

OFFICE SPACE FOR LEASE



18 LOUISA STREET
SUITE 330

OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
Immediate	Office	1,198 SF	\$15.00	\$13.81 (2024 Est.)

PROPERTY HIGHLIGHTS

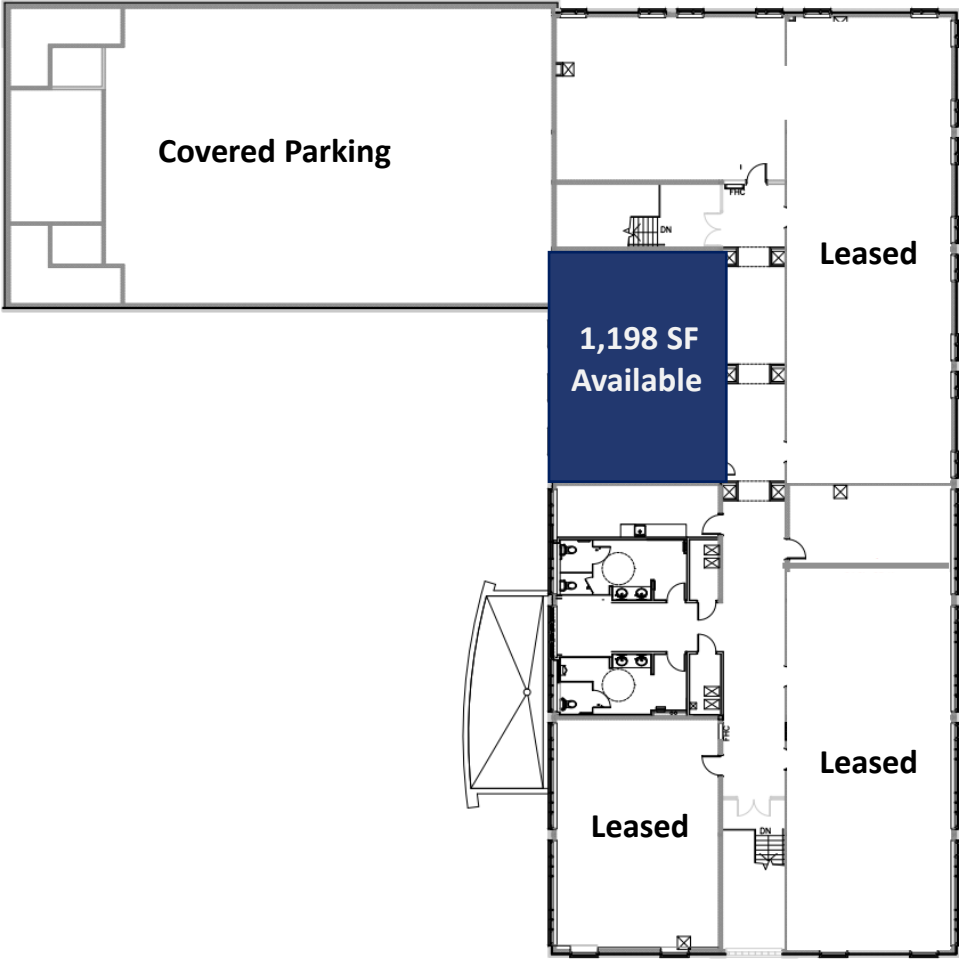
- Professionally managed mixed-use building which has recently undergone improvements, including common area and lighting upgrades
- Building features include elevator access, showers, and bike racks
- Freshly painted suite with new flooring installed in April 2024
- Space includes a reception area, 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
- On-site parking is available at additional monthly rate

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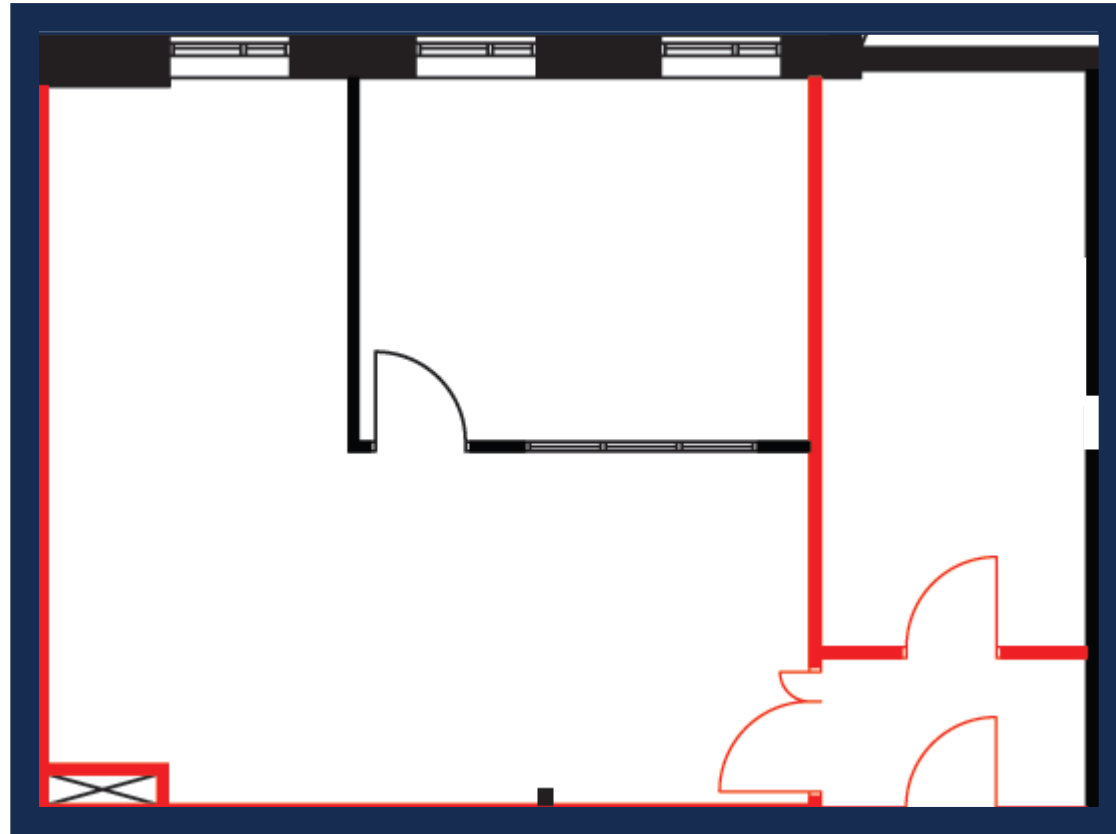


