



OFFICE SPACE
FOR LEASE

141 LAURIER AVENUE WEST
SUITE 900



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

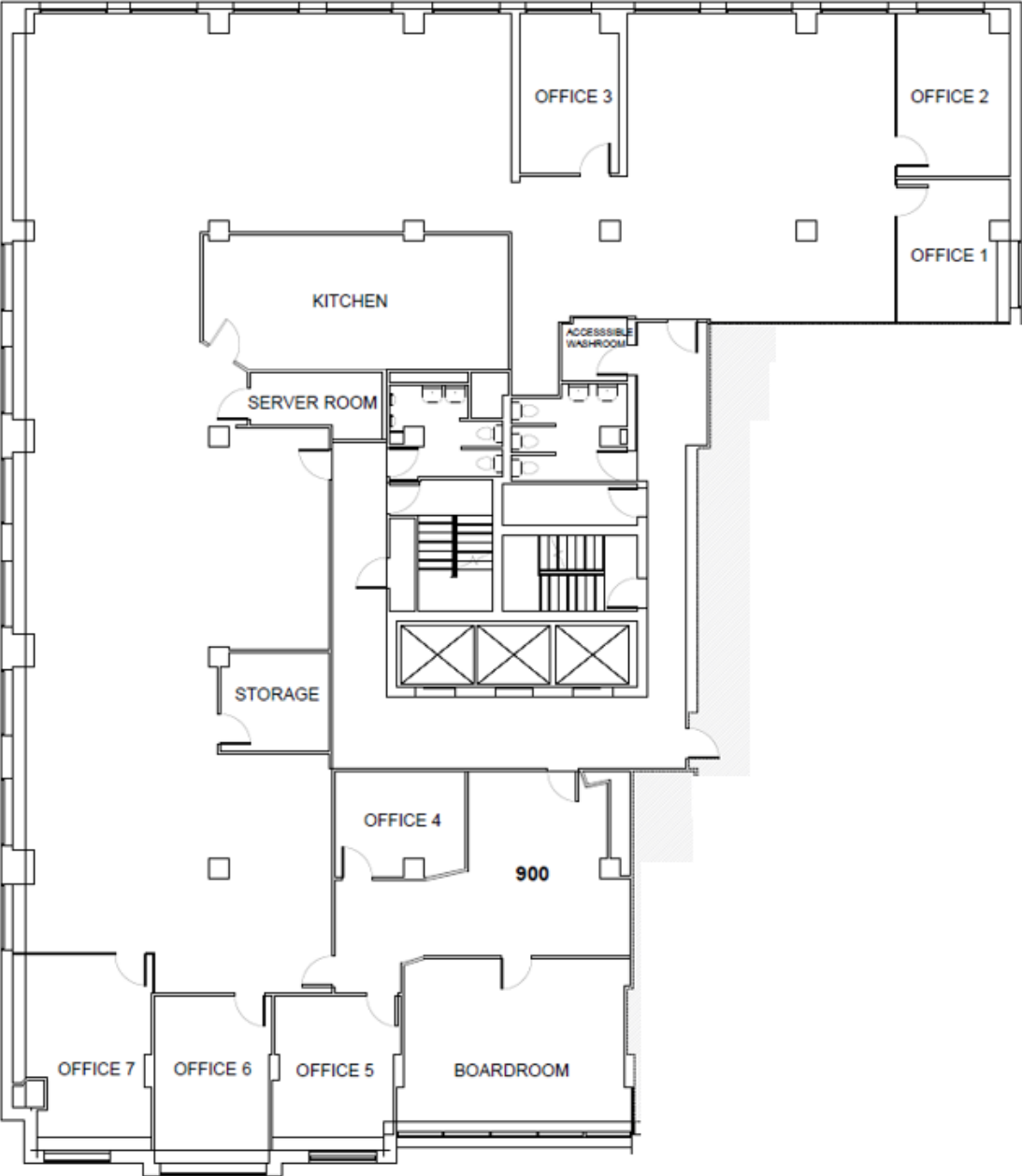
AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
January 1, 2027	Office	2,230 - 8,226 SF	\$16.00	\$18.76 (2026 Est.)

