

# OFFICE SPACE FOR LEASE



18 LOUISA STREET  
SUITE 281

# OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
Immediate	Office	2,978 SF	\$15.00	\$13.81 (2024 Est.)

## PROPERTY HIGHLIGHTS

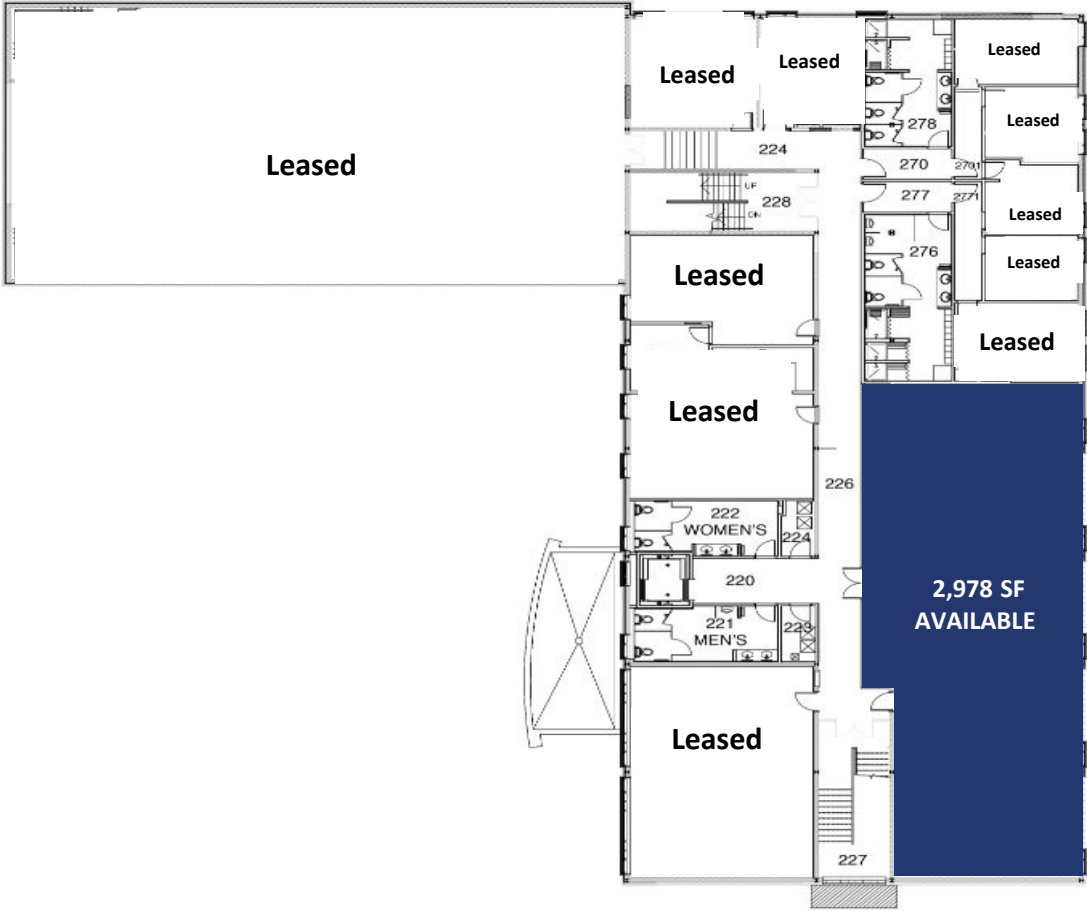
- Professionally managed office building which has recently undergone improvements, including common area and lighting upgrades
- Conveniently located just off HWY 417, steps to Gladstone Avenue and just minutes to downtown Ottawa
- Features include elevator access, showers, and bike racks
- Space fit-up completed in January 2023
- Open concept area with high ceilings and large windows along the front to allow for ample natural light
- Existing improvements include: one enclosed office, meeting room and kitchen
- Pylon signage opportunity
- On-site parking is available at additional monthly rate

