

RETAIL SPACE FOR LEASE



141 LAURIER AVENUE WEST
SUITE 101

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

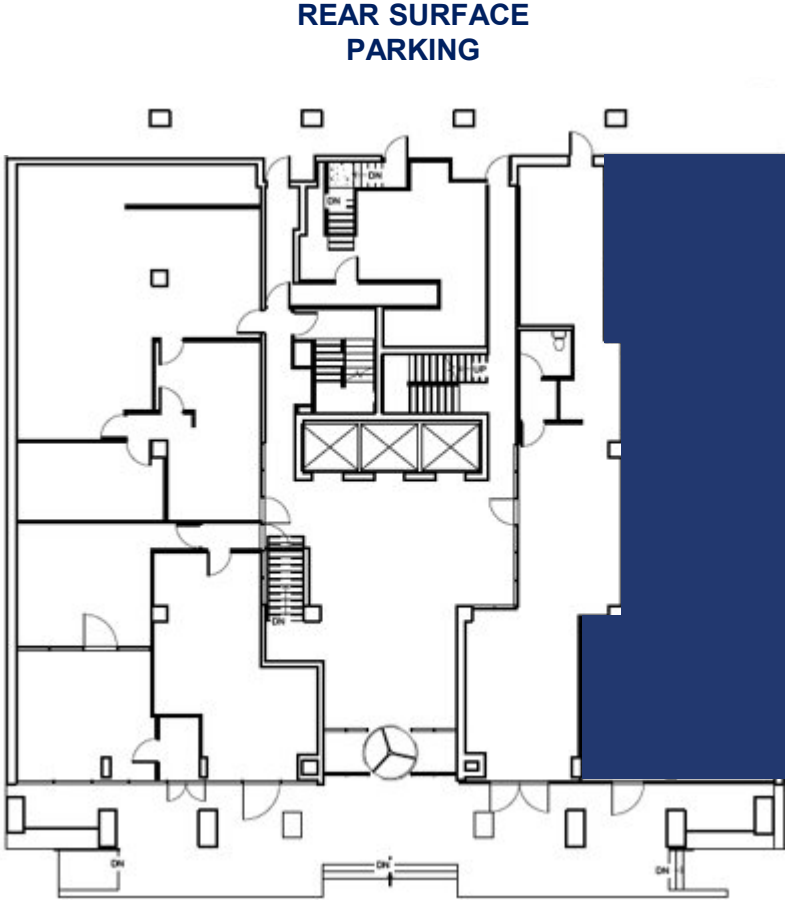
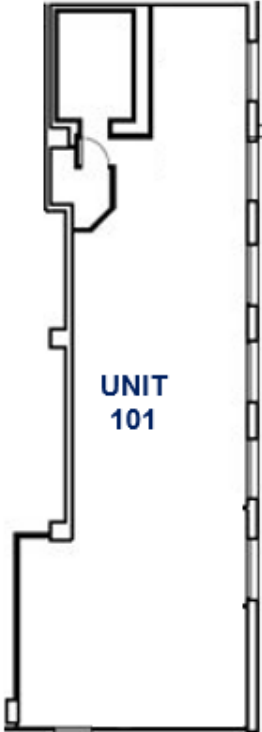
AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
Immediate	Retail	1,791 SF	\$18.00	\$15.94 + utilities (est. 2026)

PROPERTY HIGHLIGHTS

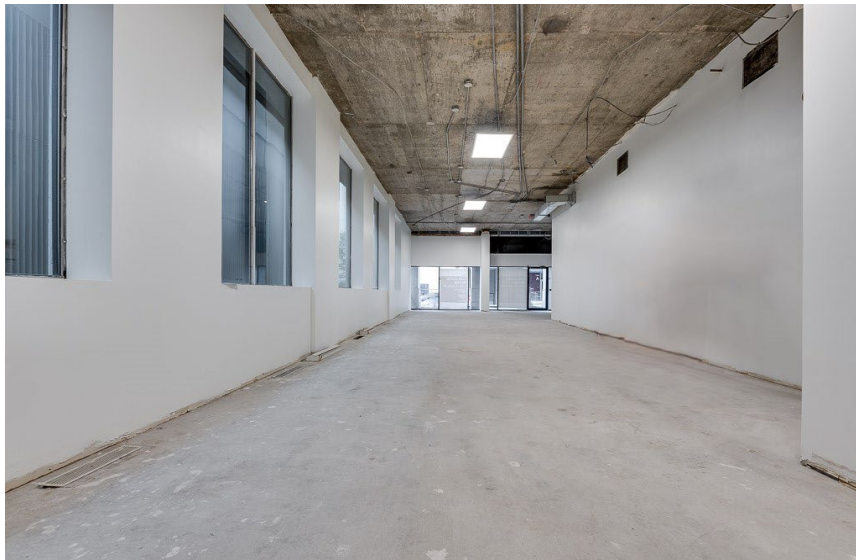
- Corner unit, on the ground floor of a 125,000 square foot CBD office building
- 38' of frontage on Laurier Avenue W with exposure to Elgin Street
- Currently in base building condition with built-out washroom, ready to receive tenant preferred layout
- Unit features 12'9" ceiling height with exposed concrete ceiling providing an industrial look
- Free parking can be made available after business hours and on weekends
- Competitive tenant allowance package is available

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FLOOR PLAN



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99 Metcalfe St.
Office Building
157,000 sq. feet

90 Elgin Street
Office Building
585,000 sq. feet

81 Metcalfe St.
Office Building
57,000 sq. feet

66 Slater Street
Office Building
258,000 sq. feet

THE METCALFE
108 Suites

Sonder
177 Suites



LORD ELGIN
355 Suites

University of Ottawa
500 meters east

LAURIER AVENUE WEST

171 Laurier
Office Building
119,000 sq. feet

150 Metcalfe St.
Office Building
110,000 sq. feet

150/160 Laurier
Development Application
312 Units

loop by claridge
Luxury Rental
514 Units

Performance Court
Office Building
360,000 sq. feet

Ottawa Courthouse

MET
Luxury Rental
307 Units

Tribeca
Condo Building
244 Units

ONE 60 ELGIN
Office Building
1,000,000 sq. feet

Ottawa City Hall

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JENNINGS
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