



TURN-KEY
OFFICE SPACE
FOR LEASE

141 LAURIER AVENUE WEST
SUITE 602

 JENNINGS
REAL ESTATE
BROKERAGE INC.

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
Call for Details	Office	5,207 SF	\$17.00	\$15.94 + utilities (2026 Est.)

SUITE HIGHLIGHTS

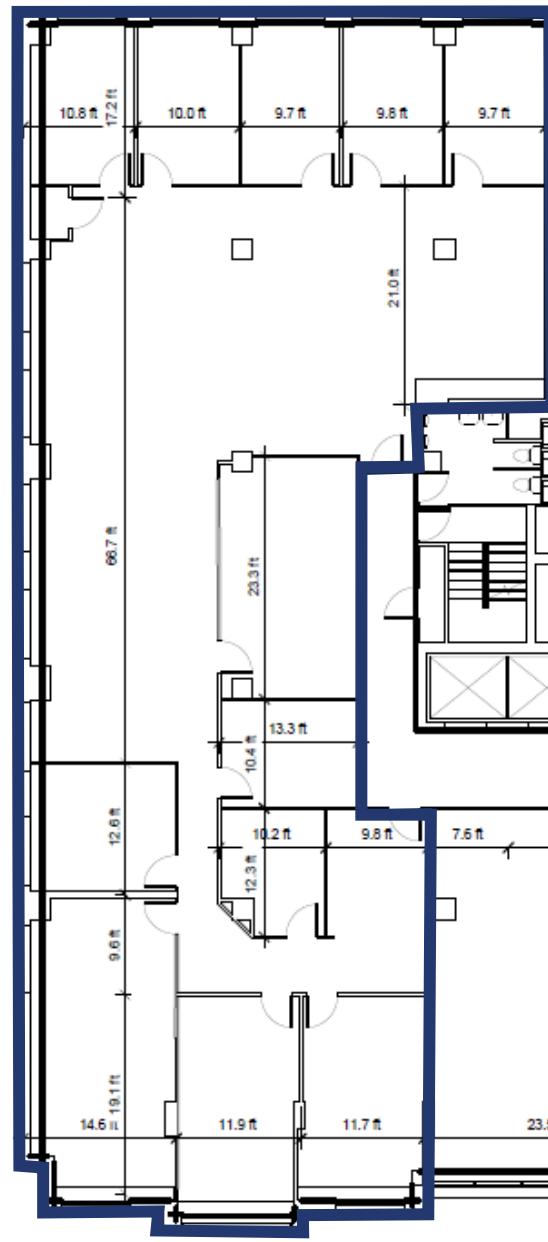
- Fully built-out office space on the 6th floor with direct elevator exposure
- Existing improvements include a reception area, ten enclosed offices, an open-concept area, a meeting room, a fully equipped kitchen, a printing room, and I.T. room
- Space underwent a complete renovation in September 2024
- Furniture can be made available
- On-site parking is available at a rate of \$250 per month per spot

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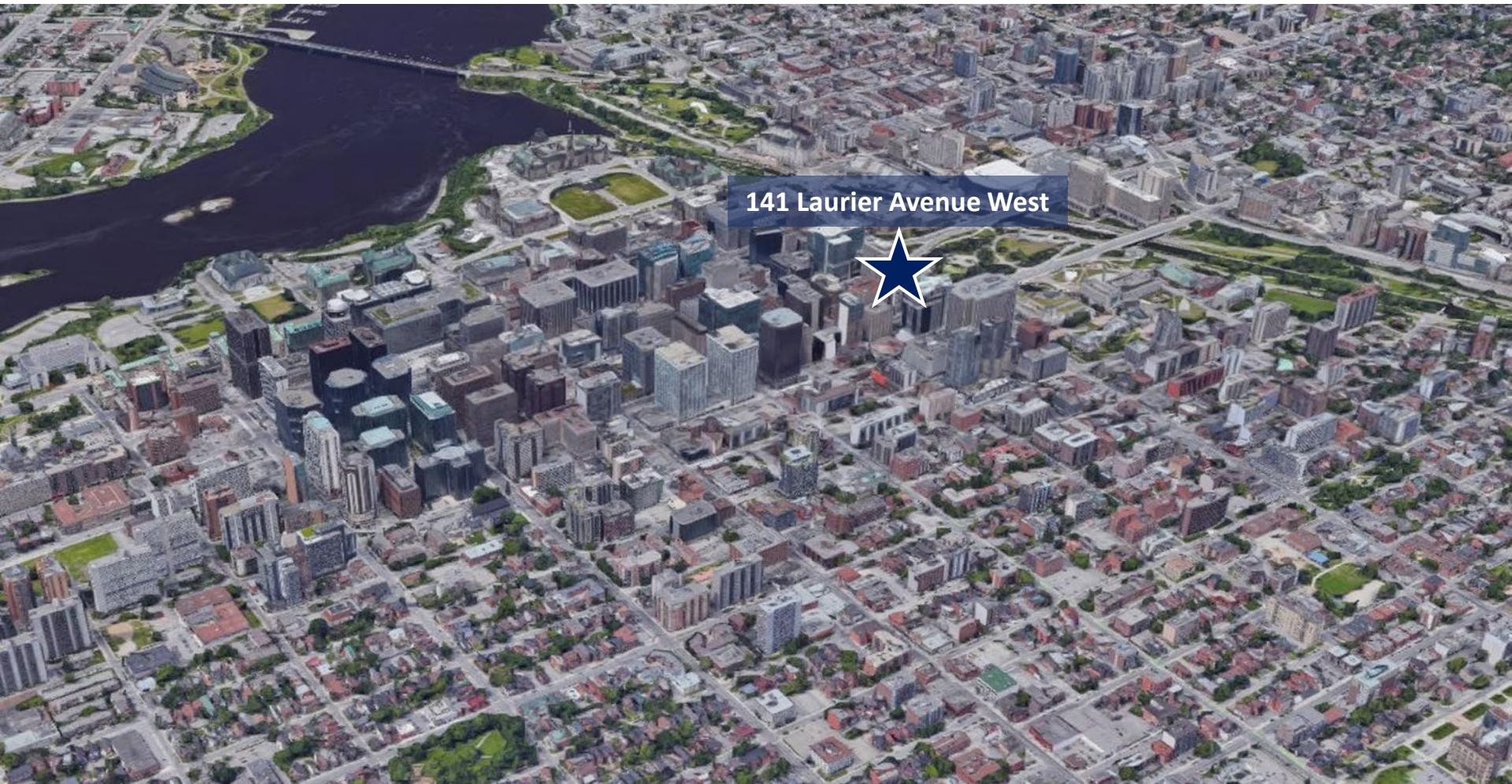


