 **JLL** SEE A BRIGHTER WAY

301 Moodie  
Drive

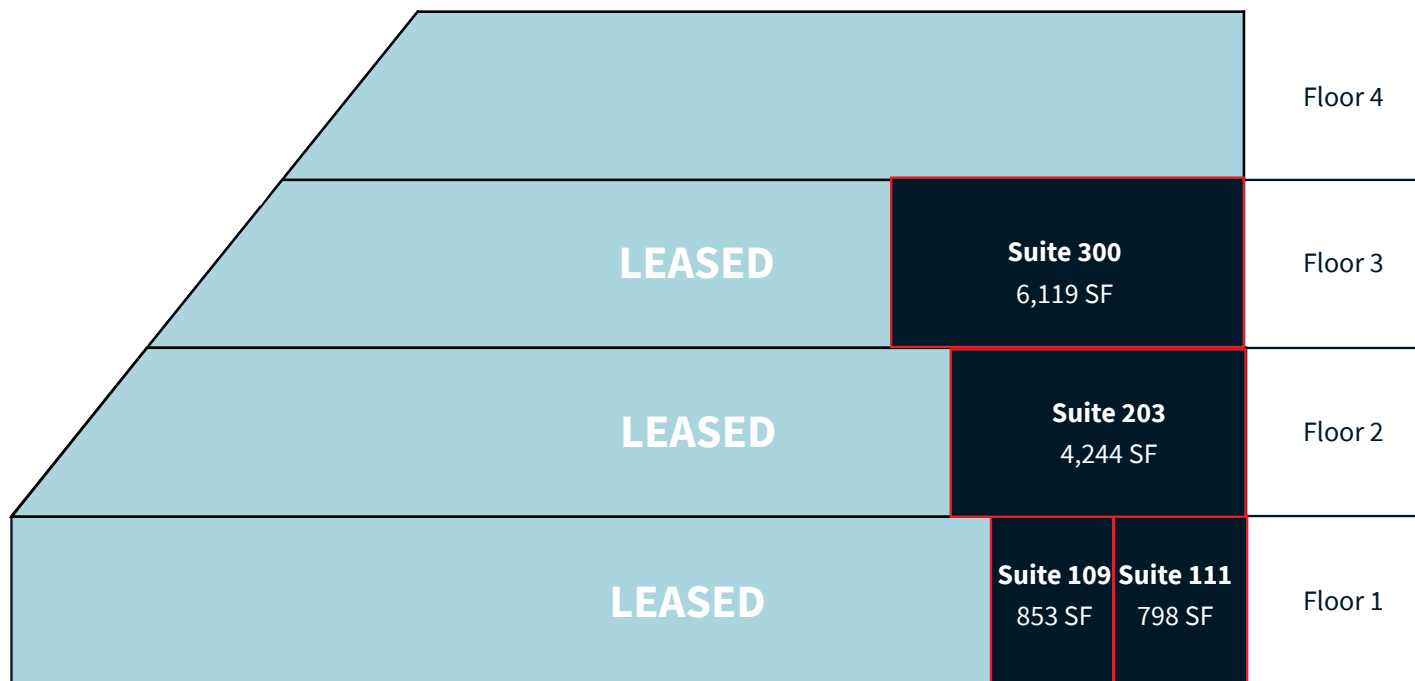
Ottawa, Ontario

OFFICE SPACE FOR LEASE

# Building Information

<b>Building Area</b>	88,000 square feet
<b>Floor Plate</b>	18,000 square feet
<b>Landlord</b>	Starlight Investments

Net Asking Rate: Please contact broker  
 Additional Rent: \$19.50 per sq. ft. (2026 est.)



## Building Highlights

- Easily accessible from all areas of Ottawa – within close proximity to HWY 417 and HWY 416
- Easy access to public transit (OC Transpo directly in front of the building and future LRT Station at Moodie Drive)
- Ample on-site parking (3:1,000 SF) with underground and surface parking
- Pylon and building signage opportunities
- Located in close proximity to several amenities

Available suites	SF	Description
Suite 109	853	Available immediately – open concept space with 1 enclosed office – direct access to outside
Suite 111	798	Available with 60 days notice – built out space – direct access to outside
Suite 203	4,244	Available immediately – Fully built out space
Suite 300	6,119	Available immediately. Fully built out space with furniture.

