



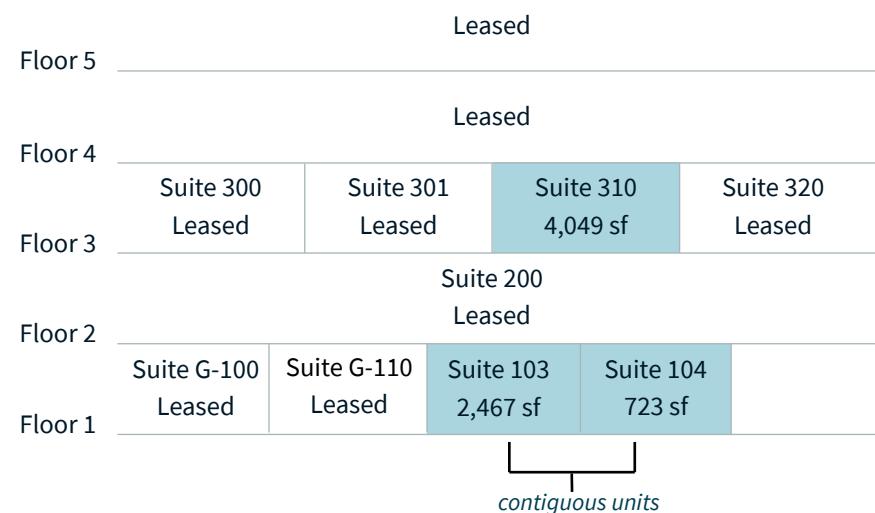
 **JLL** SEE A BRIGHTER WAY

303 Moodie  
Drive

Ottawa, Ontario

OFFICE SPACE FOR LEASE

## Stacking Plan



**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

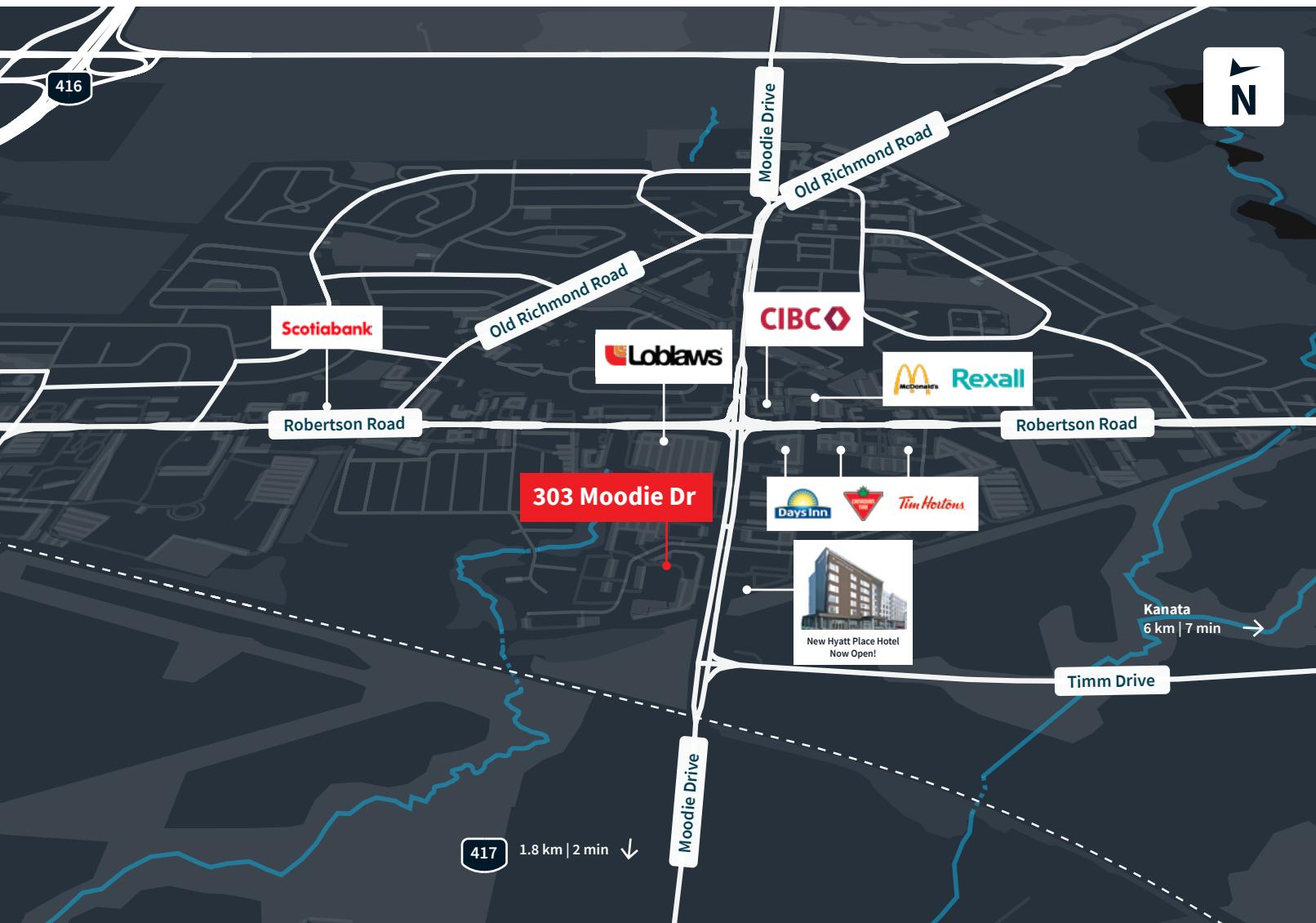
*Net asking rent: Please contact the listing broker*

