

OFFICE SPACE FOR LEASE



18 LOUISA STREET
SUITE 310

OFFERING SUMMARY

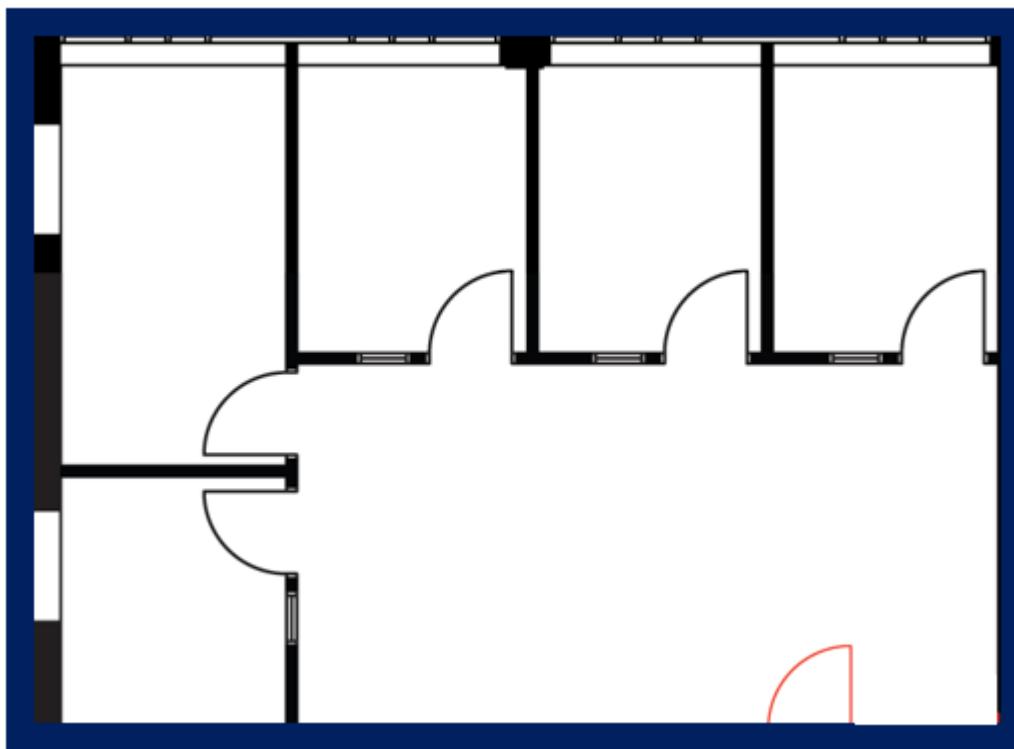
AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
February 1, 2026	Office	1,229 SF	\$15.00	\$13.05 + utilities (2026 Est.)

PROPERTY HIGHLIGHTS

- Professionally managed mixed-use building which has recently undergone improvements, including common area and lighting upgrades
- Conveniently located just off HWY 417, steps to Gladstone Avenue and just minutes to downtown Ottawa
- Features include elevator access, showers, and a shared kitchen
- Spacious upper-floor office with plenty of natural light and contains five enclosed offices
- Perfect for setting up a collaborative working environment

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FLOOR PLAN

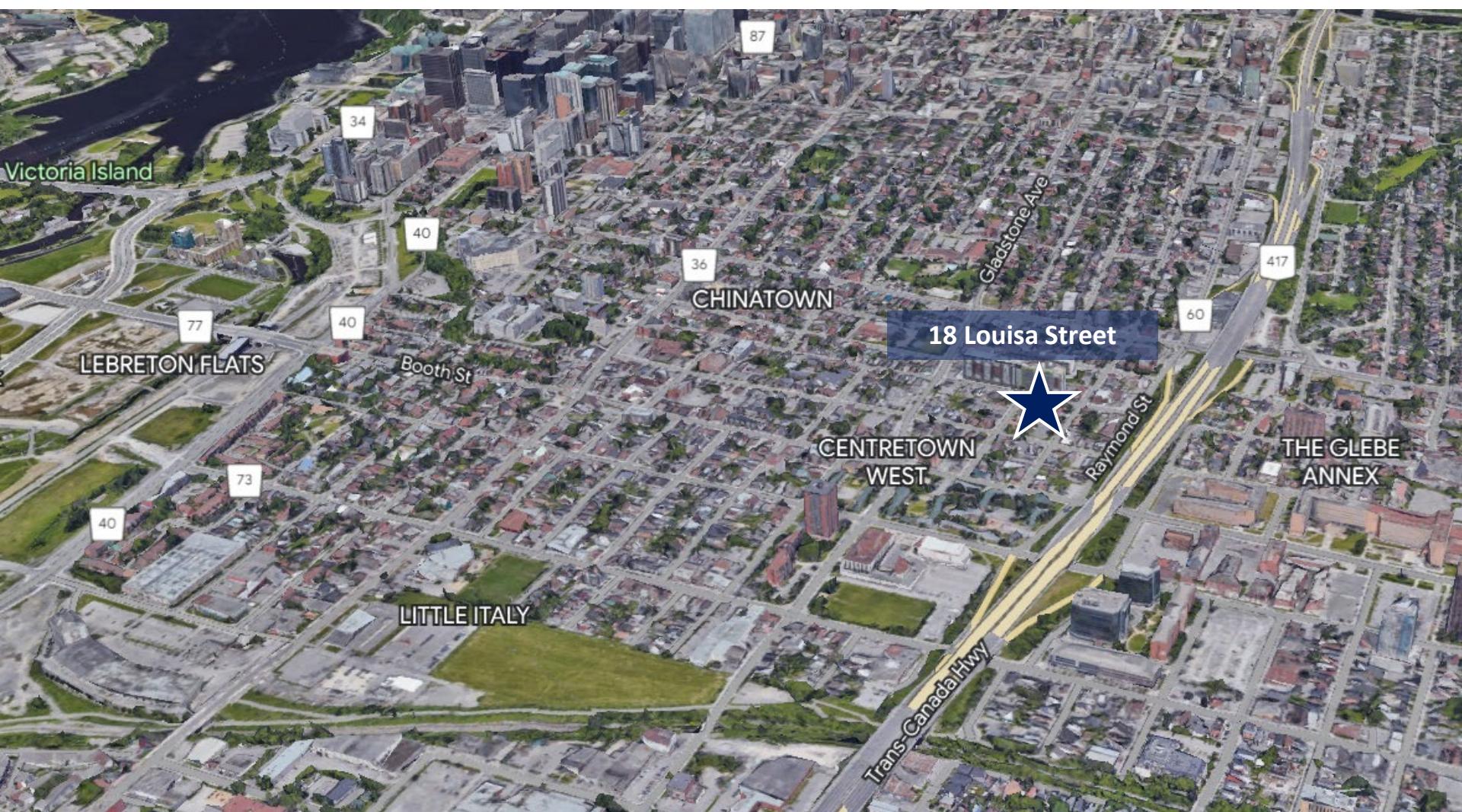


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MAP



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