\*Suite 109 & Suite 111 are contiguous - 1,651 SF

## Location Map

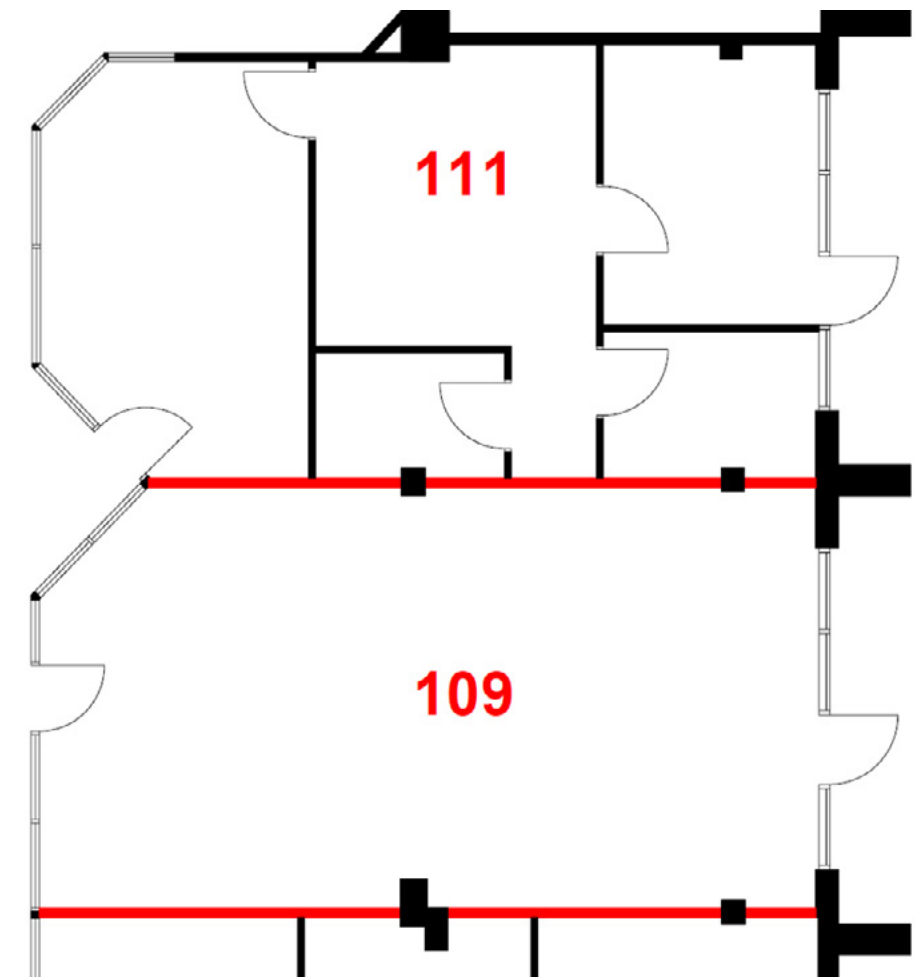


301 Moodie Drive is situated between Highway 416 on the east and the Highway 417 to the north, excellent bus service connecting to Bayshore Shopping Centre, Kanata, and Downtown.