*Additional rent: \$20.58 per sq. ft. (2025 est.)*

| Available suites | SF    |  |
|------------------|-------|--|
| <b>Suite 103</b> | 2,467 | Space is in base-building condition – direct access to outside                         |
| <b>Suite 104</b> | 723   | Built out space with 1 office and kitchenette – direct access to outside               |
| <b>Suite 310</b> | 4,049 | Fully improved space; lots of natural light and exposure directly off of the elevator. |



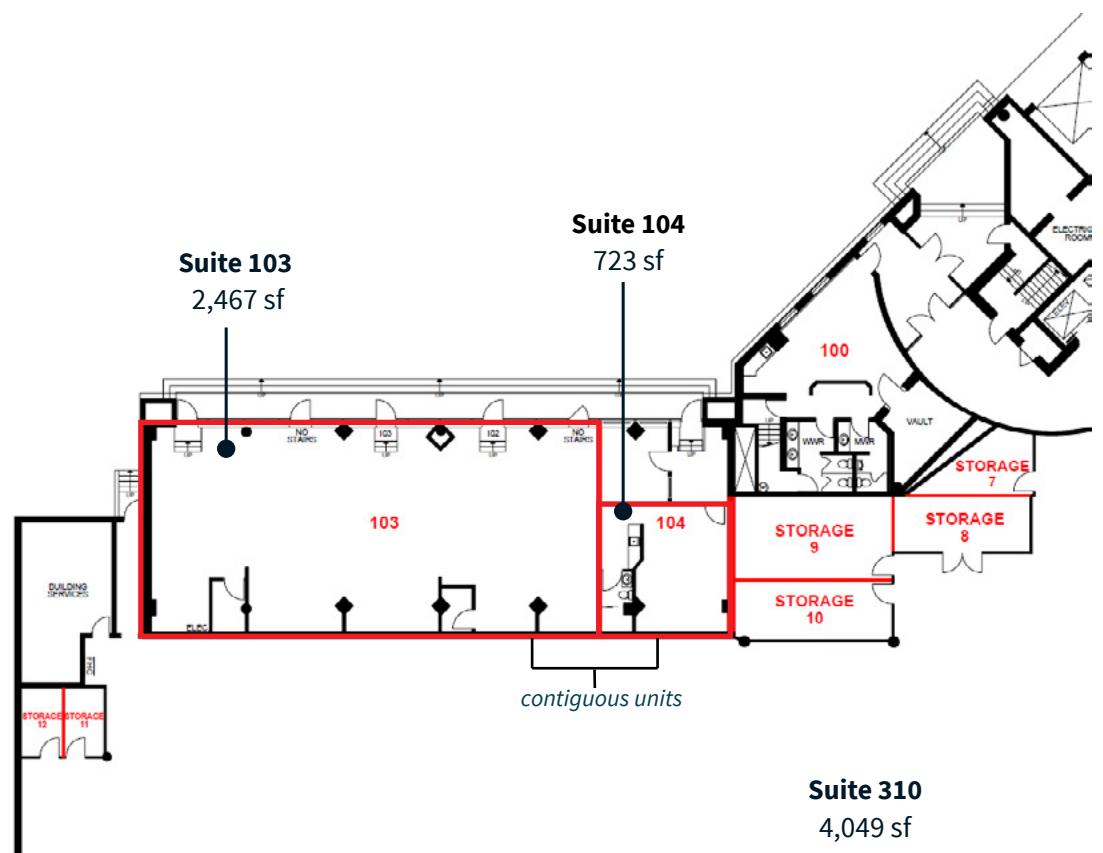
## Location Map



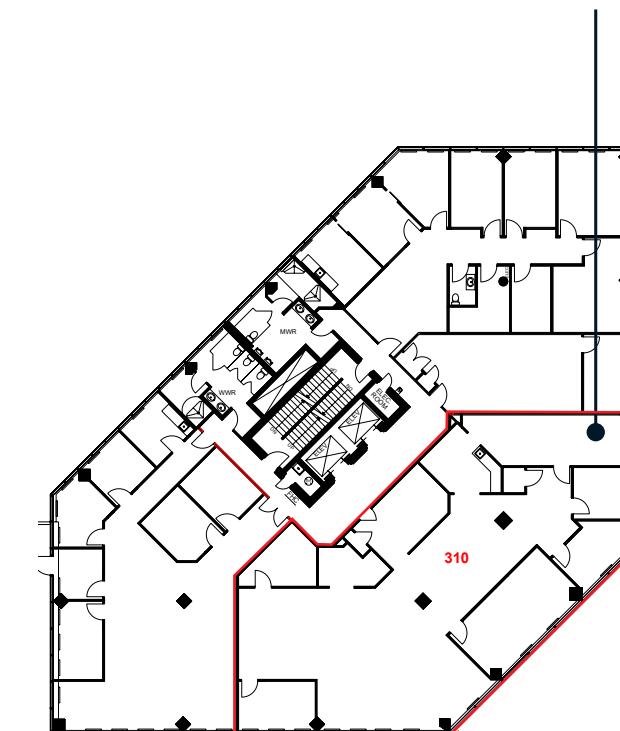
303 Moodie Drive is situated between Highway 416 on the east and the Highway 417 to the north, excellent bus service connecting to Bayshore Shopping Centre, Kanata, and Downtown.

## Floor Plans

Floor 1



Floor 3



**Stephanie Lui\***

*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