



OFFICE SPACE FOR LEASE

141 LAURIER AVENUE WEST
SUITE 105

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
Immediate	Office/Retail	1,519 SF	\$17.00	\$15.94 + utilities (est. 2026)

SUITE HIGHLIGHTS

- Direct off-lobby access
- Freshly painted suite with new lighting and flooring
- Existing improvements include plumbing for a kitchenette, one enclosed office and an open work area
- On-site parking is available at a rate of \$250 per month
- Excellent branding opportunity facing a high traffic lobby

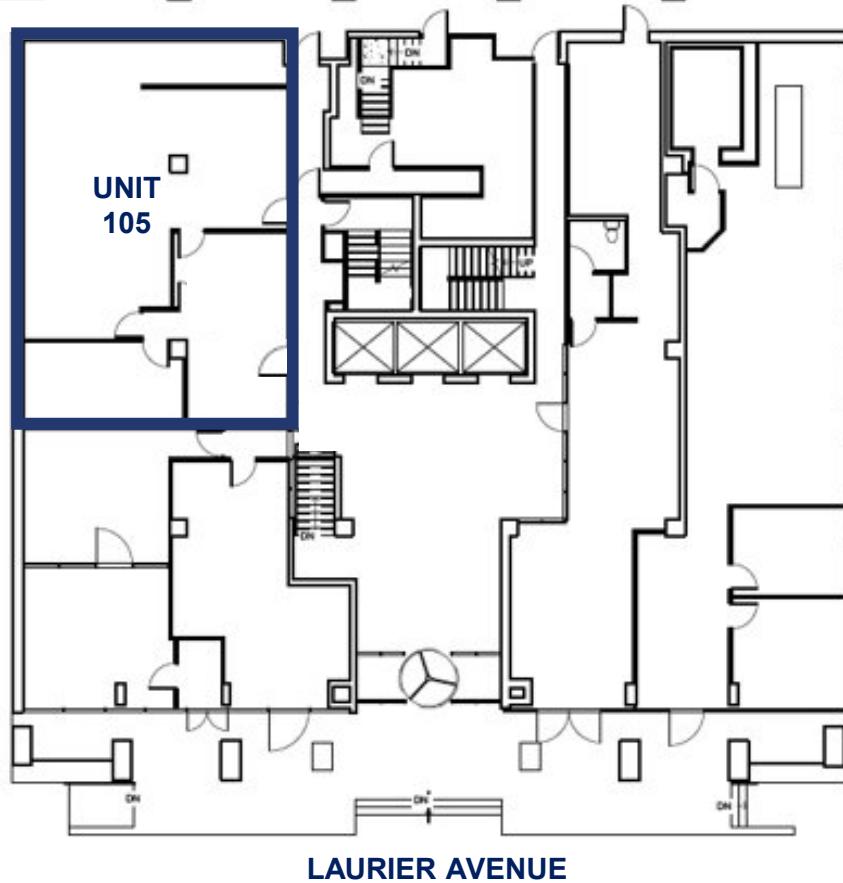
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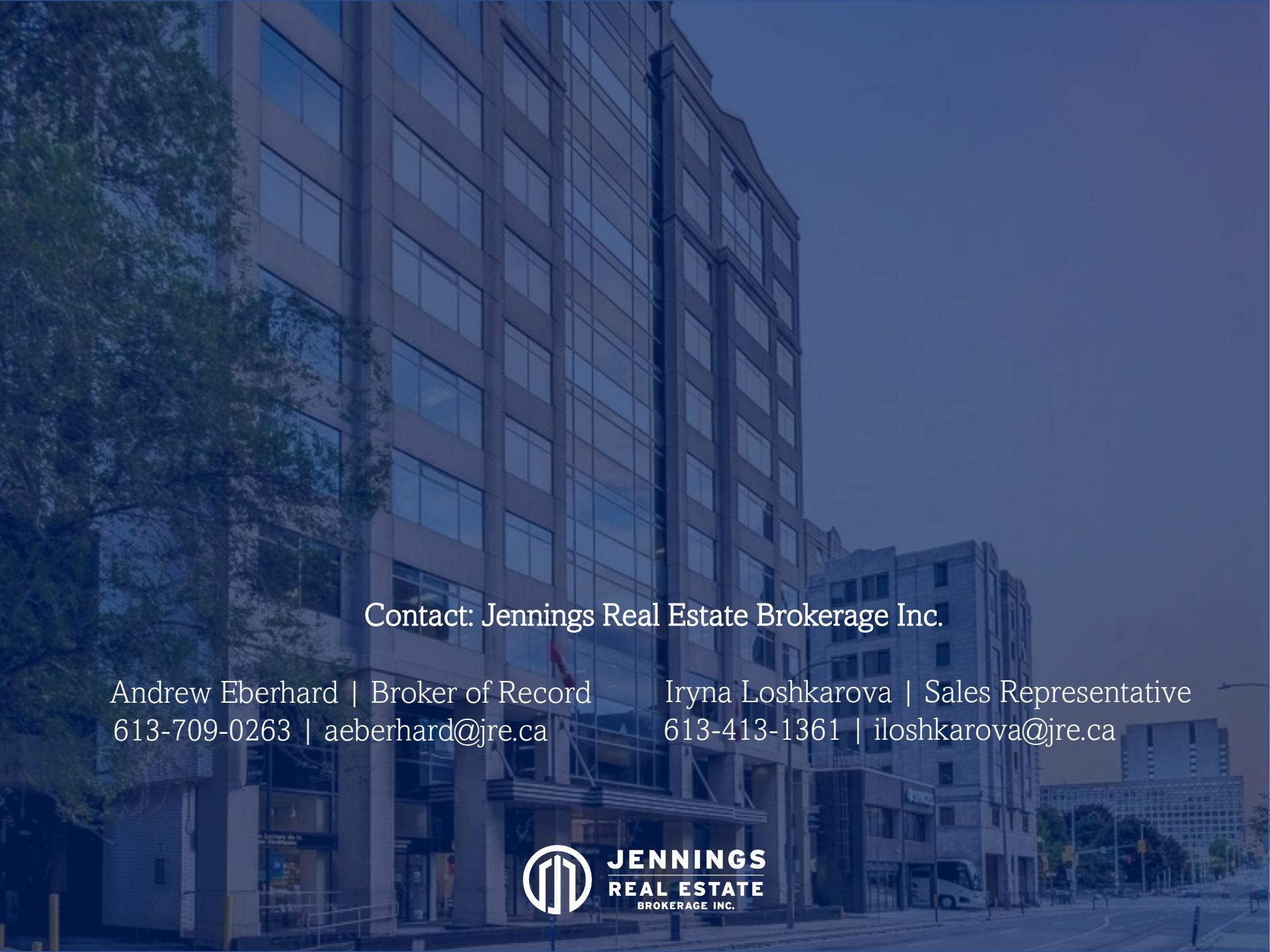
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FLOOR PLAN

REAR SURFACE
PARKING



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