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FLOOR PLAN



MAP

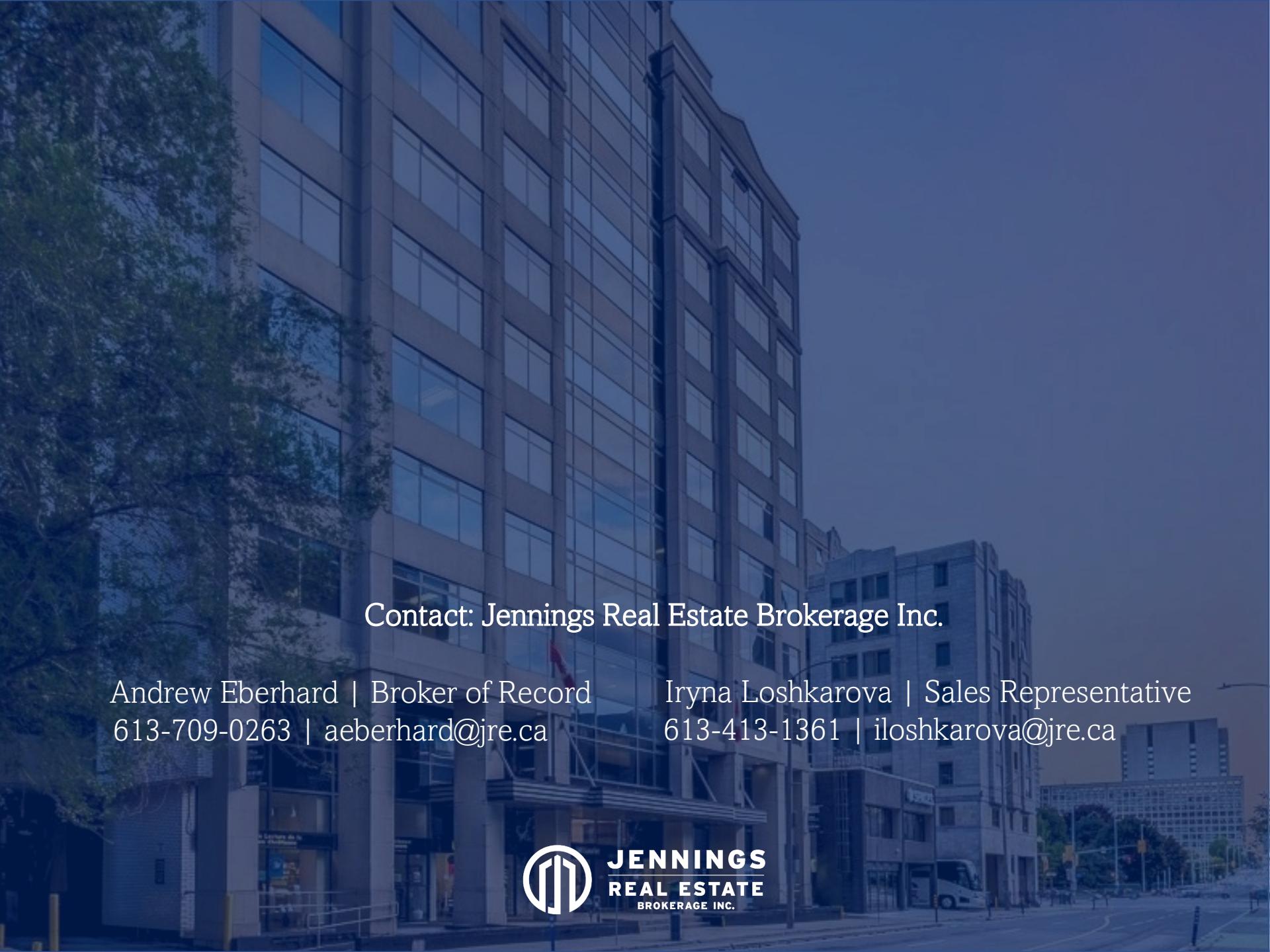


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MAP



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