



 **JLL** SEE A BRIGHTER WAY

301 Moodie
Drive

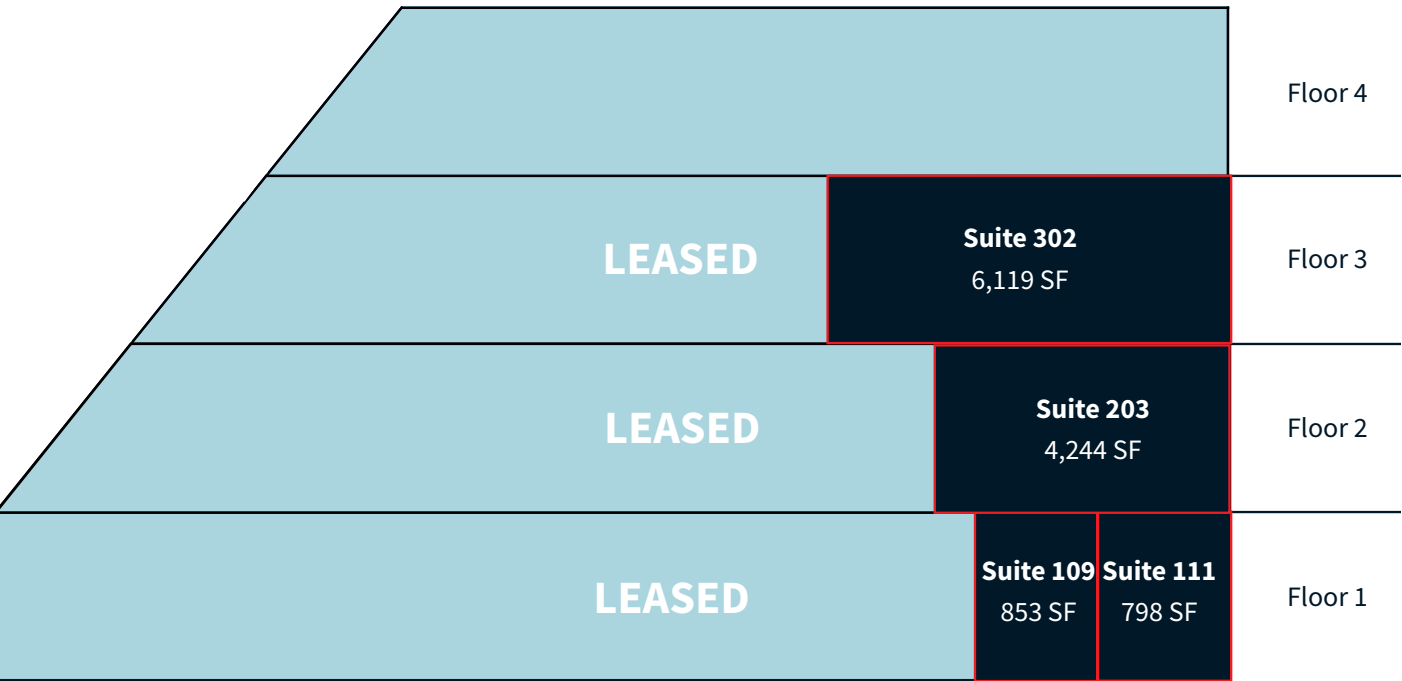
Ottawa, Ontario

OFFICE SPACE FOR LEASE

Building Information

Building Area	88,000 square feet
Floor Plate	18,000 square feet
Landlord	Starlight Investments

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



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 April 1, 2027 – Fully built out space
Suite 302	6,119	Available immediately – Fully turnkey space with outdoor patio

