

OFFICE SPACE FOR LEASE



18 LOUISA STREET
SUITE 330

OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
Immediate	Office	937 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
- Building features include elevator access, showers, and bike racks
- Freshly painted suite with new flooring installed in April 2024
- Space includes a reception area, one enclosed office and open workspace area
- Perfect for setting up a collaborative working environment and suitable for any kind of business use
- Pylon signage opportunity
- Conveniently located just off HWY 417, steps to Gladstone Avenue and just minutes to downtown Ottawa

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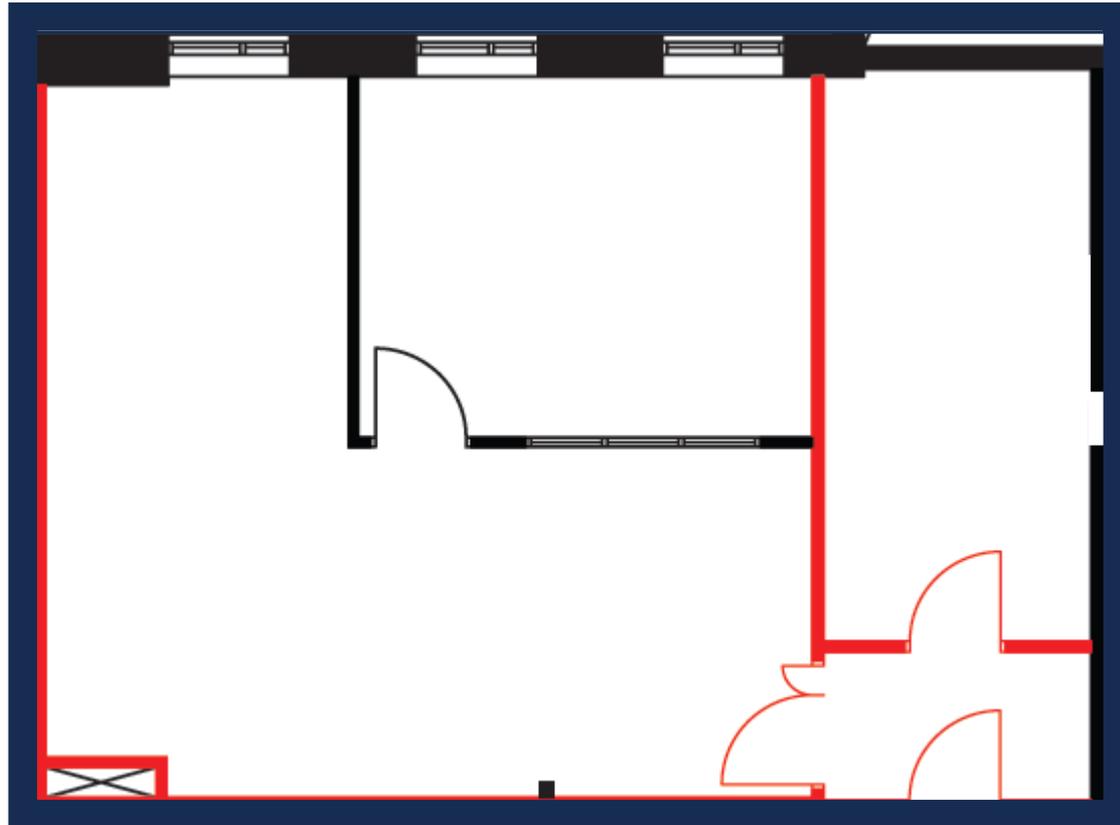


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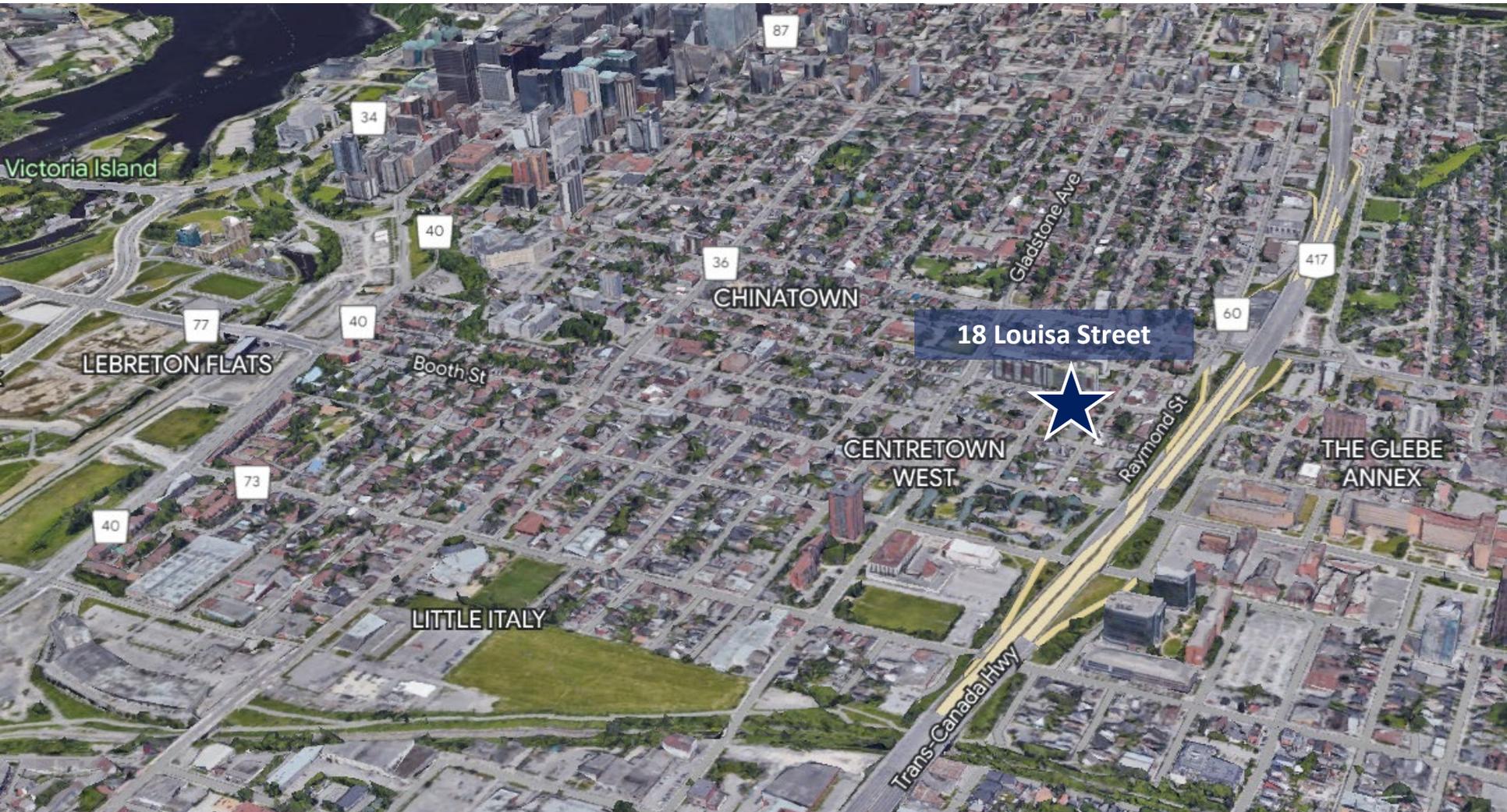
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FLOOR PLAN



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MAP



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