

OFFICE SPACE FOR LEASE



141 LAURIER AVENUE WEST
SUITE 202

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 202

Coffee Shop



Shared Boardroom



Shower Facility



Gym



OFFERING SUMMARY

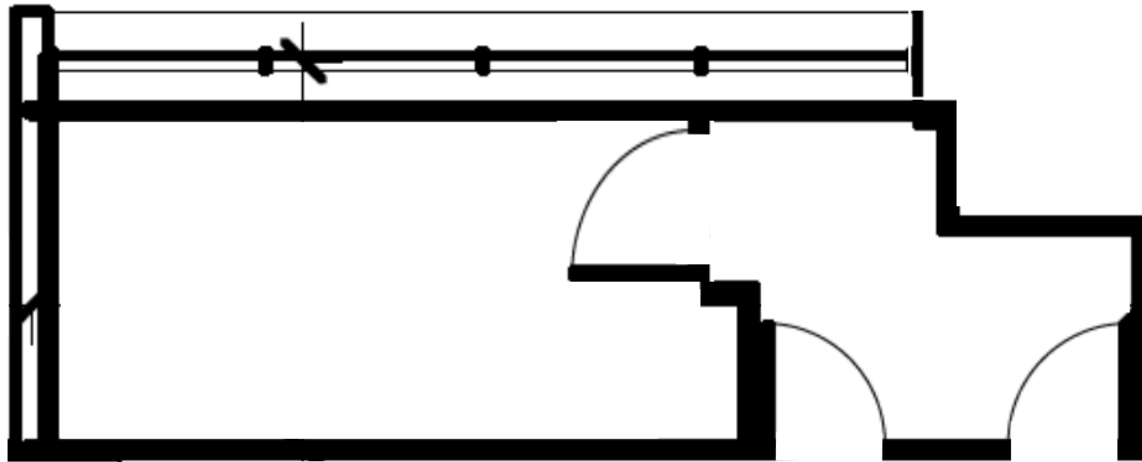
AVAILABILITY	SPACE USE	SIZE	GROSS RENT
Immediate	Office	307 SF	\$950.00

SUITE HIGHLIGHTS

- Rare opportunity for a well-located, smaller self-contained office suite with ample natural light
- Freshly painted suite featuring new LVP flooring and LED lighting
- Existing improvements include 1 enclosed office and a reception/waiting area
- Month-to-month option is available

141 LAURIER AVENUE WEST
SUITE 202

FLOOR PLAN

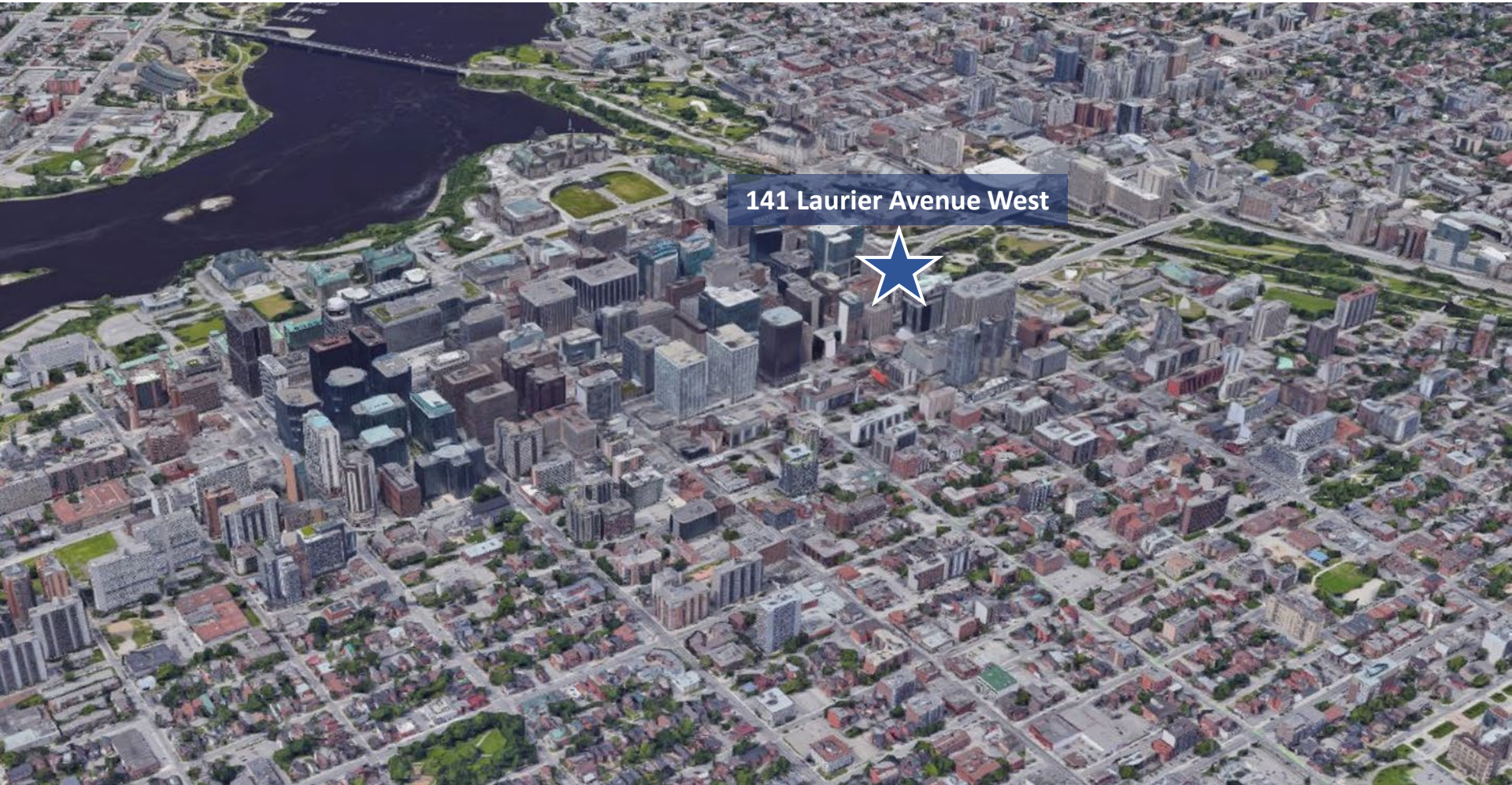


141 LAURIER AVENUE WEST
SUITE 202



141 LAURIER AVENUE WEST
SUITE 202

LOCATION



141 Laurier Avenue West

141 LAURIER AVENUE WEST
SUITE 202

AMENITIES



141 LAURIER AVENUE WEST
SUITE 202

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



JENNINGS
REAL ESTATE
BROKERAGE INC.