



 **JLL** SEE A BRIGHTER WAY

303 Moodie
Drive

Ottawa, Ontario

OFFICE SPACE FOR LEASE

Stacking Plan

Floor 5	Leased			
Floor 4	Leased			
Floor 3	Suite 300 Leased	Suite 301 Leased	Suite 310 4,049 sf	Suite 320 Leased
Floor 2	Suite 200 Leased			
Floor 1	Suite G-102 2,625 sf	Suite G-100 Leased	Suite G-110 2,964 sf	



54,000 sq. ft.
Building Area



9,700 sq. ft.
Floor Plate



Landlord
Starlight
Investments

Building Highlights

- Easily accessible from all areas of the City - 2 minutes off of HWY 417 with quick access to Kanata and HWY 416
- Public transit easily accessible by OC Transpo and LRT Station
- Ample parking on-site (3:1,000 sq. ft.) with underground and surface parking available
- Pylon and building signage opportunities
- Many amenities within close proximity including; new Hyatt Hotel adjacent to the property, Tim Hortons, Starbucks, Rexall, Loblaws and new Brewtable Restaurant

Multiple Suites Available

Net asking rent: Please contact the listing broker
Additional rent: \$20.58 per sq. ft. (2025 est.)

Available suites	SF	
Suite 102	2,625	Base building condition – semi-below grade, direct access to outside
Suite 110	2,964	Ground floor with direct access to outside with signage opportunity facing Moodie Drive. Excellent location for a retail / medical use. Space is in base-building condition.
Suite 310	4,049	Fully improved space; lots of natural light and exposure directly off of the elevator. Available February 1, 2025.



Location Map



303 Moodie Drive is situated between Highway 416 on the east and the Highway 417 to the north, excellent bus service connecting to Bayshore Shopping Centre, Kanata, and Downtown.

Floor Plans



Stephanie Lui*

Associate Vice President

Stephanie.Lui@jll.com

613 323 7883

Steven Powell*

Vice President, Brokerage Leasing

Steven.Powell@jll.com

613 293 4599

jll.com

*Broker