



 **JLL** SEE A BRIGHTER WAY

301 Moodie
Drive

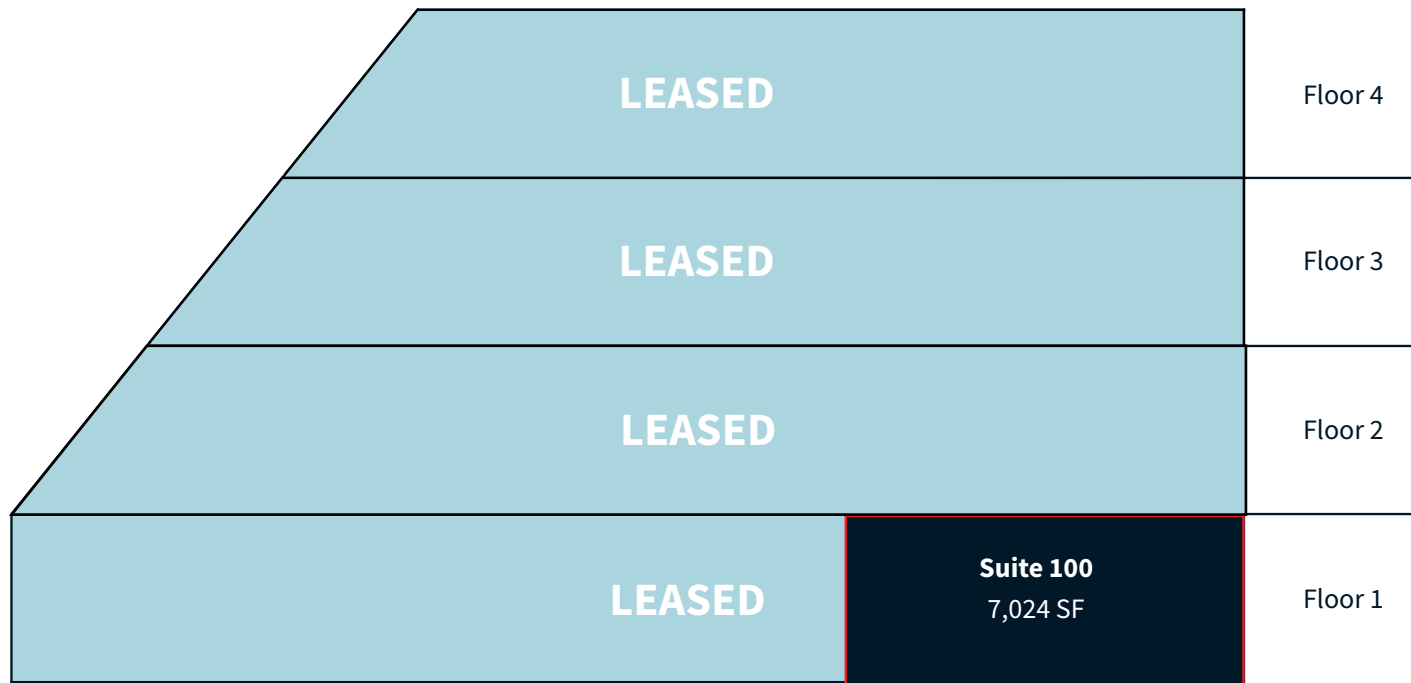
Ottawa, Ontario

OFFICE SPACE FOR LEASE

Building Information

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

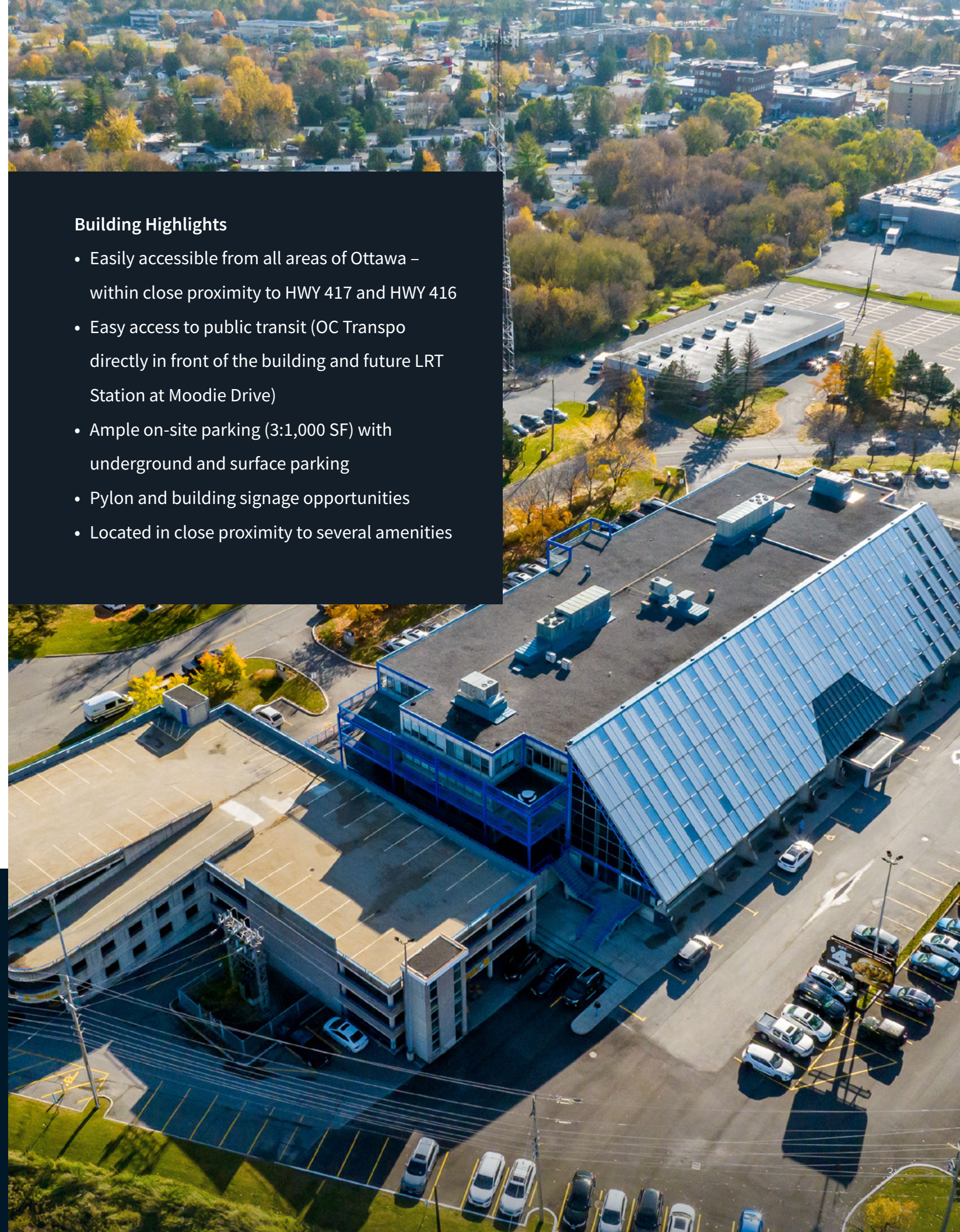
Net Asking Rate: please contact broker
 Additional Rent: \$17.87 per sq. ft. (2024 est.)



