

\$ - 305 - 4473 Innes Road, Ottawa

MLS® #X12113347

\$

0 Bedroom, 0.00 Bathroom, 30,000 sqft

Office on 0.00 Acres

1106 - Fallingbrook/Gardenway South,
Ottawa, Ontario

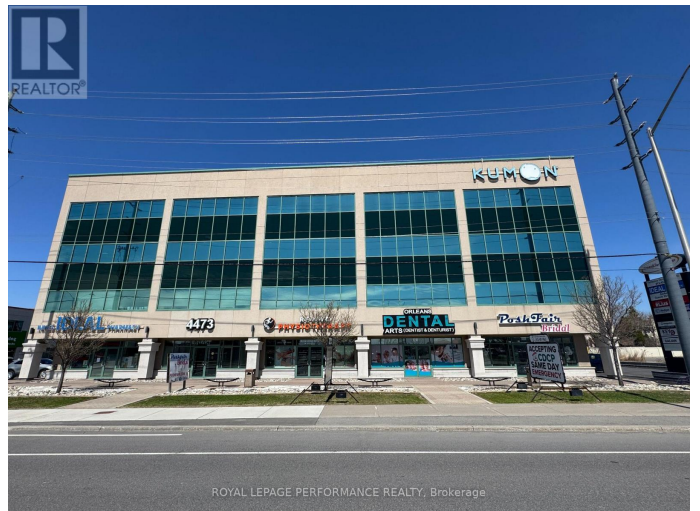
LOCATION! LOCATION! ALL UTILITIES INCLUDED. Great office space located in a PRIME location in Orleans (Innes & Tenth Center). Anchor Tenants already exist, the space located on the 3rd floor (approx. 1998 SF), Only 18 minutes from Amazon warehouse located east of Ottawa and 4 minutes from Montfort Orleans 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 #	X12113347
Bathrooms	0.00
Square Footage	30,000
Acres	0.00
Type	Office

Community Information

Address	305 - 4473 Innes Road
Subdivision	1106 - Fallingbrook/Gardenway South



City	Ottawa
Province	Ontario
Postal Code	K4A1A7

Amenities

Features	Elevator
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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