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

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



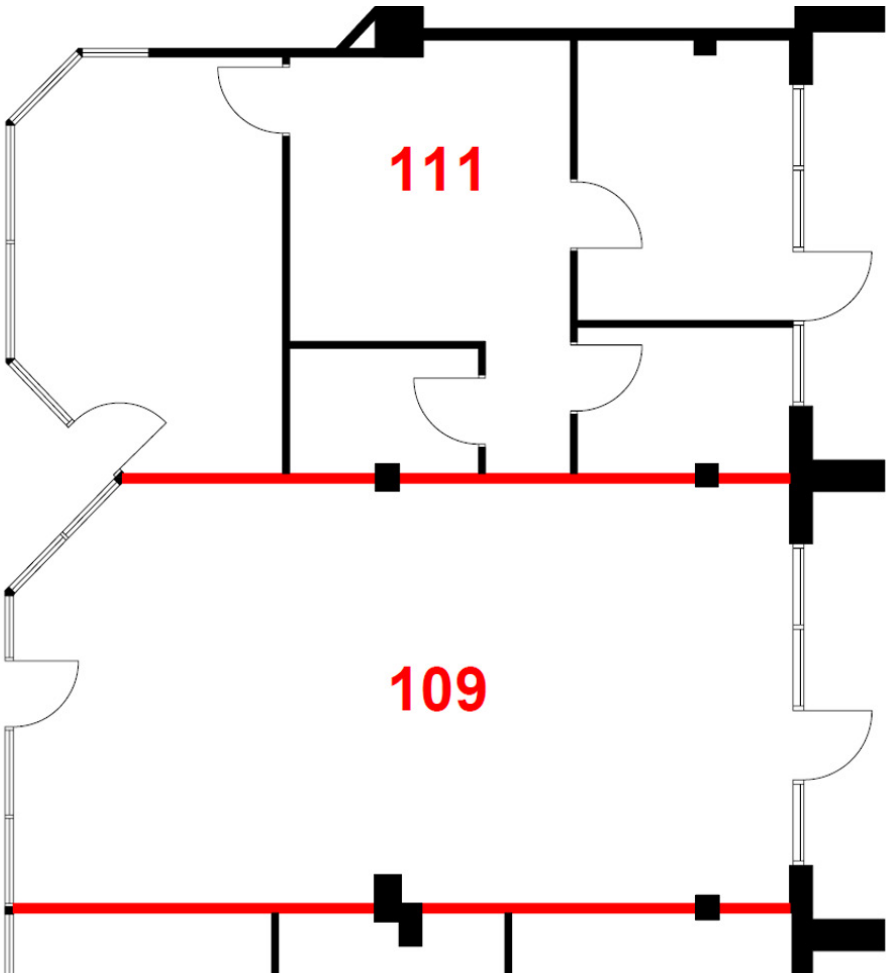
Location Map



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.