FLOOR PLAN



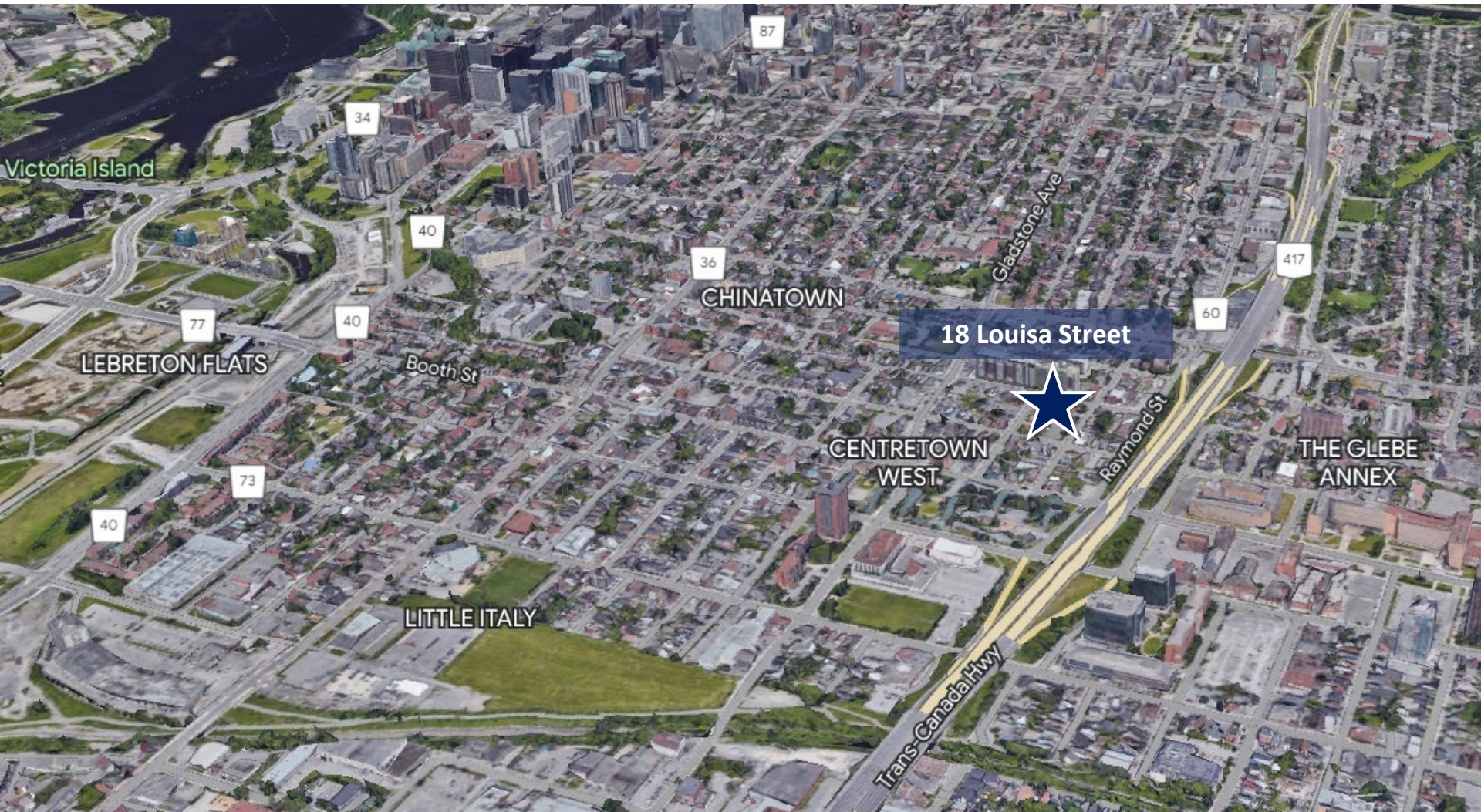
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MAP



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Contact: Jennings Real Estate Brokerage Inc.
Phone: 343-961-8380 (ext.1)
Email: leasing@jenningsdevelopments.com



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REAL ESTATE
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