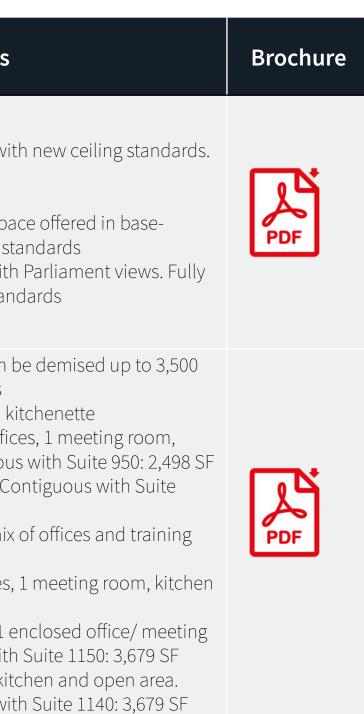
## **HEADLEASE LISTINGS (OFFICE)**

	Total (sf)	Net Rent (psf)	Op. Costs (psf)	Highlights
<section-header></section-header>	Suite 100: 9,116 Leased Suite 870: 11,971 Suite 950: 11,836 Suite 1400: 21,438 Suite 1600: 16,146	Please contact Stephanie Lui	\$19.85 (Est.2024)	<ul> <li>Suite 870: Base building condition with Can be demised to 4,000+ SF</li> <li>Suite 950: Available Q2 2024</li> <li>Suite 1400: Full floor opportunity. Spatbuilding condition with new ceiling state</li> <li>Suite 1600: Top floor opportunity with improved space with new ceiling stand</li> </ul>
<section-header></section-header>	Suite 400: 8,690 Suite 540: 939 Suite 930: 1,207 Suite 950: 1,291 (view virtual tour) Suite 1000: 8,690 Suite 1100: 2,795 Suite 1140: 1,224 - Suite 1150: 2,455 -			<ul> <li>Suite 400: Full floor opportunity (can b SF) – mix of open and closed offices</li> <li>Suite 540: Open concept space with ki</li> <li>Suite 930: Fully built space with 4 offic reception and kitchenette. Contiguous</li> <li>Suite 950: Base-building condition. Co 930: 2,498 SF</li> <li>Suite 1000: Full floor opportunity; mix rooms</li> <li>Suite 1100: Fully built space; 3 offices, and open work stations</li> <li>Suite 1140: Fully improved space – 1 e room and open area. Contiguous with</li> <li>Suite 1150: 6 offices, 1 boardroom, kite Available April 1, 2024. Contiguous with</li> </ul>
	Suite 310: 1,255 Suite 450: 1,806 Suite 500: 5,791 Leased	Please contact Stephanie Lui	\$22.26 (Est.2024)	<ul> <li>Suite 310: Existing Improvements</li> <li>Suite 450: Fully improved space with formula</li> </ul>





furniture

## **HEADLEASE LISTINGS (OFFICE)**

	Total (sf)	Net Rent (psf)	Op. Costs (psf)	Highlights
301 Moodie Drive	<b>Suite 100:</b> 7,024	Please contact Stephanie Lui	\$17.87 (Est.2024)	• Suite 100: Ground floor unit with existin Available June 1st, 2024
<section-header></section-header>	Suite 102: 2,625 Suite 110: 2,964	Please contact Stephanie Lui	\$20.50 (Est. 2024)	<ul> <li>Suite 102 – Space is move-in ready, dire</li> <li>Suite 110 – Ground floor with direct acc signage opportunity facing Moodie Driv for a retail / medical use. Space is in bas</li> </ul>
<section-header></section-header>	Suite 200: 8,978 Suite 300: 10,518 Suite 1210: 4,153 Suite 1401: 3,352	Please Contact Steven Powell	\$20.67 (Est.2024)	<ul> <li>Parking: 1 Stall per 1,500 SF</li> <li>Suite 200: Full floor opportunity with ex Several private offices, large boardroom area</li> <li>Suite 300: Base building condition</li> <li>Suite 1210: Show-suite coming Spring 2</li> <li>Suite 1401: Show-suite coming Spring 2</li> </ul>

#### Brochure

ing improvements.



irect access to outside ccess to outside with rive. Excellent location pase-building condition



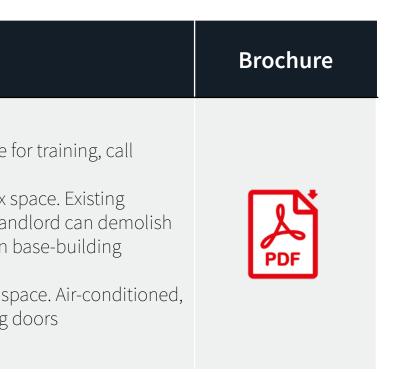
existing improvements. om and collaboration

g 2024 g 2024



# HEADLEASE LISTINGS (INDUSTRIAL/OFFICE/FLEX)

	Total (sf)	Net Rent (psf)	Op. Costs (psf)	Highlights
2935 Conroy Road	*Conditionally Leased Suite 100: 11,895 Suite 110: 15,302 Suite 120: 29,525	Please contact Stephanie Lui	\$10.66 (Est.2024) (includes hydro, gas and water)	<ul> <li>Suite 100 - Flex/office space. Ideal use f center, government services office</li> <li>Suite 110 - Mix of Medical, office &amp; flex s improvements for a medical office. Lar existing improvements and provide in f condition</li> <li>Suite 120 - Industrial warehouse/flex sp 22.5 foot ceilings, 2 dock level loading of</li> </ul>



# **EXCLUSIVE LISTINGS**

#### OTTAWA | MAY 2024

#### Contact

Stephanie Lui\* Associate Vice President 613-656-0153 Stephanie.Lui@jll.com Steven Powell\* Vice President 613 656 0150 Steven.Powell@jll.com



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