

PREMIER PENTHOUSE OFFICE SPACE FOR LEASE

141 LAURIER AVENUE WEST
SUITE 1100 AND PENTHOUSE



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, new washrooms, 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 |
|------------------|-----------|-----------|----------|------------------------------------|
| February 1, 2026 | Office | 13,865 SF | \$18.00 | \$15.94 + utilities (2026 Est.) |

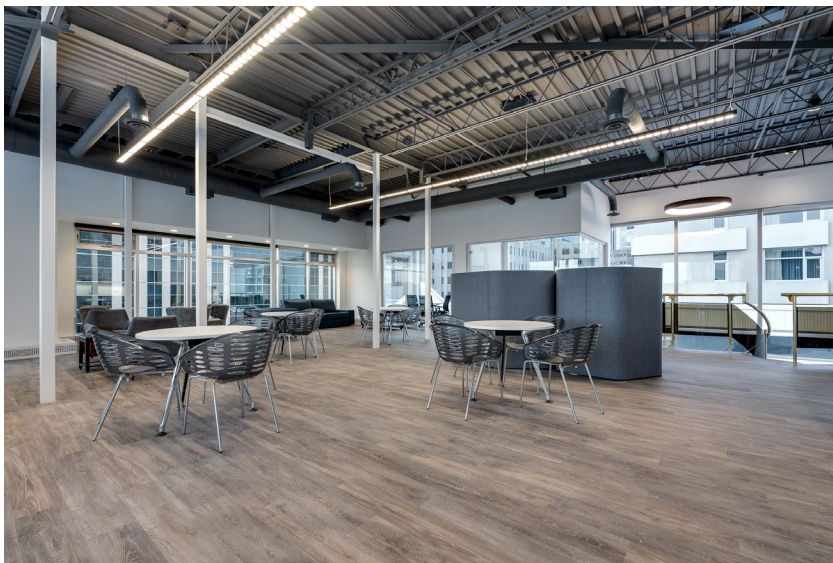
SUITE HIGHLIGHTS

- Fully built-out, full floor opportunity on the 11th and 12th floors, featuring ample natural light and incredible east-facing view of City Hall, the Courthouse, and the Rideau Canal
- The 12th-floor penthouse (former Gillin Engineering office) is accessed via a private curved internal staircase and features 14-foot exposed ceiling, floor-to-ceiling windows offering stunning city views, 2 glazed meeting rooms, and open-concept area with a kitchen
- The 11th-floor space features high-quality existing improvements, including 4 glazed meeting rooms, 6 enclosed offices, 4 phone booths, and a kitchen
- Open-concept layout with an exposed ceiling, offering a modern industrial look throughout
- Exterior patio opportunity and building signage available

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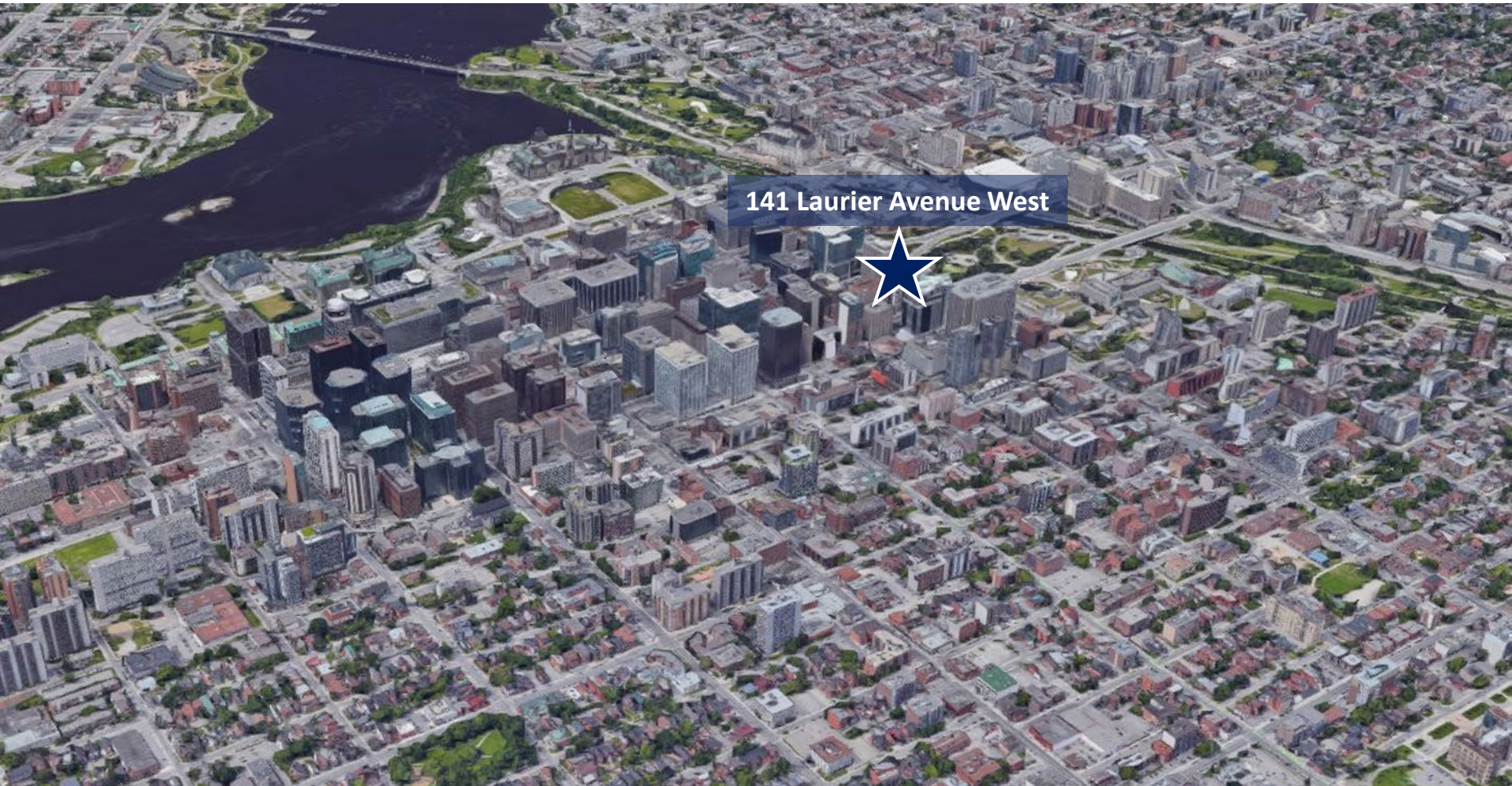


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MAP



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