Available suites	SF	Description
Suite 100	7,024	Ground floor unit with existing improvements. Available June 1st, 2024

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



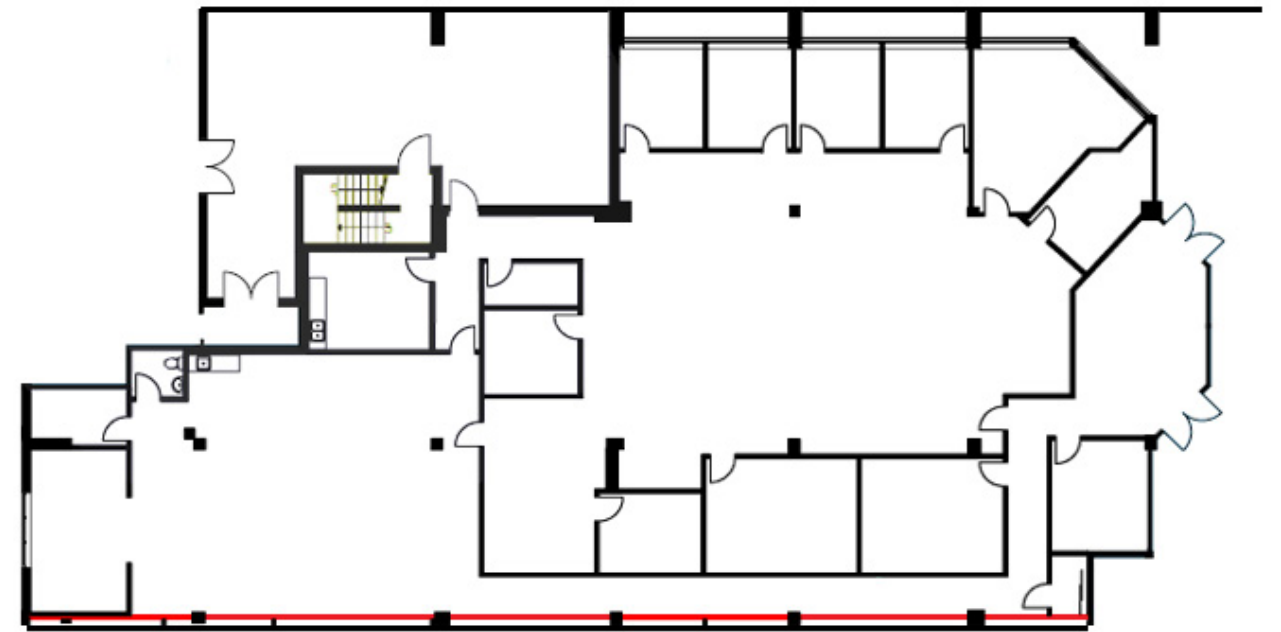
Location Map



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 100: 7,024 SF



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