

# \$ - 245 Ouellette Avenue Unit# 301, Windsor

MLS® #23025533

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0 Bedroom, 0.00 Bathroom, 15,409 sqft  
Industrial on 0.00 Acres

N/A, Windsor, Ontario

15,409 sq ft of first class office space, located on the 3rd floor of one of the finest buildings in Windsor's downtown core. Main and 2nd Floor occupied by the Royal Bank of Canada. Plenty of natural light, with existing quality finishes throughout. Elevator access to main floor and parking garage. Secure Main floor entrance, onsite parking, and additional offsite parking at additional cost. Building Signage available. Space is currently divided into 15,409 sq.ft. unit and a 2,373 sq.ft. unit. Landlord Offering Tenant Improvement Allowance for Qualified Tenants. Contact the Listing Broker for a brochure, space plan and to arrange a tour. Roof is concrete deck with BUR membrane. This building has a low carbon footprint as it uses recycled heat from Casino Windsor. (id:6289)

Built in 2000

## Essential Information

|                |            |
|----------------|------------|
| Listing #      | 23025533   |
| Bathrooms      | 0.00       |
| Square Footage | 15,409     |
| Acres          | 0.00       |
| Year Built     | 2000       |
| Type           | Industrial |
| Sub-Type       | Leasehold  |

## Community Information

Address 245 Ouellette Avenue Unit# 301



|             |         |
|-------------|---------|
| Subdivision | N/A     |
| City        | Windsor |
| Province    | Ontario |
| Postal Code | N9A7J2  |

### **Amenities**

|          |             |
|----------|-------------|
| Features | Corner Site |
|----------|-------------|

### **Interior**

|         |                                   |
|---------|-----------------------------------|
| Heating | See Remarks Forced air, Heat Pump |
| Cooling | Air Conditioned, Heat Pump        |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | BUCKINGHAM REALTY (WINDSOR) LTD. |
|----------------|----------------------------------|



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