

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

MLS® #23025534

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0 Bedroom, 0.00 Bathroom, 17,782 sqft  
Industrial

N/A, Windsor, Ontario

15,808 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 13,707 sq.ft. unit and a 2,101 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. Efficient usable space with an Rentable/Usable ratio under 1.14%. 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 #	23025534
Bathrooms	0.00
Square Footage	17,782
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
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### **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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Listing information last updated on October 15th, 2025 at 2:01pm CDT