



FOR LEASE

Ground Floor Showroom/Office Space

1220 – 1228 Old Innes Road | Ottawa, ON



View Virtual Tour
Unit 106



View Virtual Tour
Unit 109

Daniel Niedra

Associate Vice President
+1 613 683 2219
Daniel.Niedra@colliers.com

Eric Whittington

Associate Vice President
+1 613 683 2212
Eric.Whittington@colliers.com

Colliers

Accelerating success.

Space Details

Total Available Area Unit 106: 5,130 SF available now
Unit 109: 7,960 SF available now

Asking Rent Contact listing agents

Additional Rent \$7.55 PSF (2024 est.)

Clear Height 13'

Lighting LED

Loading Front entry door

Parking Ample

Zoning Heavy Industrial (IH)

Comments

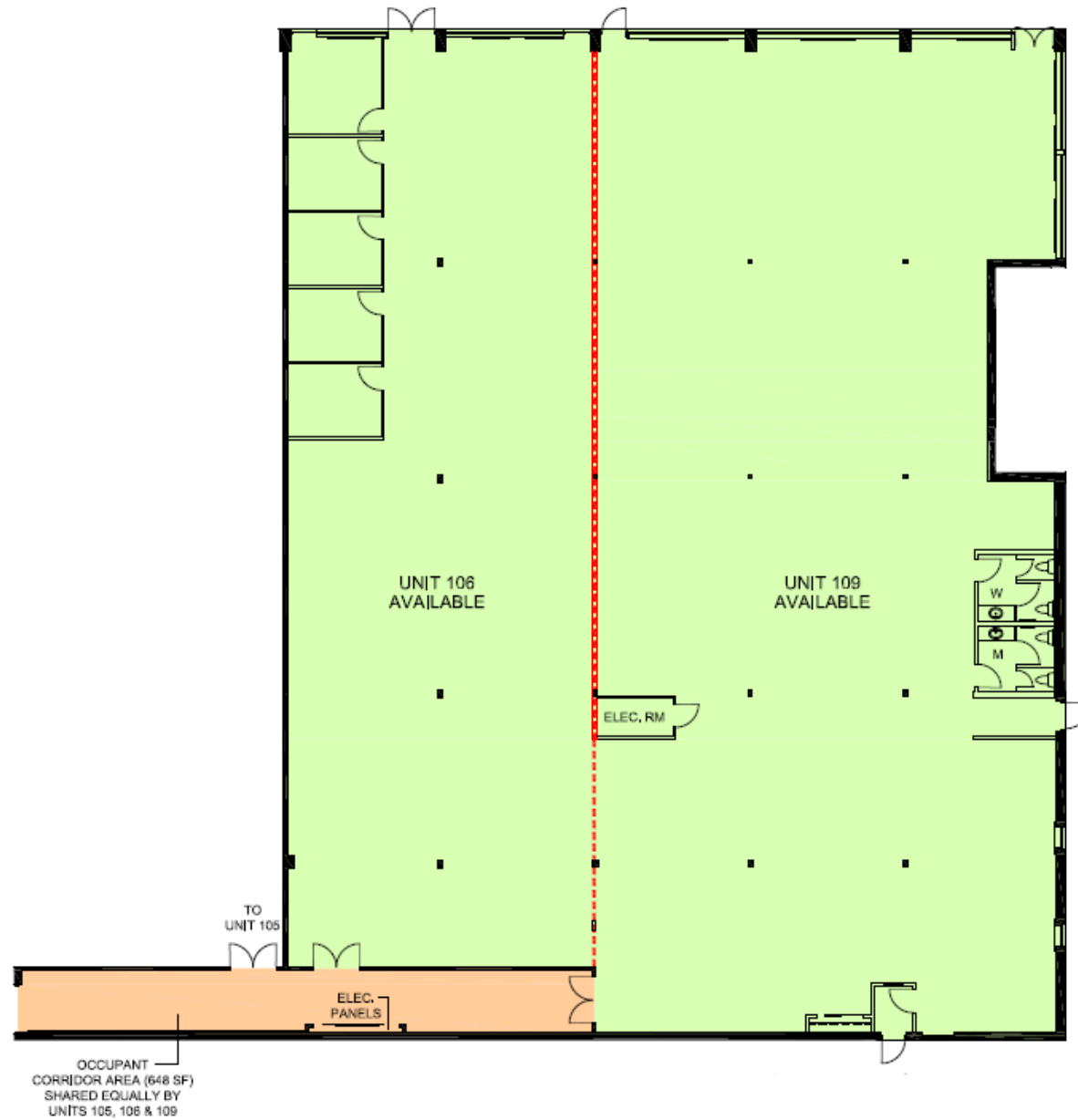
Highly visible showroom & office space fronting onto Old Innes Road.

Unit 106 features improved office space with 5 enclosed offices dropped ceilings throughout with shared access to the loading facilities.

Unit 109 features open showroom space in base-building condition, with ample natural light, new LED lighting, refreshed M/F washrooms and exposed concrete floors.



Floor Plan





1220 - 1228 Old Innes Road | Ottawa, ON

Daniel Niedra

Associate Vice President
+1 613 683 2219
Daniel.Niedra@colliers.com

Eric Whittington

Associate Vice President
+1 613 683 2212
Eric.Whittington@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.