

# \$ - 301 - 4473 Innes Road, Ottawa

MLS® #X12113342

\$

0 Bedroom, 0.00 Bathroom, 30,000 sqft

Office on 0.00 Acres

1106 - Fallingbrook/Gardenway South,  
Ottawa, Ontario

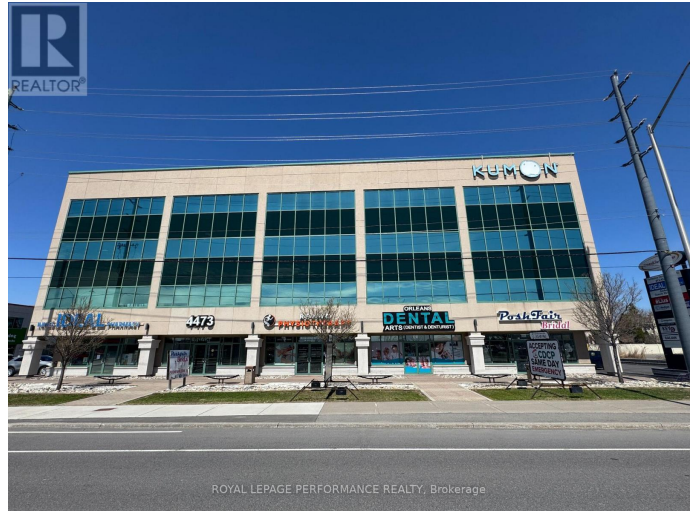
LOCATION! LOCATION! ALL UTILITIES INCLUDED. Great office space located in a PRIME location in Orleans (Innes & Tenth Center). Anchor Tenants already exist, the space located on the 3rd floor (approx. 2665 SF), Only 18 minutes from Amazon warehouse located east of Ottawa and 4 minutes from Montfort Orleans Health Hub. Well managed building, Bright, huge window display, offers high quality at competitive rates. Easy access to restaurants, shopping and services. Unlimited, secured fiber-optic internet available through the Landlord. Parking and management onsite. Great opportunity for medical services/Accounting /Law/Insurance/Professional firms/ IT/Government services and others. Very well maintained Building, Additional Rent estimated at \$13 per sqft. (id:6289)

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12113342 |
| Bathrooms      | 0.00      |
| Square Footage | 30,000    |
| Acres          | 0.00      |
| Type           | Office    |

## Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 301 - 4473 Innes Road               |
| Subdivision | 1106 - Fallingbrook/Gardenway South |



|             |         |
|-------------|---------|
| City        | Ottawa  |
| Province    | Ontario |
| Postal Code | K4A1A7  |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Highway, Public Transit |
| Features  | Elevator                |

### Interior

|         |                       |
|---------|-----------------------|
| Heating | Natural gas Other     |
| Cooling | Fully air conditioned |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PERFORMANCE REALTY |
|----------------|---------------------------------|



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Listing information last updated on October 17th, 2025 at 8:31pm EDT