



**SYNERCAPITAL**  
Investment Realty, Brokerage & Asset Management



**SPACE  
AVAILABLE  
FOR  
SUB- LEASE**

**365-18 Louisa  
Street Ottawa, ON**



**KWESI BOURNE, Broker**

Tel: (613) 860-3500 ext. 410

Fax: (613) 523-2931

Email: [kbourne@klbinvesting.ca](mailto:kbourne@klbinvesting.ca)

Website: [www.klbinvesting.ca](http://www.klbinvesting.ca)



# FOR SUB- LEASE

Bright and full of light 503 sqft office space available for sub-lease. This unit is on the third floor located on Louisa St at the Gladstone Sports and Health Centre.

The space is currently laid out with two meeting rooms and a waiting room. This building is in a professionally managed and includes 1 parking space. The building holds high security standards and has many accessibility features including and a ramp to enter the building.

Short term sub-lease option is available until the end of the year, with an option to extend further after. Available for immediate occupancy.



**LEASE RATE**

**\$ 2,000/ MONTH**  
including furniture  
and internet.

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**KLB Investment Realty Advisory**

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# LOCATION

**Address:** 365-18 Louisa Street Ottawa, ON  
**Lease Rate** \$2,000 mth including furniture and internet.  
**Unit Size:** 503 sqft  
**Current** Lease end date: December 2024  
**Option to Renew:** Yes  
**Common areas:** Kitchen, Bathroom



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# ENTRANCE LOBBY



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# UNIT ENTRANCE WAITING ROOM



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# OFFICE SPACE- BLUE



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# OFFICE SPACE



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# WAITING ROOM/ CLOSET



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# COMMON AREA KITCHEN



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# HALLWAY AND COMMON AREA



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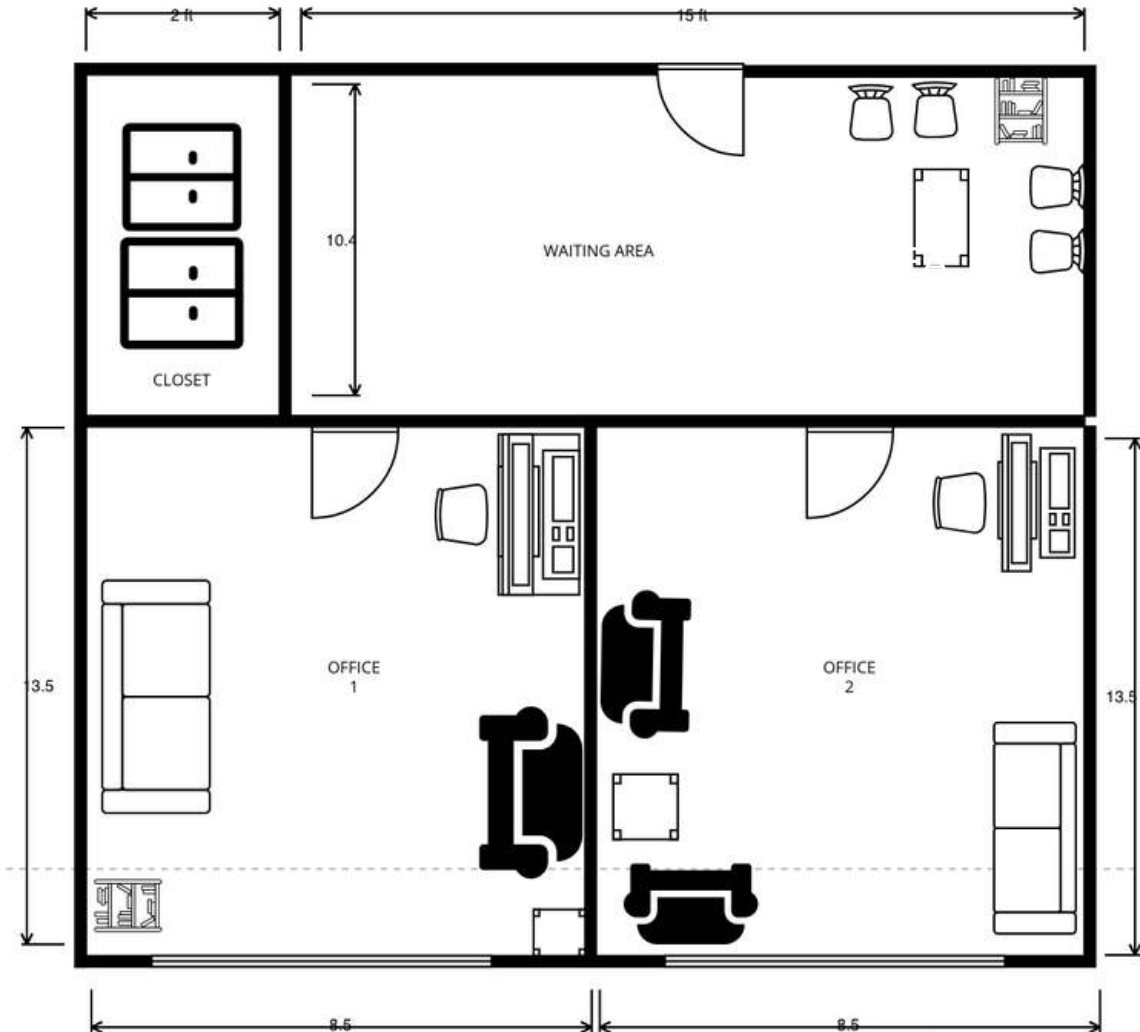
Website: [www.klbinvesting.ca](http://www.klbinvesting.ca)

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# FLOOR PLAN / ENTIRE BUILDING

\*\* Sketch is for reference only



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