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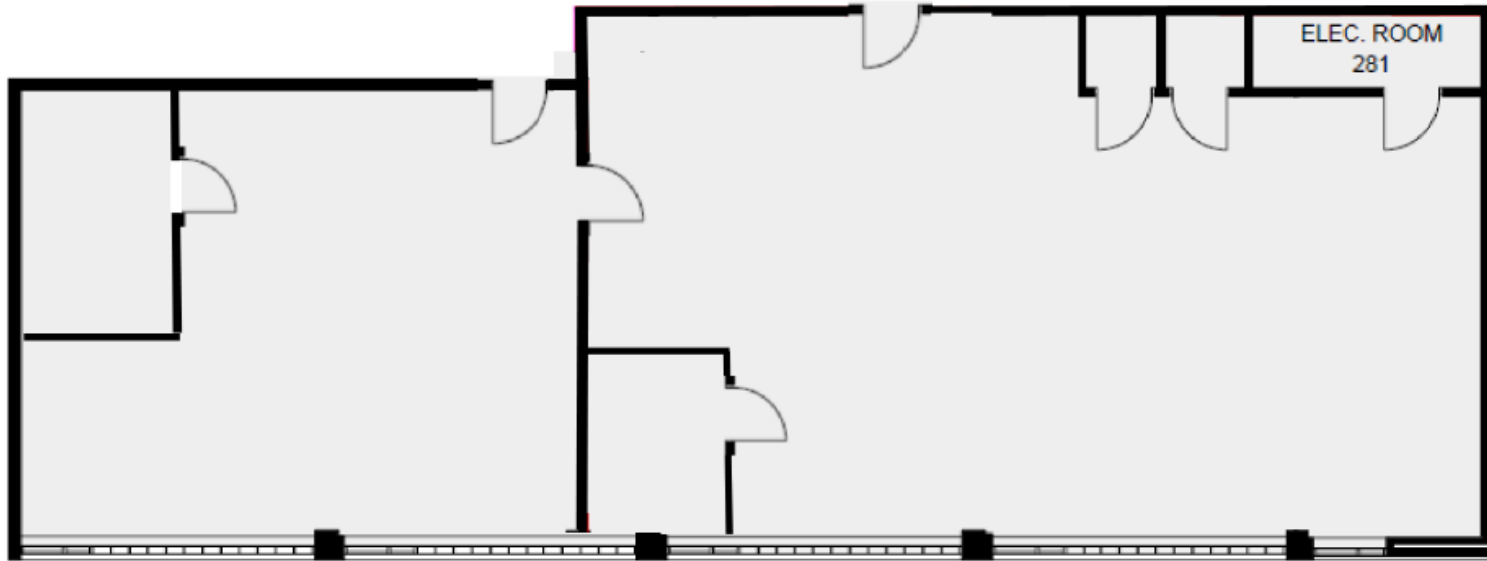


# FLOOR PLAN



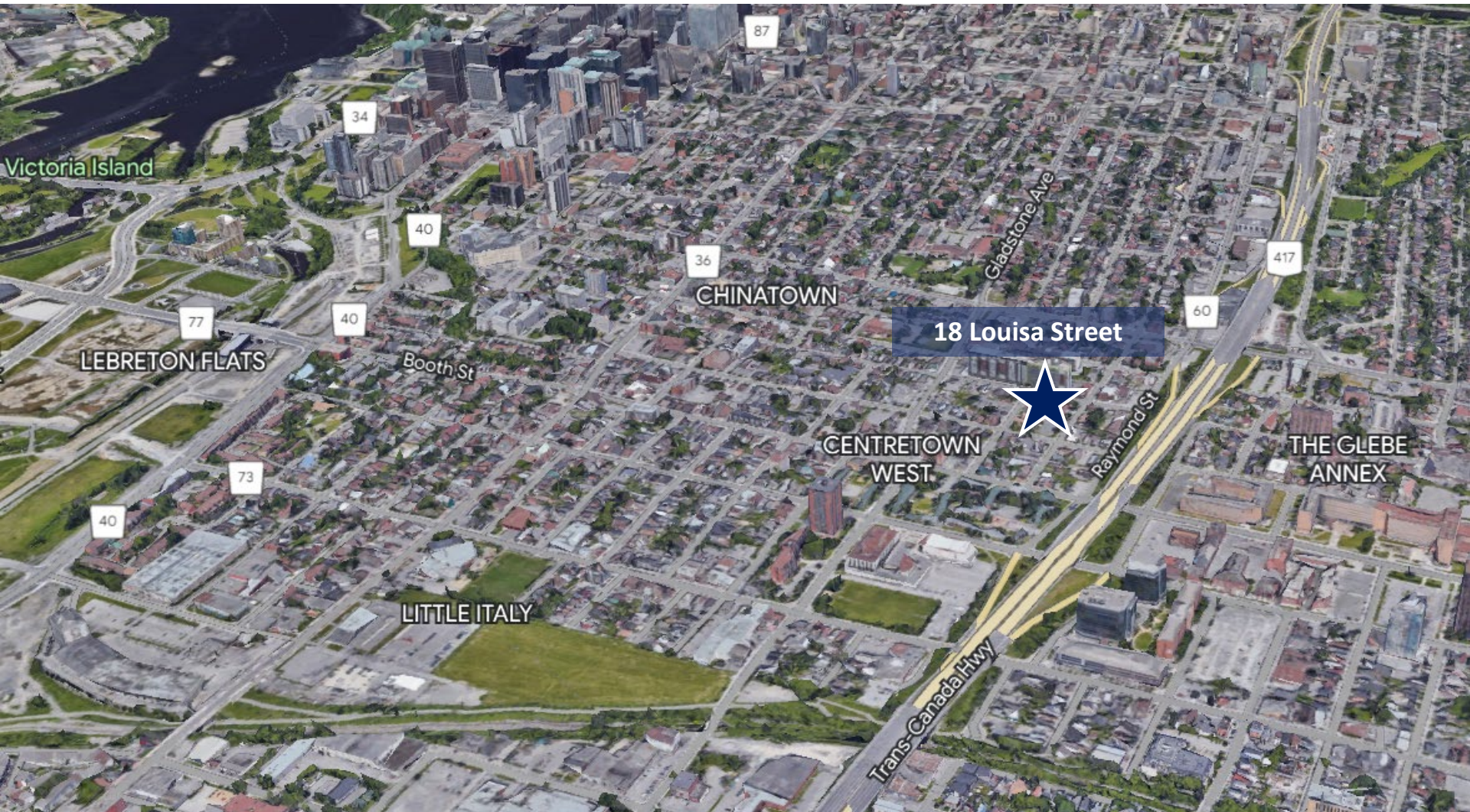
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# MAP



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