

# OFFICE SPACE FOR LEASE



18 LOUISA STREET  
SUITE 281

# OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
Immediate	Office	1,811 SF	\$15.00	\$15.33 (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

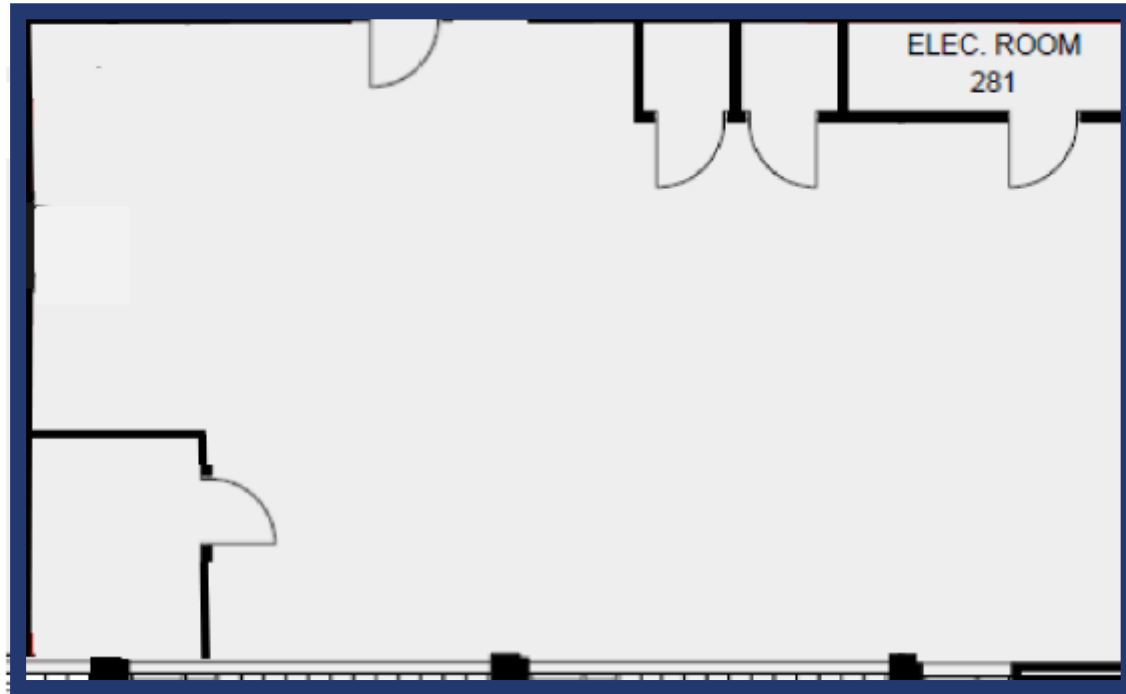
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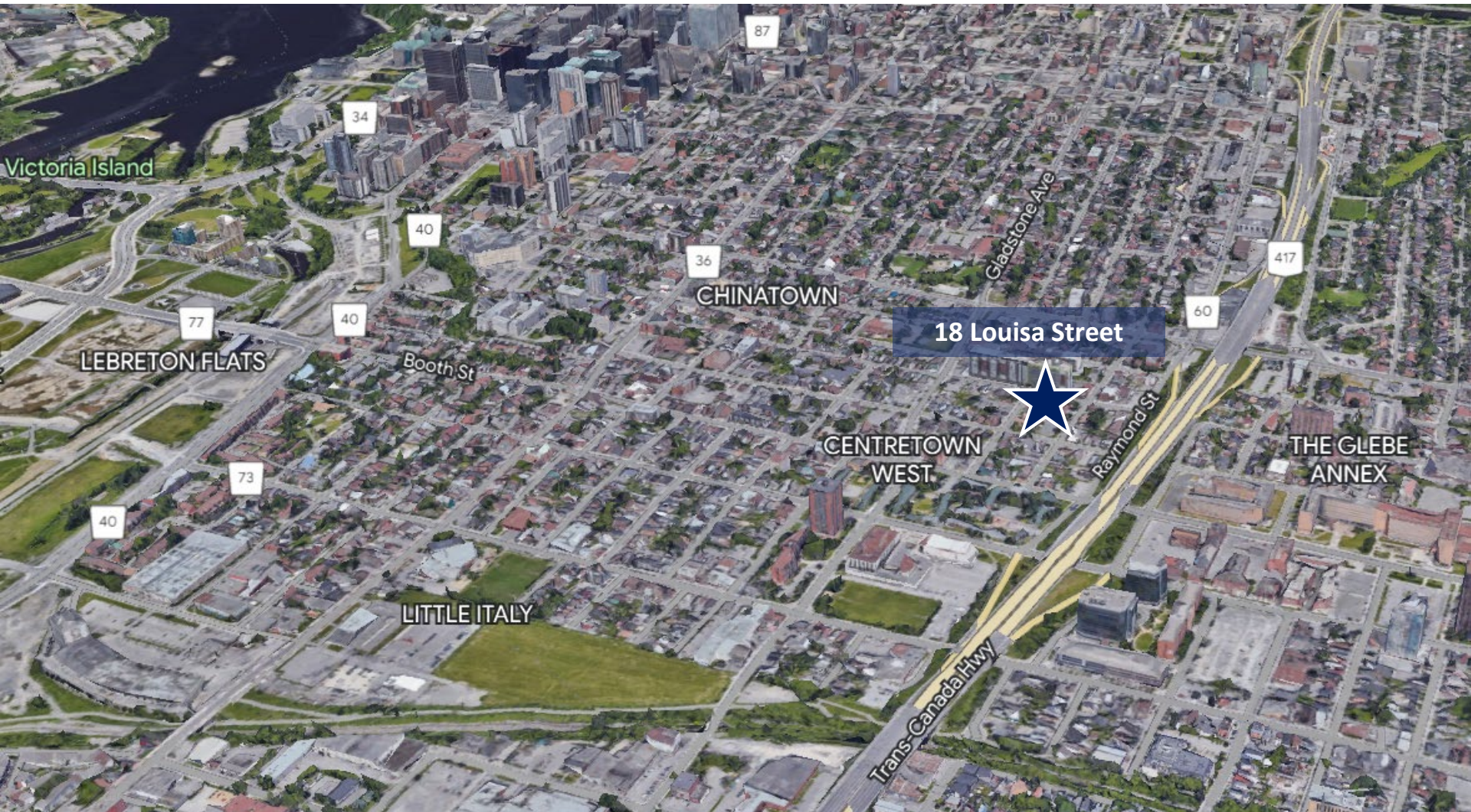


# FLOOR PLAN



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# MAP



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A photograph of a modern, multi-story brick building with large windows. The building is the Gladstone Sports & Health Centre. The text is overlaid on the image in white. The logo for Gladstone Sports & Health Centre is visible on the right side of the building.

**GLADSTONE**  
Sports & Health Centre

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