## Floor Plan

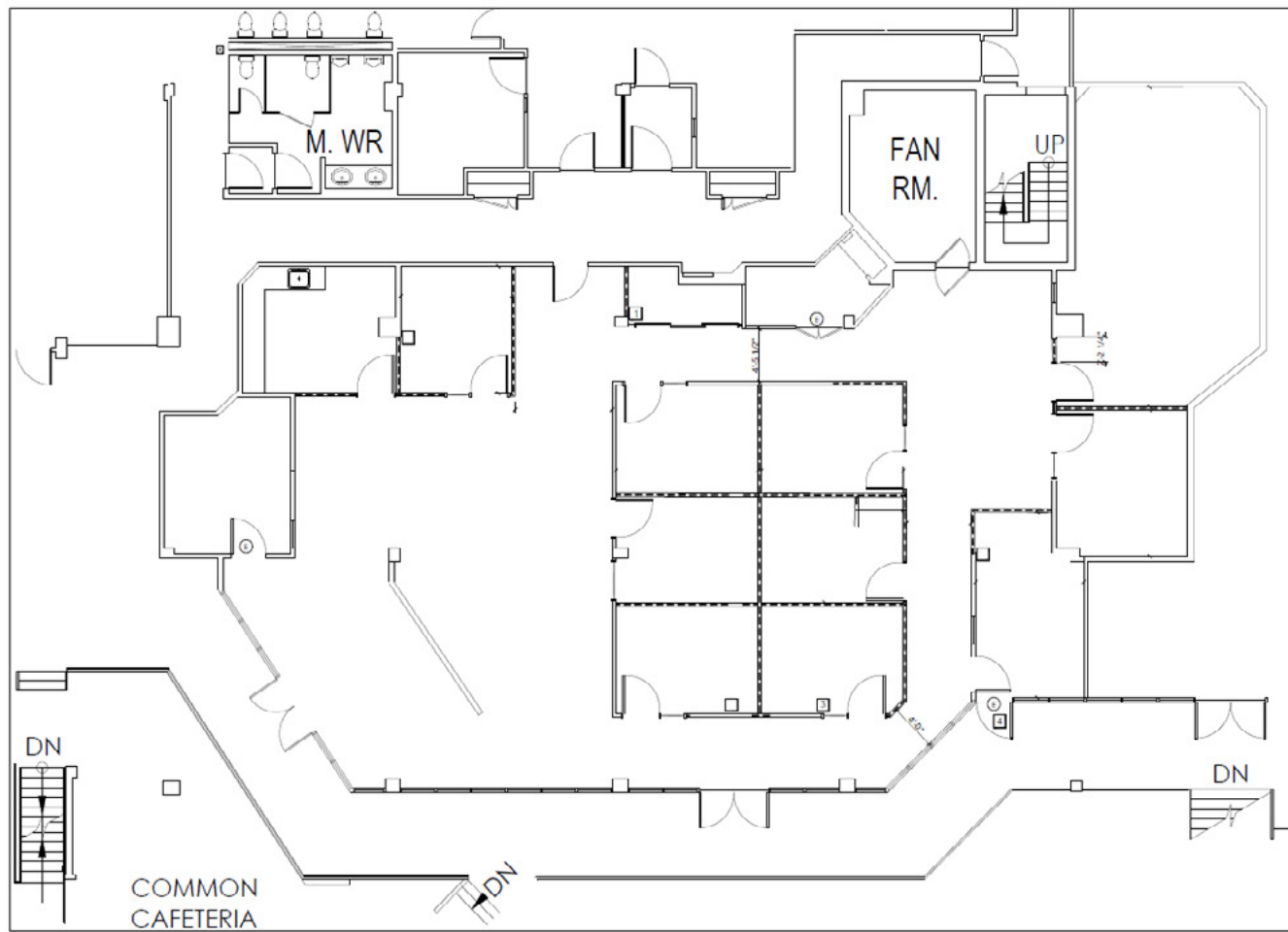
**Suite 109: 853 SF**

**Suite 111: 798 SF**



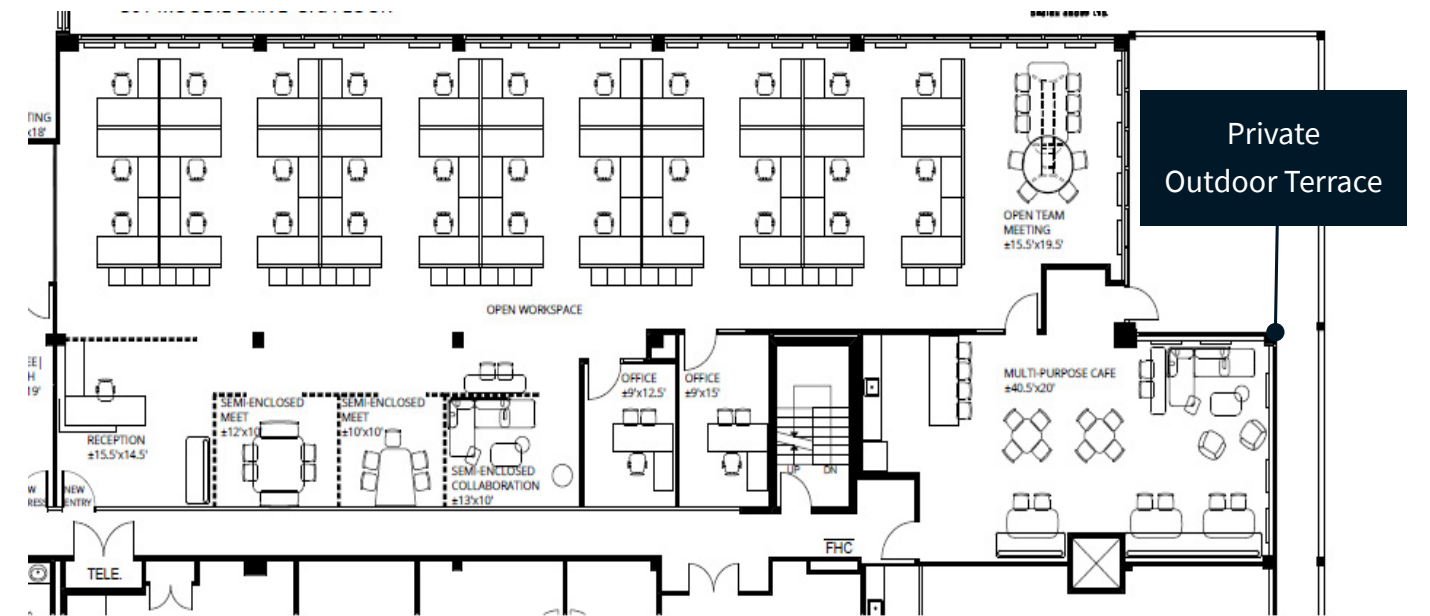
# Floor Plan

**Suite 203: 4,244 SF**



# Floor Plan

**Suite 300: 6,119 SF**



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