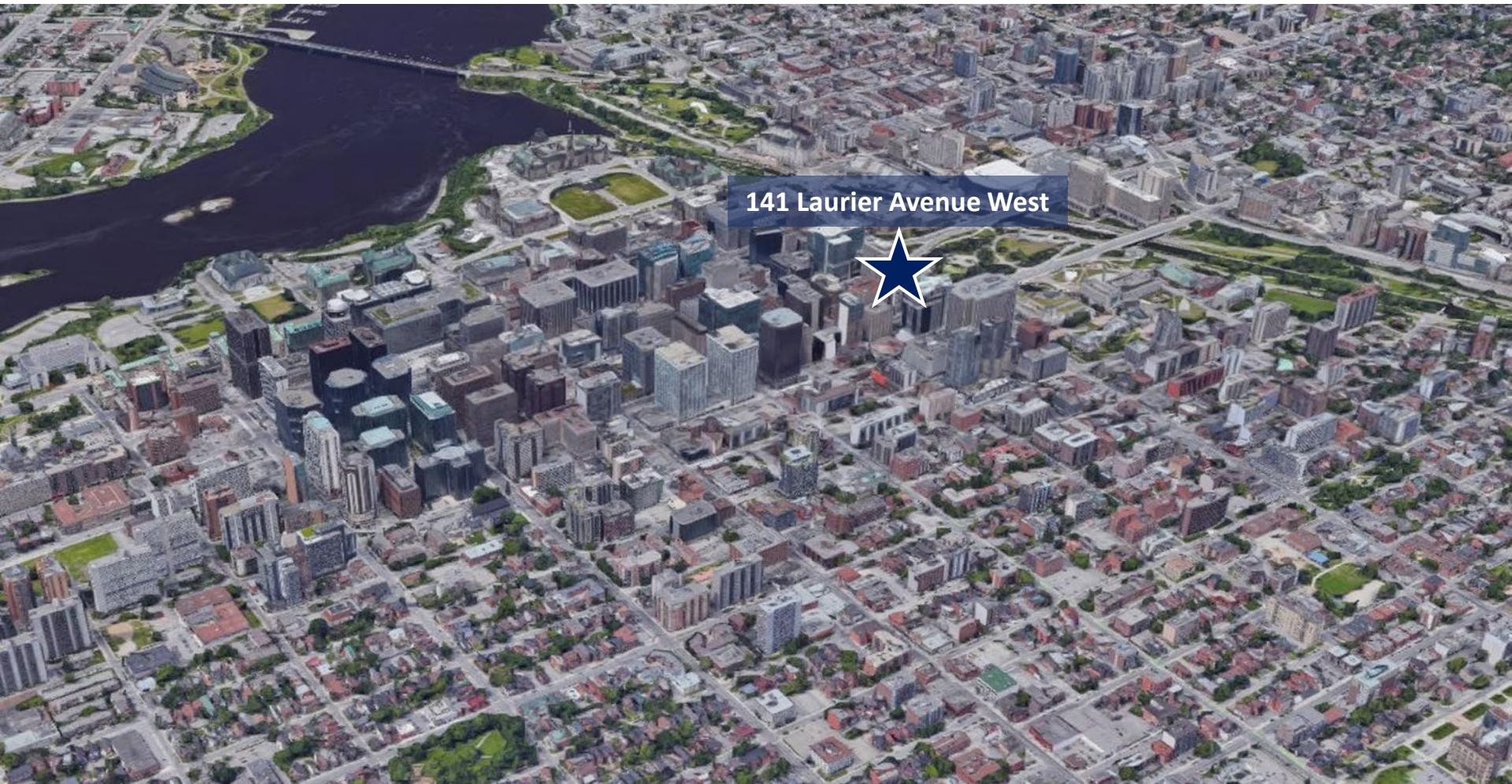
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FLOOR PLAN



