

OFFICE SPACE FOR LEASE



18 LOUISA STREET
SUITE 225

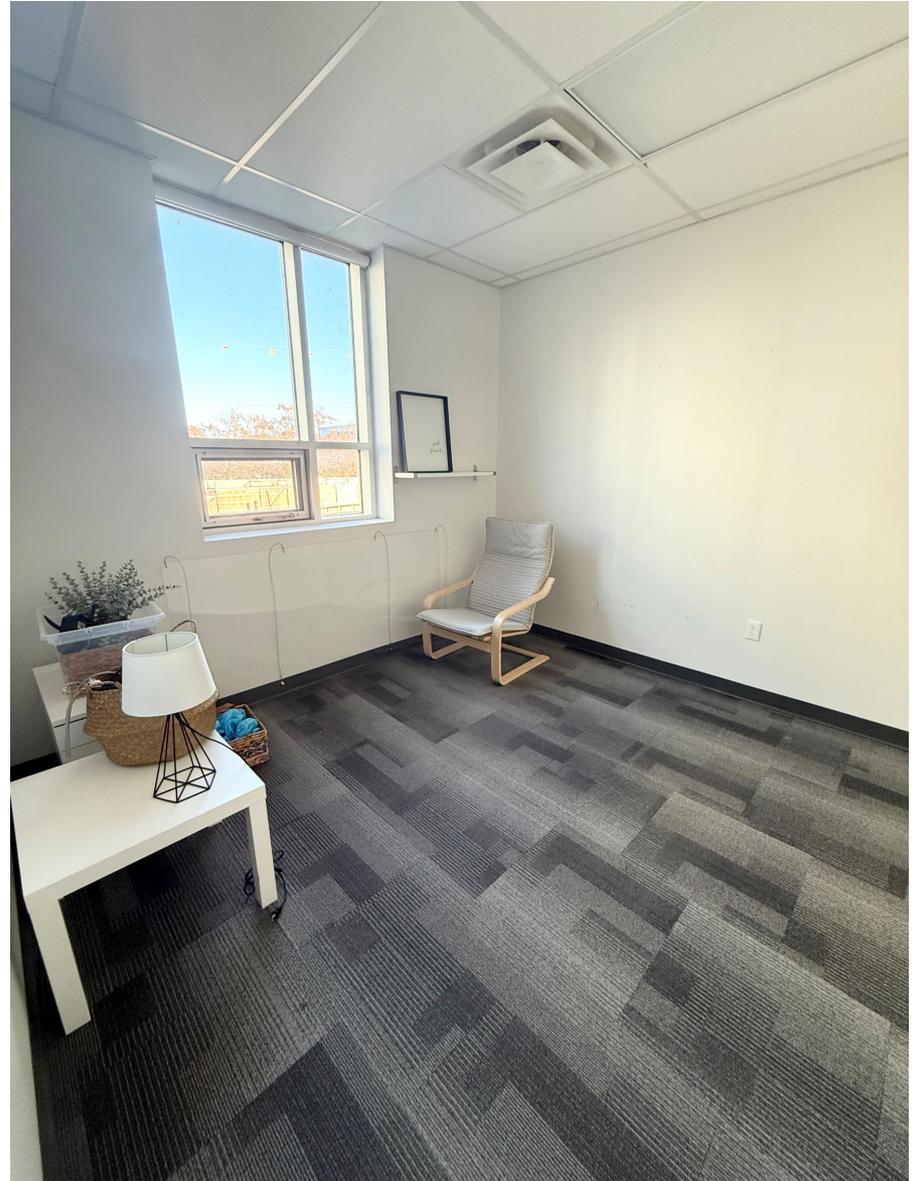
OFFERING SUMMARY

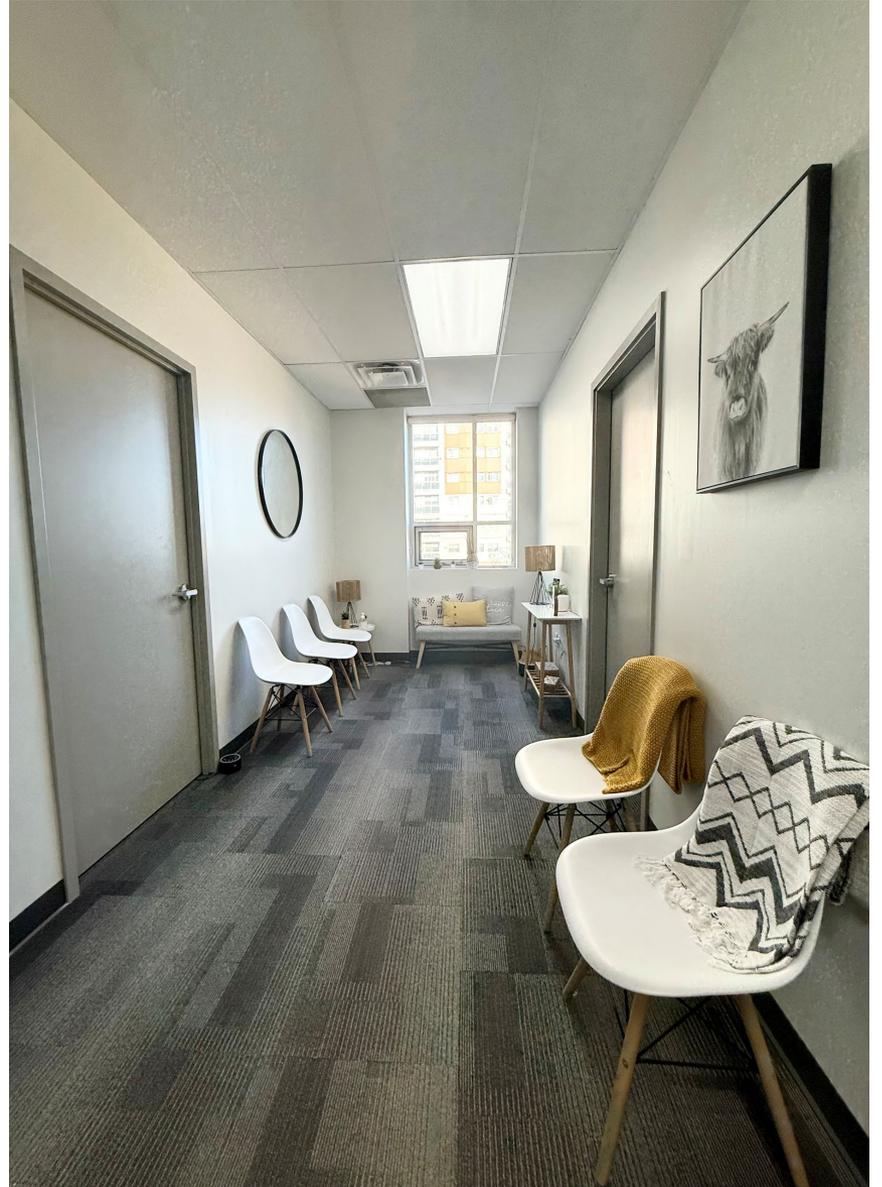
| AVAILABILITY | SPACE USE | SIZE | NET RENT | ADDITIONAL RENT |
|--------------|-----------|--------|----------|------------------------------------|
| Immediate | Office | 875 SF | \$15.00 | \$13.05 + utilities (2026 Est.) |

