

OFFICE SPACE FOR LEASE



18 LOUISA STREET
SUITE 230

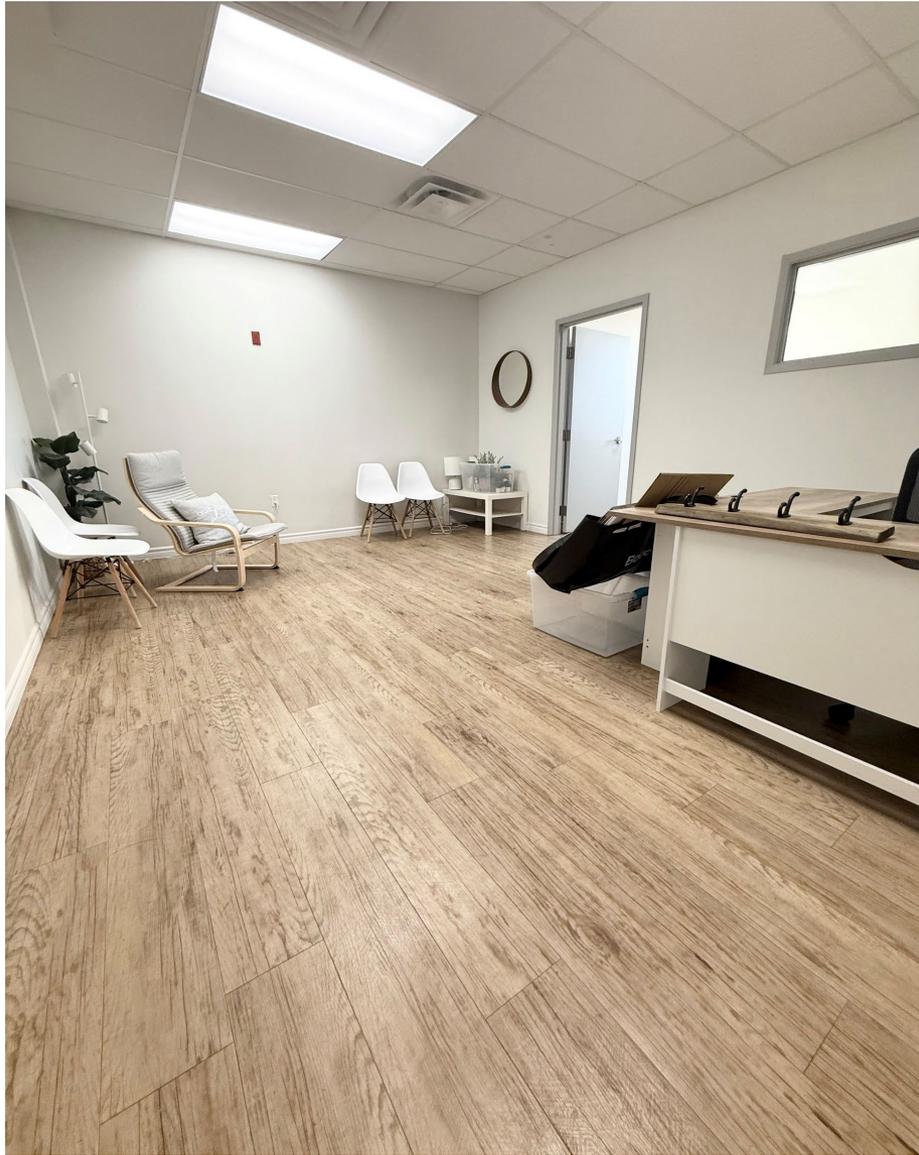
OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
Immediate	Office	552 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, shower facilities and shared kitchen
- Existing improvements include spacious waiting area and one enclosed office
- Pylon signage opportunity
- Conveniently located just off HWY 417, steps to Gladstone Avenue and just minutes to downtown Ottawa