SUITE HIGHLIGHTS

- Direct elevator exposure with a double glass-door entrance
- Prominent frontage on Laurier Avenue with southern views of City Hall, Courthouse, and First Baptist Church
- Existing improvements include 7 enclosed offices, open work area, large boardroom, kitchen, server room and storage
- 8,226 SF available, with the potential to demise the space down to 2,230 SF
- On-site parking available at \$260 per month
- Tenant allowance package is available

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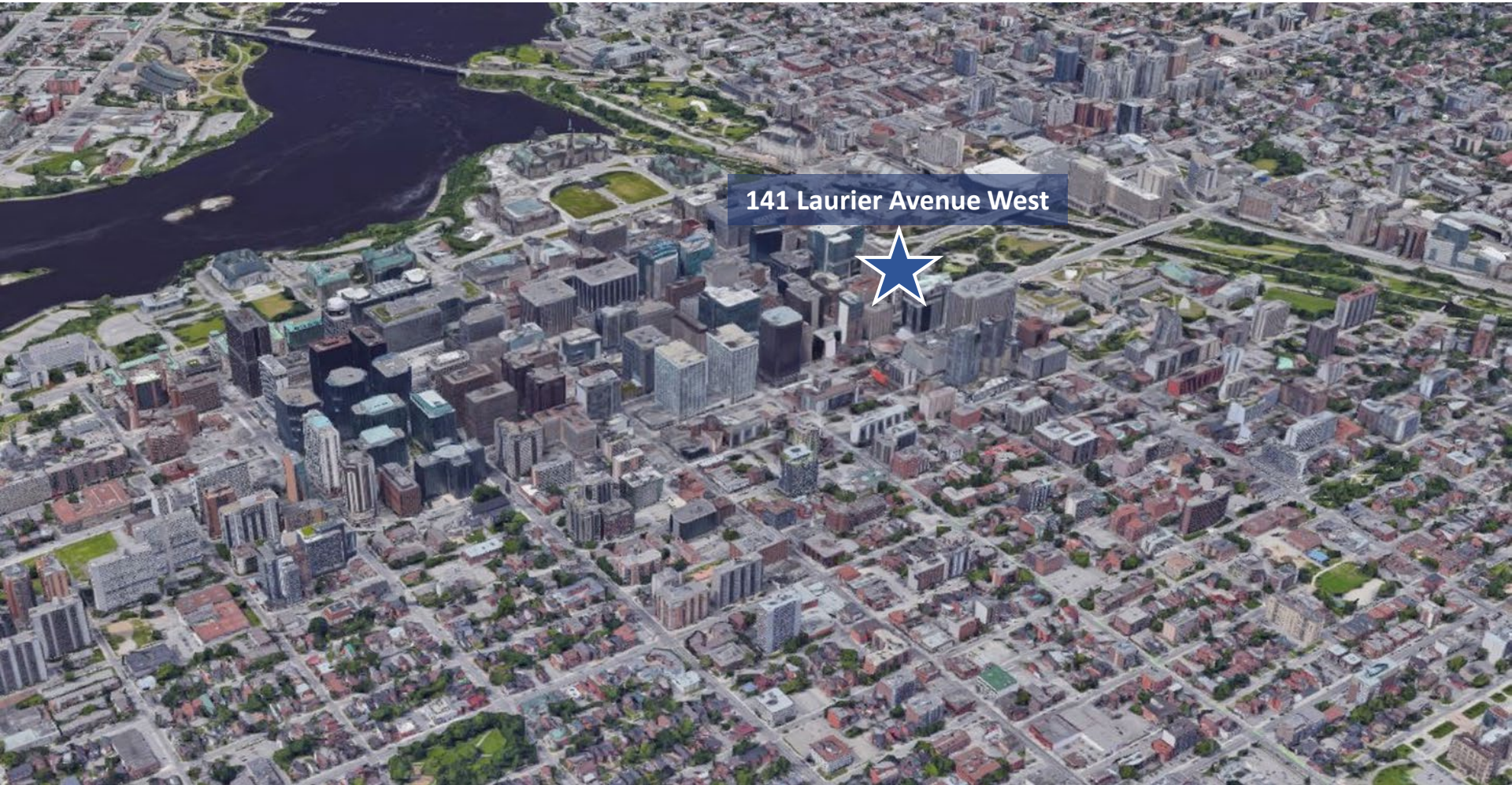
FLOOR PLAN





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LOCATION



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AMENITIES



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