



TURN-KEY
OFFICE SPACE
FOR LEASE

141 LAURIER AVENUE WEST
SUITE 1000

 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



141 LAURIER AVENUE WEST
SUITE 1000

Coffee Shop



Shared Boardroom



Shower Facility



Gym



OFFERING SUMMARY

| AVAILABILITY | SPACE USE | SIZE | NET RENT | ADDITIONAL RENT |
|---------------|-----------|----------|----------|------------------------------------|
| 90-Day Notice | Office | 4,946 SF | \$17.00 | \$15.94 + utilities (2026 Est.) |

SUITE HIGHLIGHTS

- Fully built-out office space on the 10th floor providing ample natural light
- Space was renovated in September 2024
- Existing improvements include 10 enclosed offices, two open concept areas, two meeting rooms, fully equipped kitchen, printing room, and storage space
- Furniture can be made available
- On-site parking is available at a rate of \$250 per month per spot

141 LAURIER AVENUE WEST
SUITE 1000

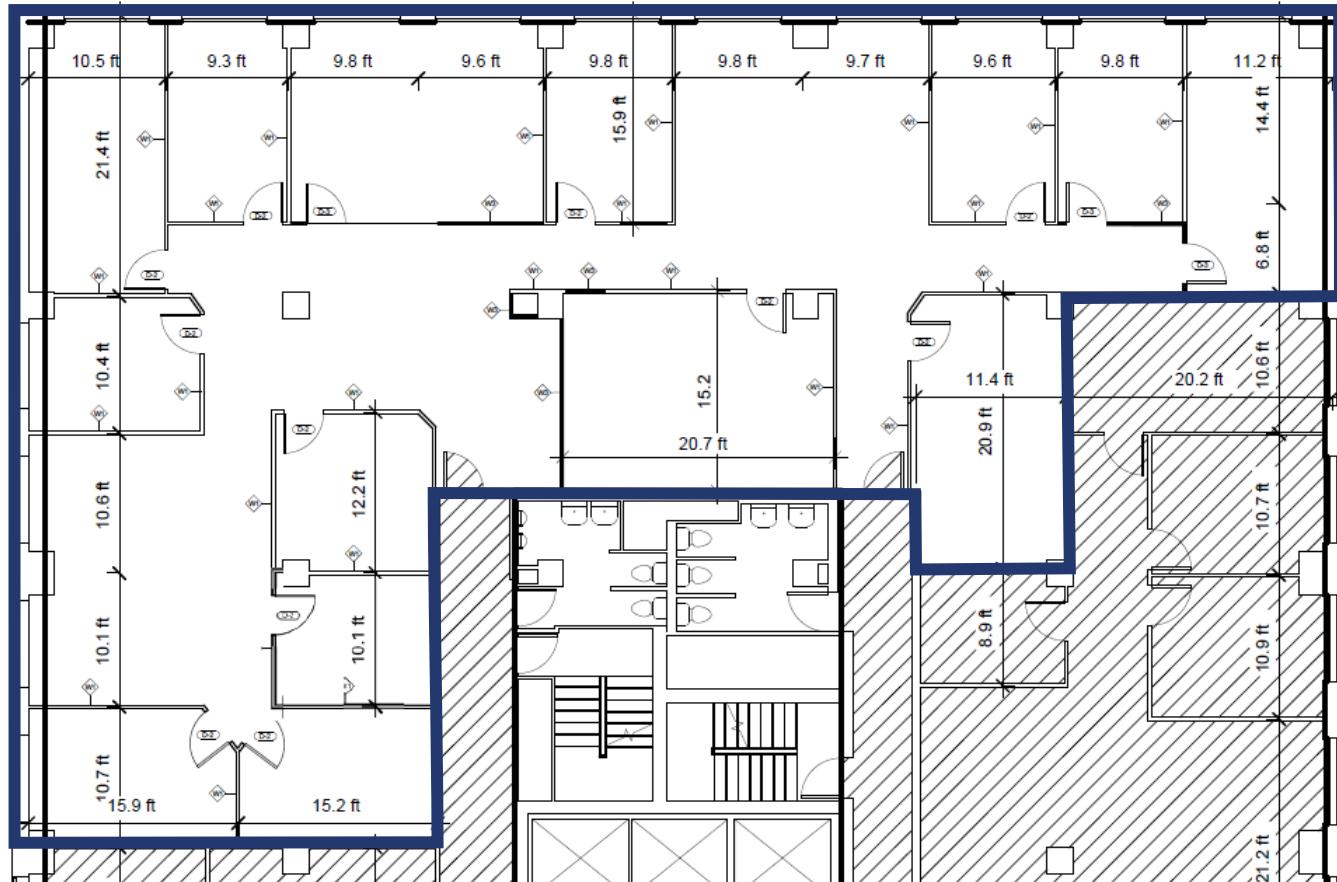


