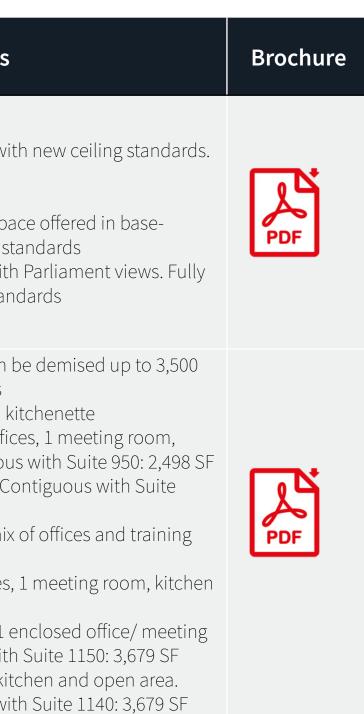
HEADLEASE LISTINGS (OFFICE)

| | 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) | Suite 870: Base building condition with Can be demised to 4,000+ SF Suite 950: Available Q2 2024 Suite 1400: Full floor opportunity. Spatbuilding condition with new ceiling state Suite 1600: Top floor opportunity with improved space with new ceiling stand |
| <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 - | | | Suite 400: Full floor opportunity (can b SF) – mix of open and closed offices Suite 540: Open concept space with ki Suite 930: Fully built space with 4 offic reception and kitchenette. Contiguous Suite 950: Base-building condition. Co 930: 2,498 SF Suite 1000: Full floor opportunity; mix rooms Suite 1100: Fully built space; 3 offices, and open work stations Suite 1140: Fully improved space – 1 e room and open area. Contiguous with Suite 1150: 6 offices, 1 boardroom, kite Available April 1, 2024. Contiguous with |
| | Suite 310: 1,255 Suite 450: 1,806 Suite 500: 5,791 Leased | Please contact Stephanie Lui | \$22.26 (Est.2024) | Suite 310: Existing Improvements Suite 450: Fully improved space with formula |





furniture

HEADLEASE LISTINGS (OFFICE)

| | Total (sf) | Net Rent (psf) | Op. Costs (psf) | Highlights |
|-----------------------------------|---|---------------------------------|---------------------|--|
| 301 Moodie Drive | Suite 100: 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) | Suite 102 – Space is move-in ready, dire Suite 110 – Ground floor with direct acc signage opportunity facing Moodie Driv for a retail / medical use. Space is in bas |
| <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) | Parking: 1 Stall per 1,500 SF Suite 200: Full floor opportunity with ex Several private offices, large boardroom area Suite 300: Base building condition Suite 1210: Show-suite coming Spring 2 Suite 1401: Show-suite coming Spring 2 |

Brochure

ing improvements.



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



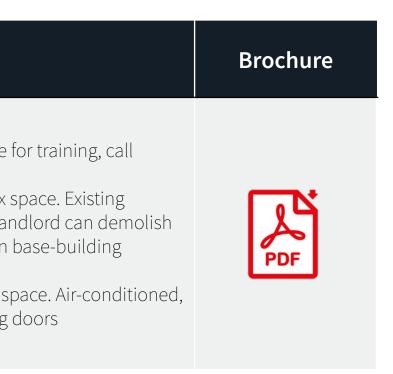
existing improvements. om and collaboration

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) | Suite 100 - Flex/office space. Ideal use f center, government services office Suite 110 - Mix of Medical, office & flex s improvements for a medical office. Lar existing improvements and provide in f condition Suite 120 - Industrial warehouse/flex sp 22.5 foot ceilings, 2 dock level loading of |



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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