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 three enclosed offices, waiting area and a fully equipped kitchen
- Pylon signage opportunity
- Conveniently located just off HWY 417, steps to Gladstone Avenue and just minutes to downtown Ottawa

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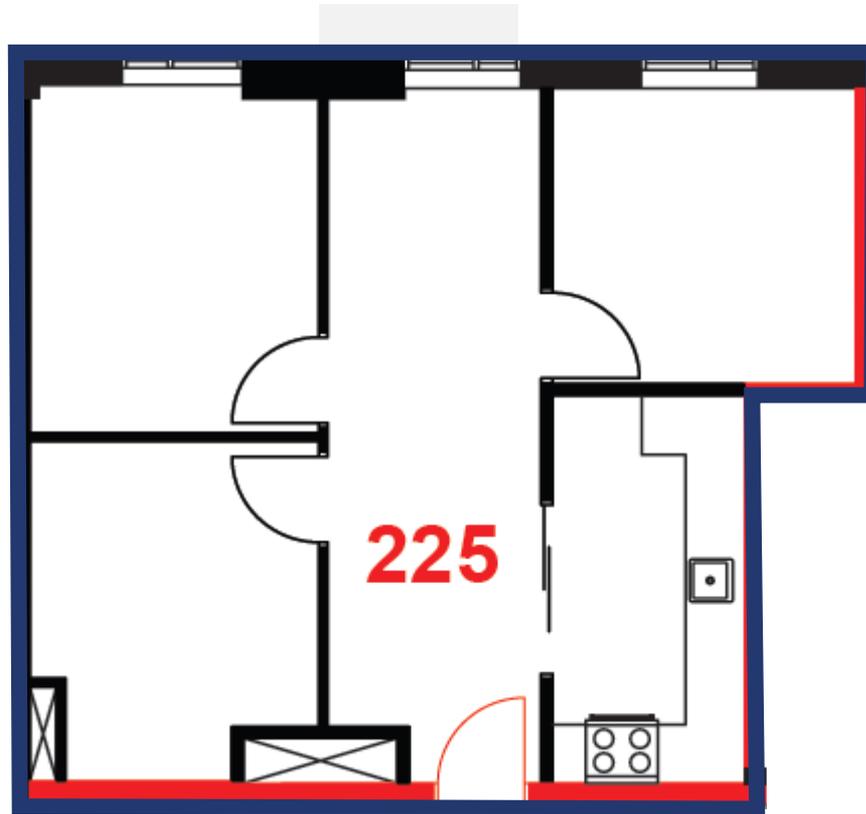