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MAP

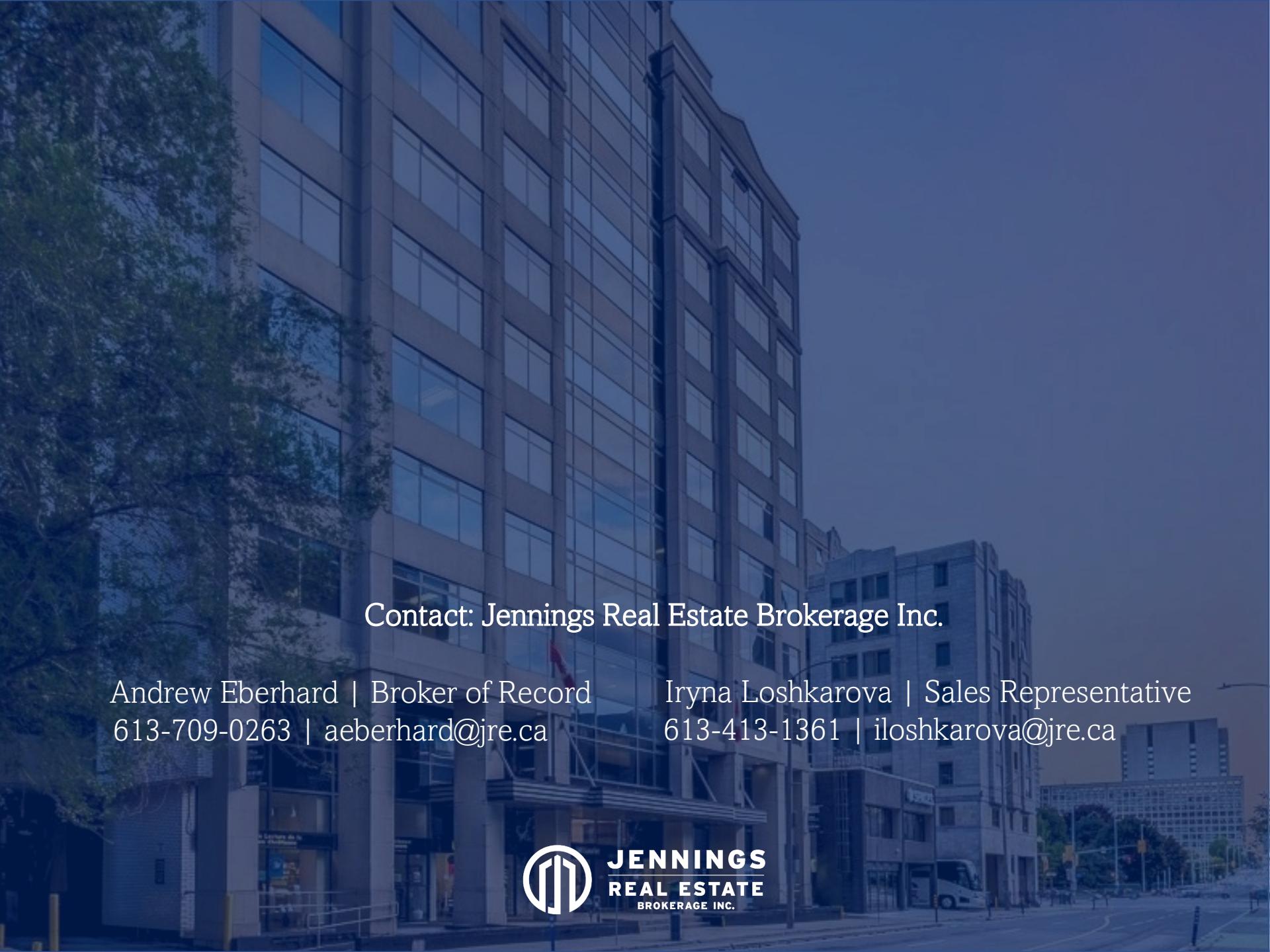


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