



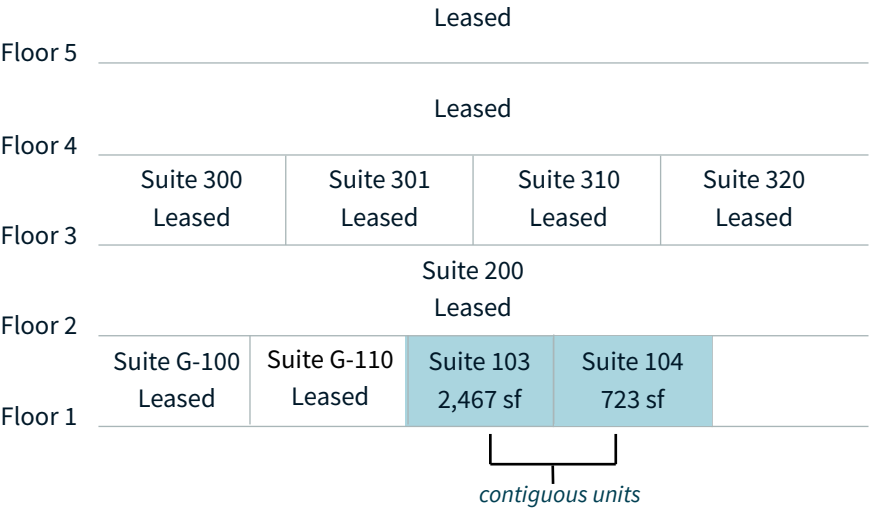
 **JLL** SEE A BRIGHTER WAY

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	
Suite 103	2,467	Space is in base-building condition – direct access to outside
Suite 104	723	Built out space with 1 office and kitchenette – direct access to outside



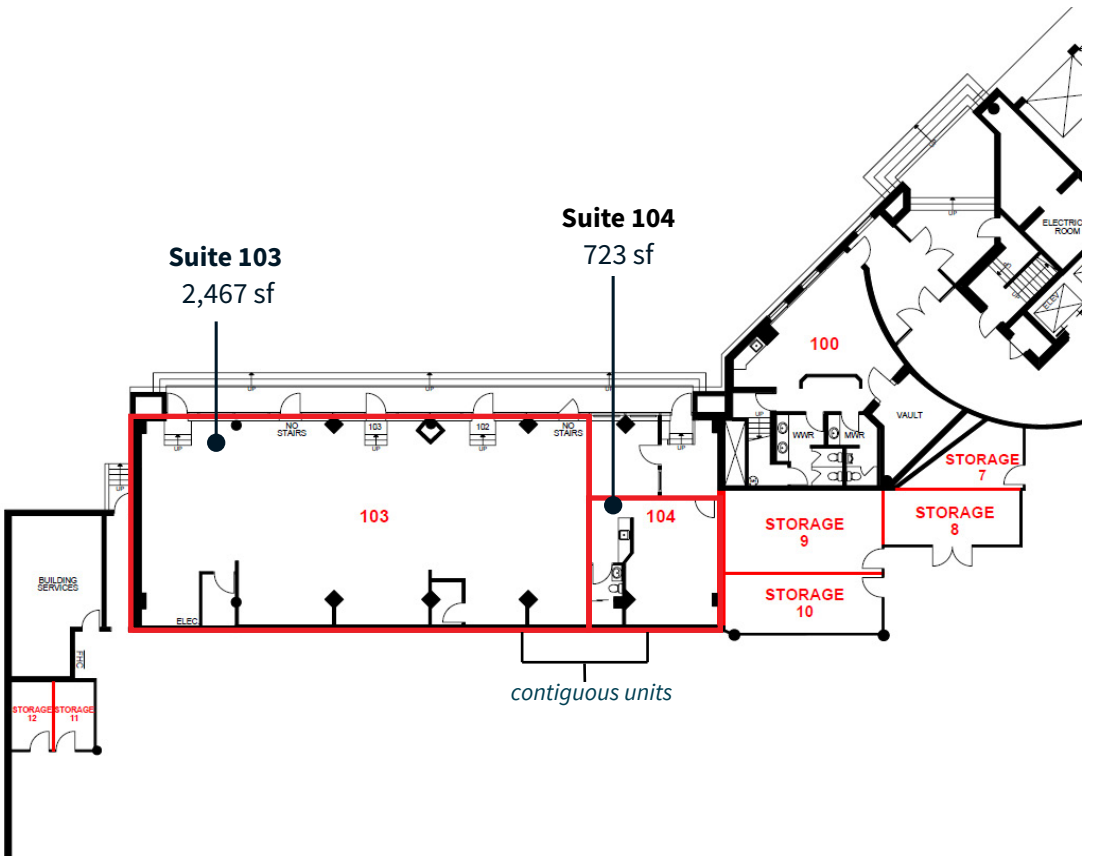
Location Map



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



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