

OFFICE SPACE FOR LEASE



18 LOUISA STREET
SUITE 281



JENNINGS
REAL ESTATE
BROKERAGE INC.

OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
Immediate	Office	1,811 SF	\$15.00	\$13.05 + utilities (2026 Est.)

PROPERTY HIGHLIGHTS

- Professionally managed office 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, shared kitchen and shower facilities
- Open concept area with high ceilings and large windows to allow for ample natural light
- Existing improvements include a reception area, one enclosed office, a modern kitchen and custom-designed phone booths
- Pylon signage opportunity

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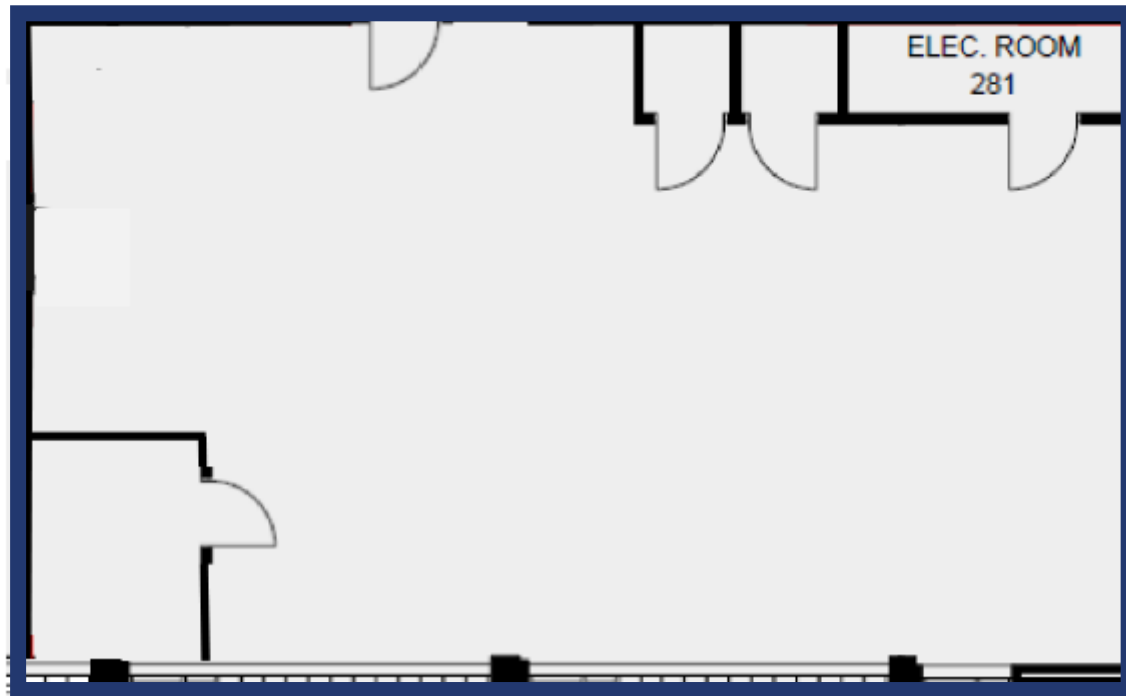


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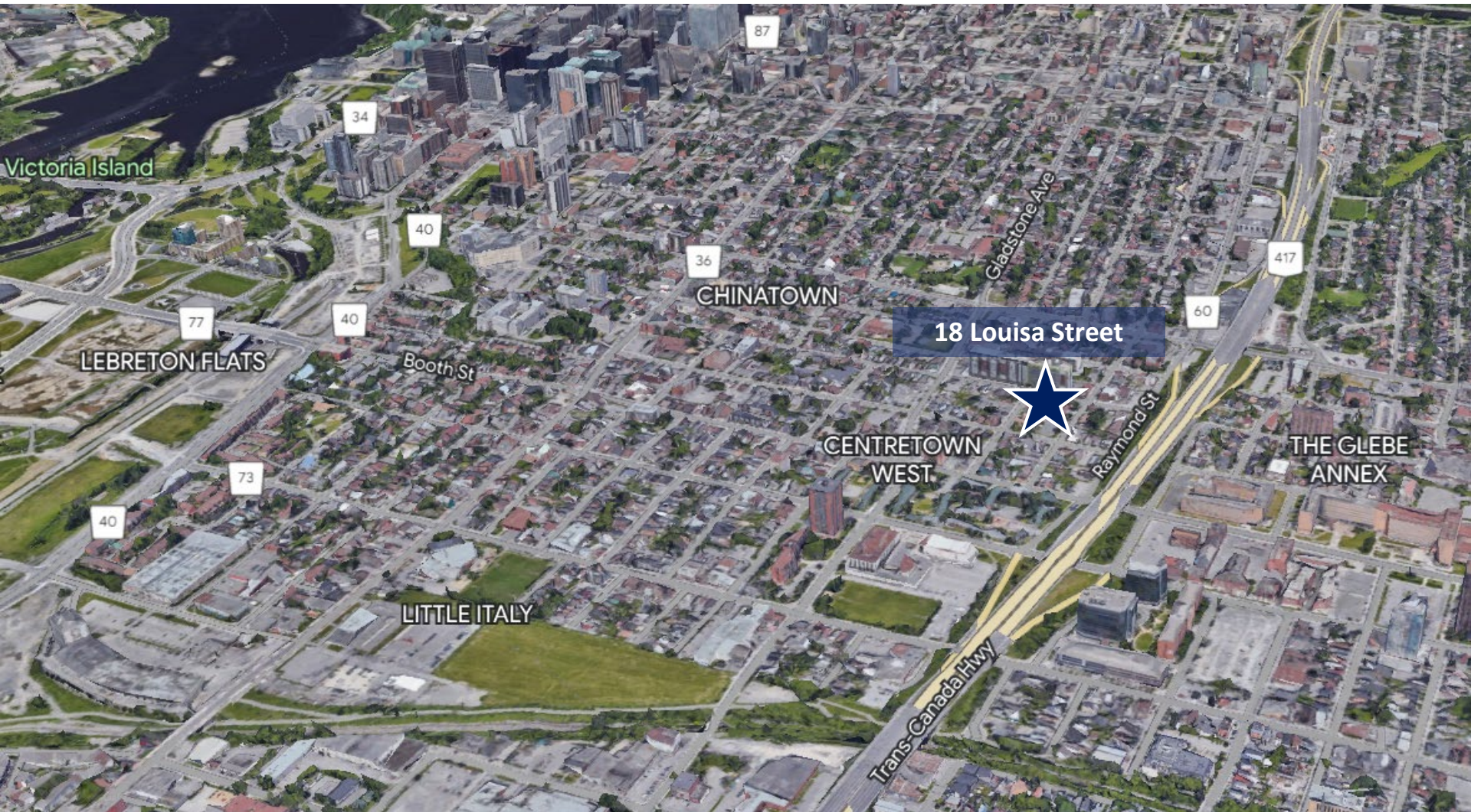
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FLOOR PLAN



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MAP



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