141 LAURIER AVENUE WEST
SUITE 1000



141 LAURIER AVENUE WEST
SUITE 1000

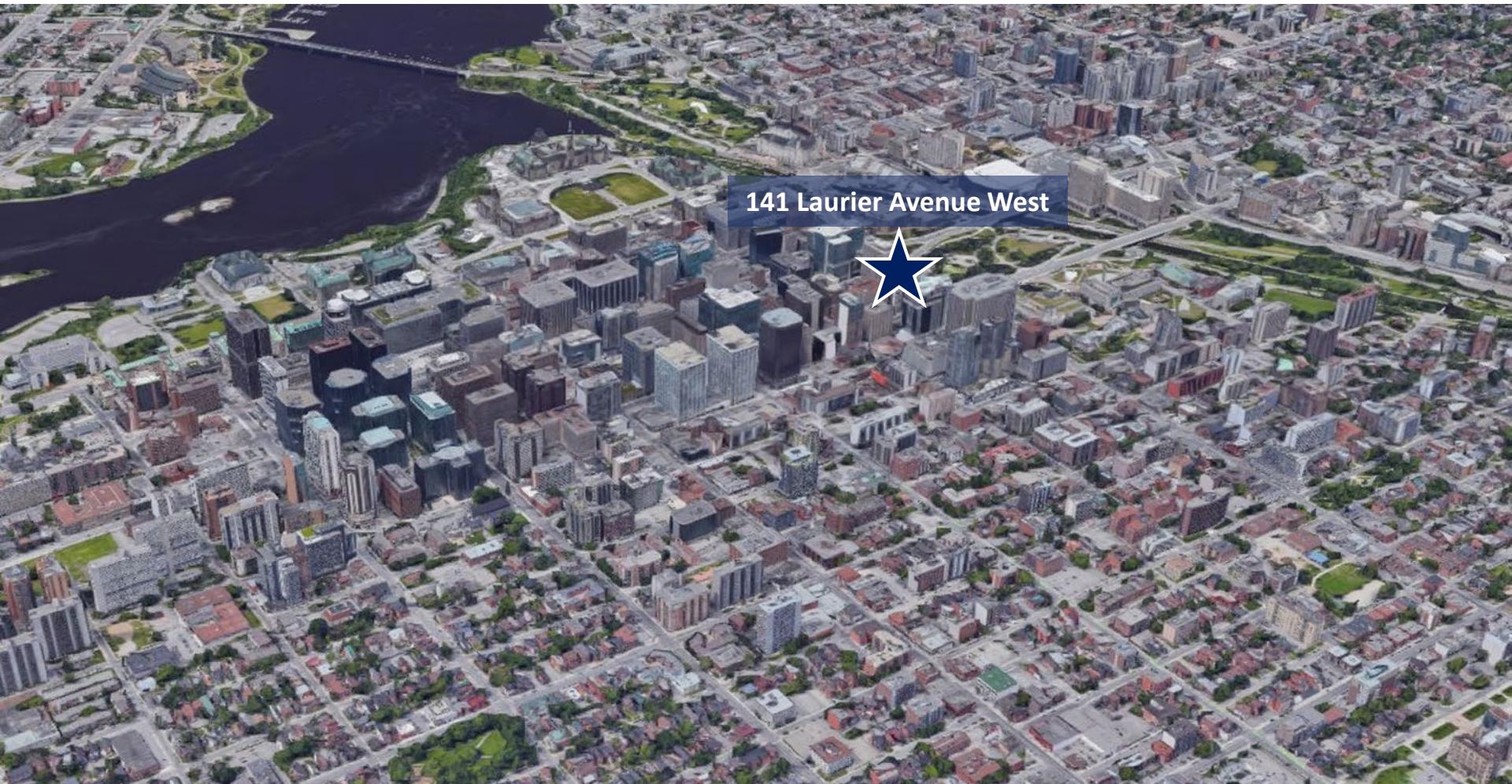
FLOOR PLAN



141 LAURIER AVENUE WEST SUITE 1000



MAP

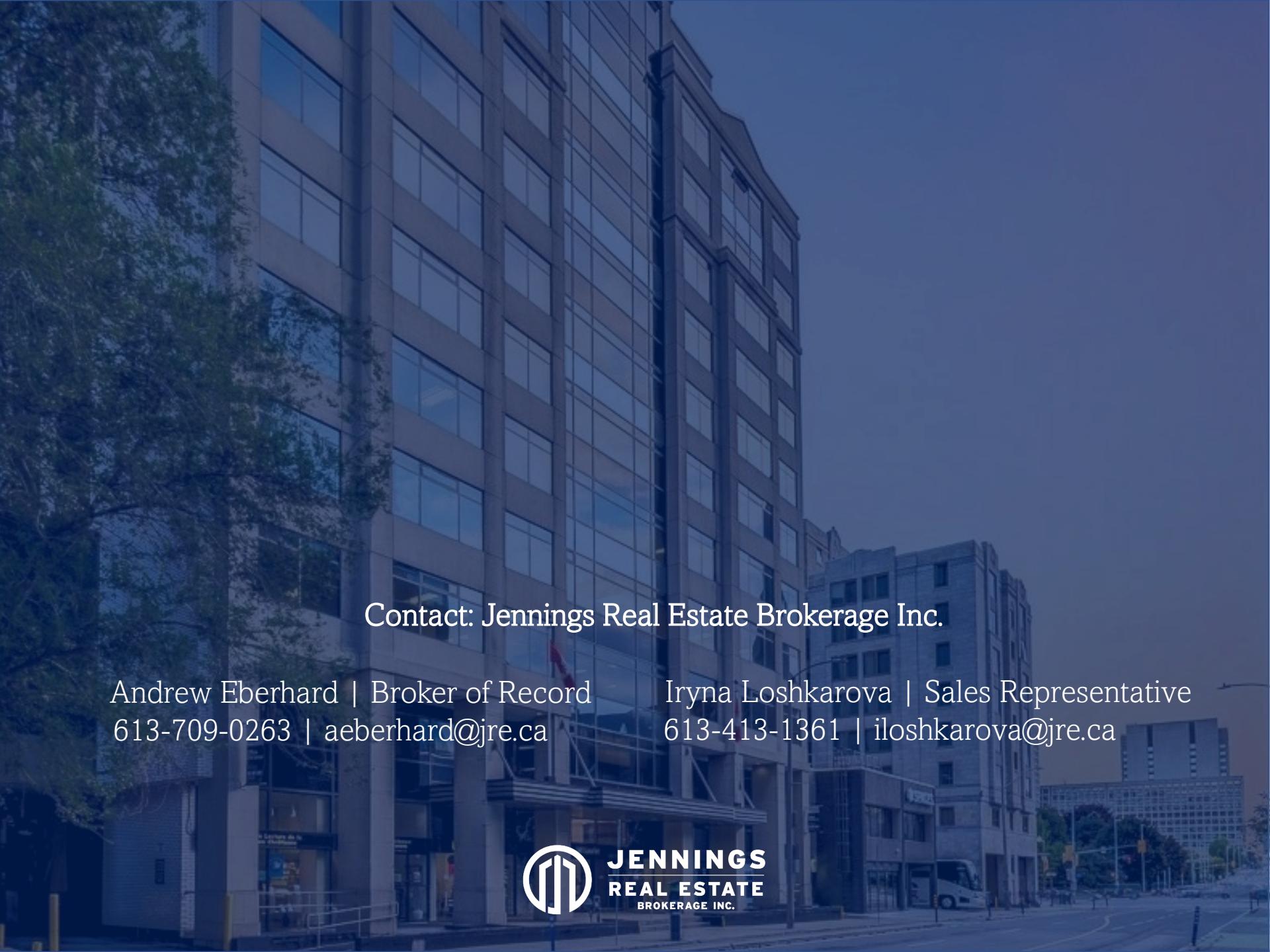


141 LAURIER AVENUE WEST
SUITE 1000

MAP



141 LAURIER AVENUE WEST
SUITE 1000



Contact: Jennings Real Estate Brokerage Inc.

Andrew Eberhard | Broker of Record
613-709-0263 | aeberhard@jre.ca

Iryna Loshkarova | Sales Representative
613-413-1361 | iloshkarova@jre.ca