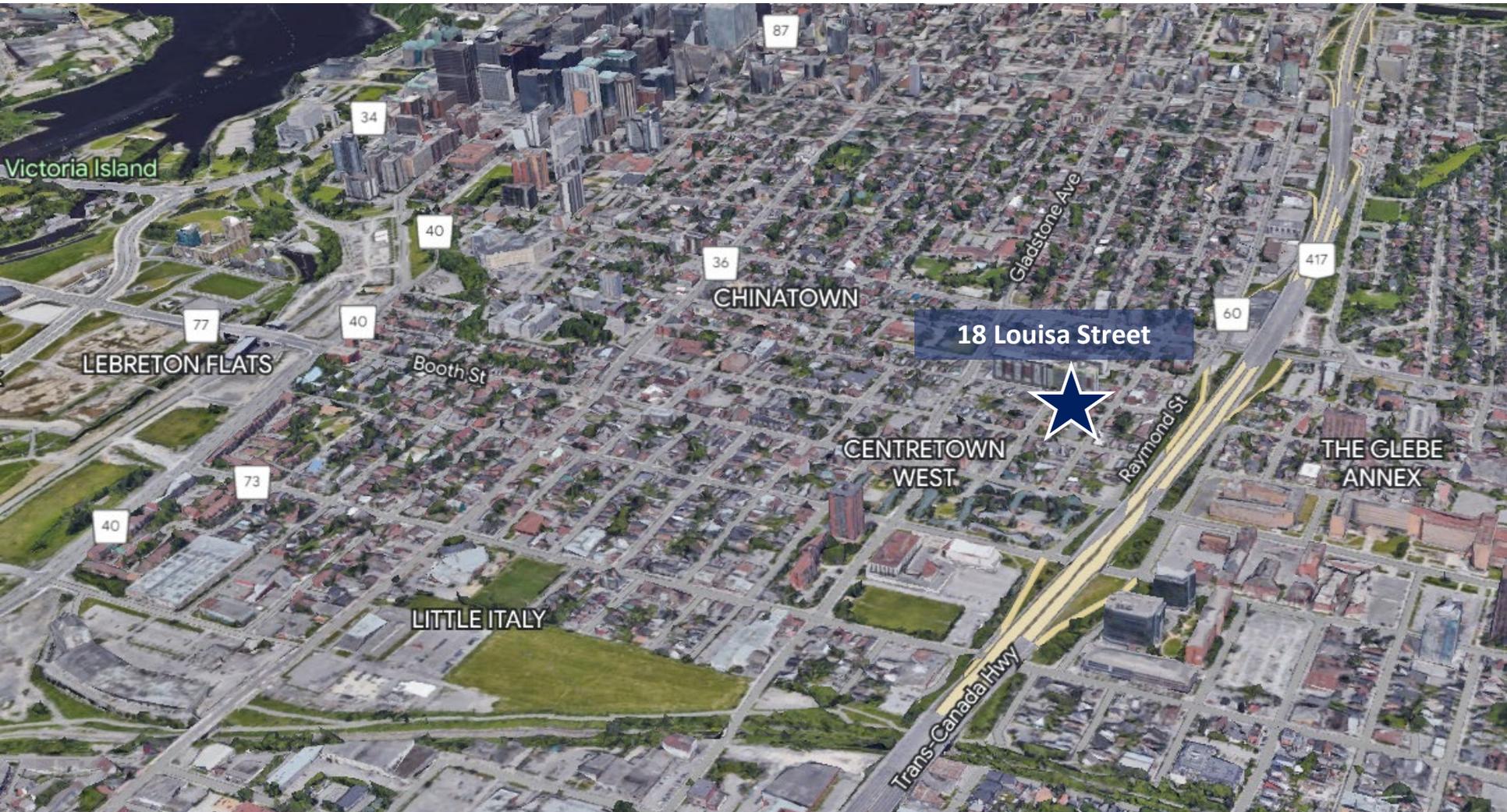
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FLOOR PLAN



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MAP



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