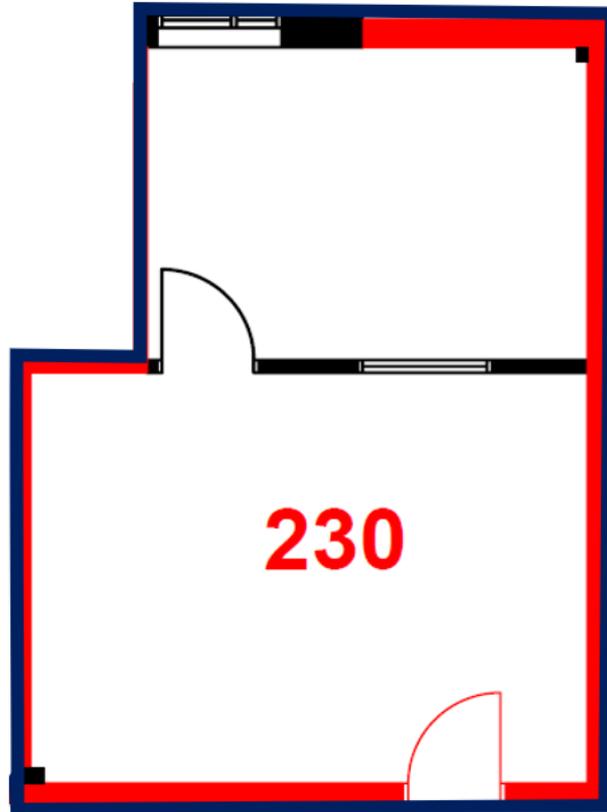
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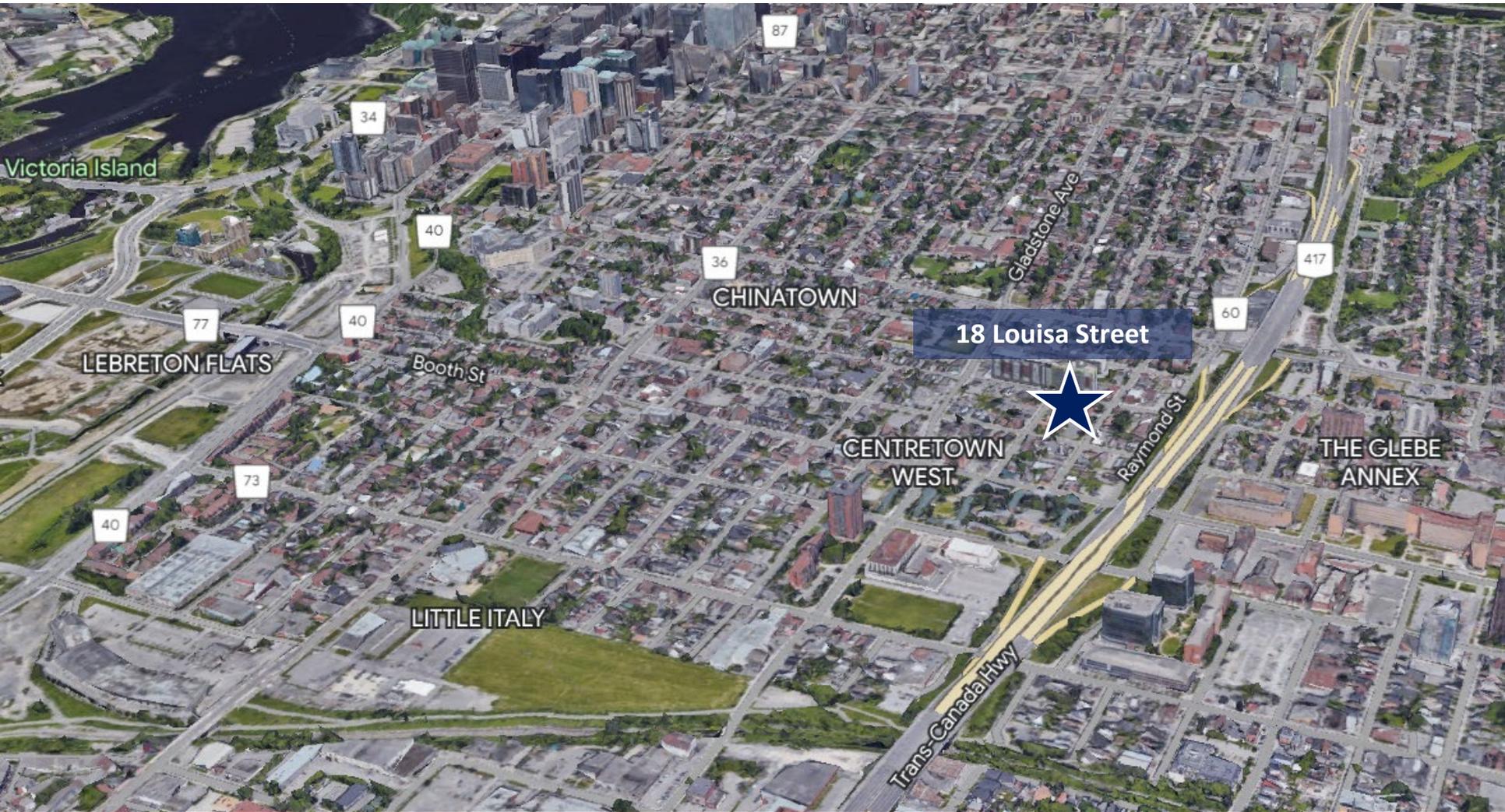
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FLOOR PLAN



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MAP



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