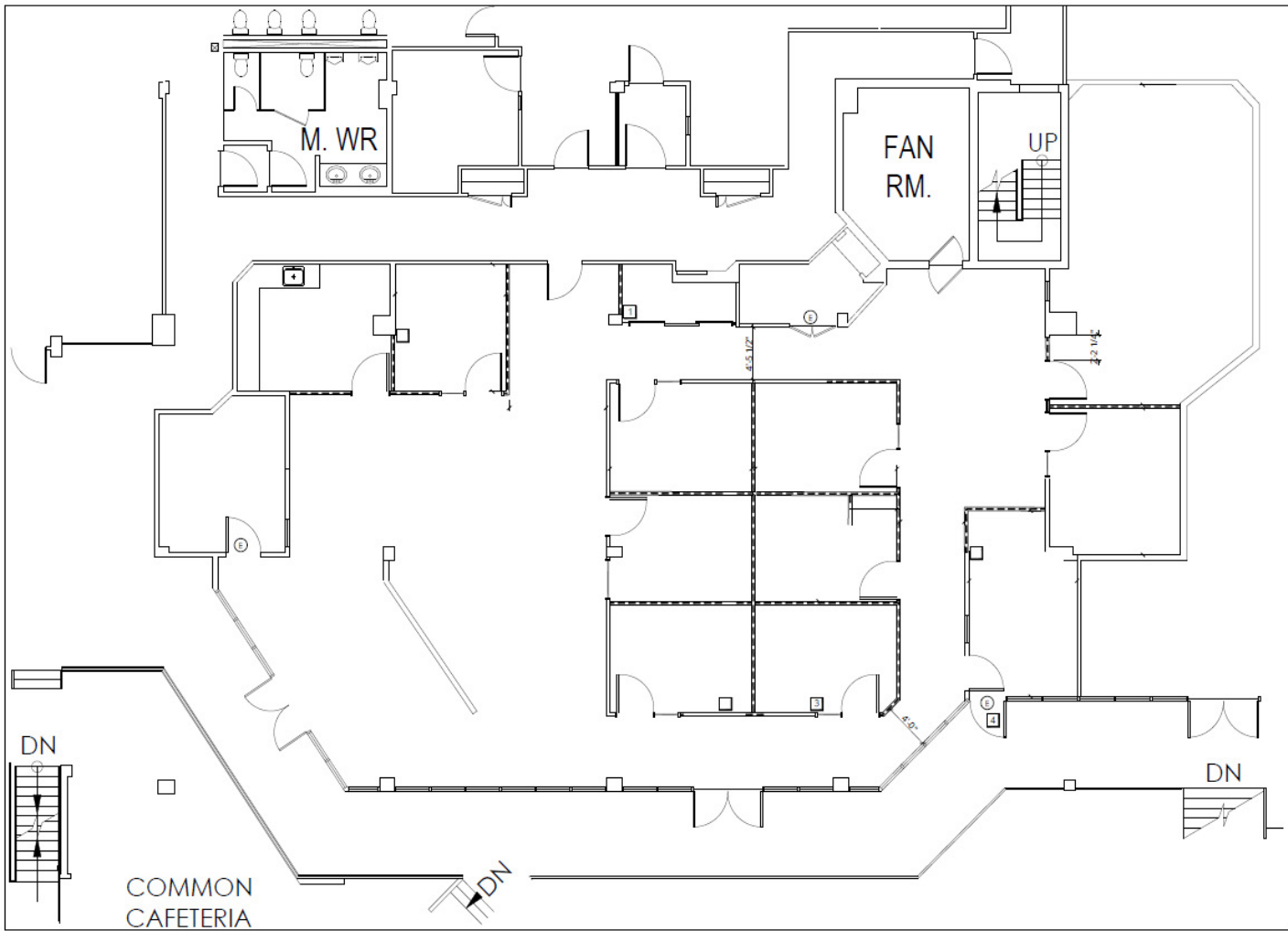
Floor Plan

Suite 109: 853 SF
Suite 111: 798 SF



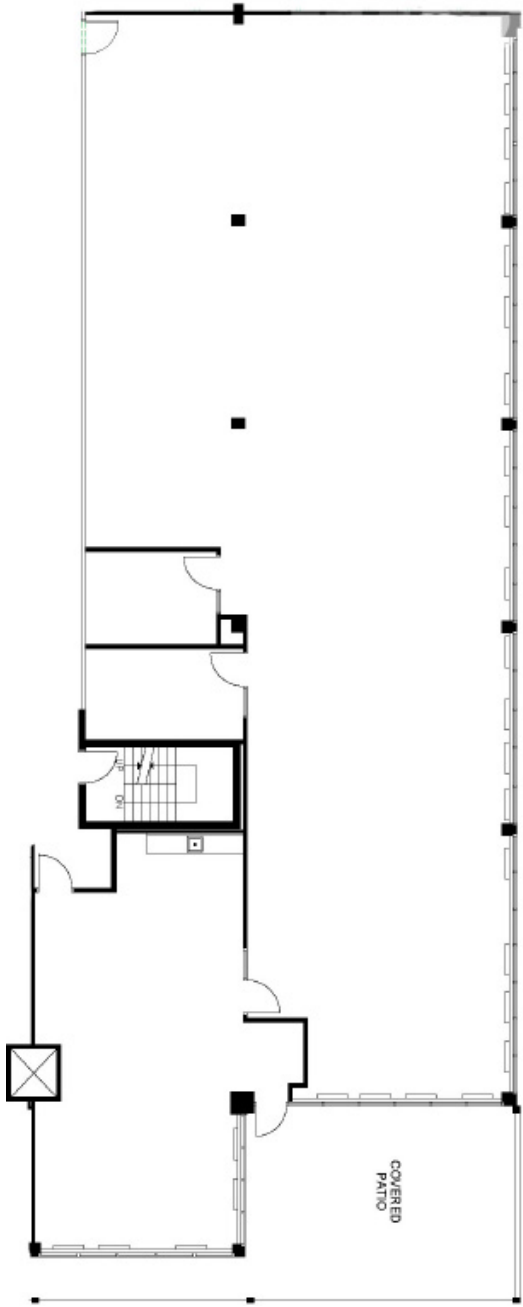
Floor Plan

Suite 203: 4,244 SF



Floor Plan

Suite 302: 6,119 SF



XXX Address Street / City

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Stephanie Lui*

Vice President

Stephanie.Lui@jll.com

613 323 7883

Steven Powell*

Vice President, Brokerage Leasing

Steven.Powell@jll.com

613 293 4599

*Broker