 **JLL** SEE A BRIGHTER WAY

301 Moodie  
Drive

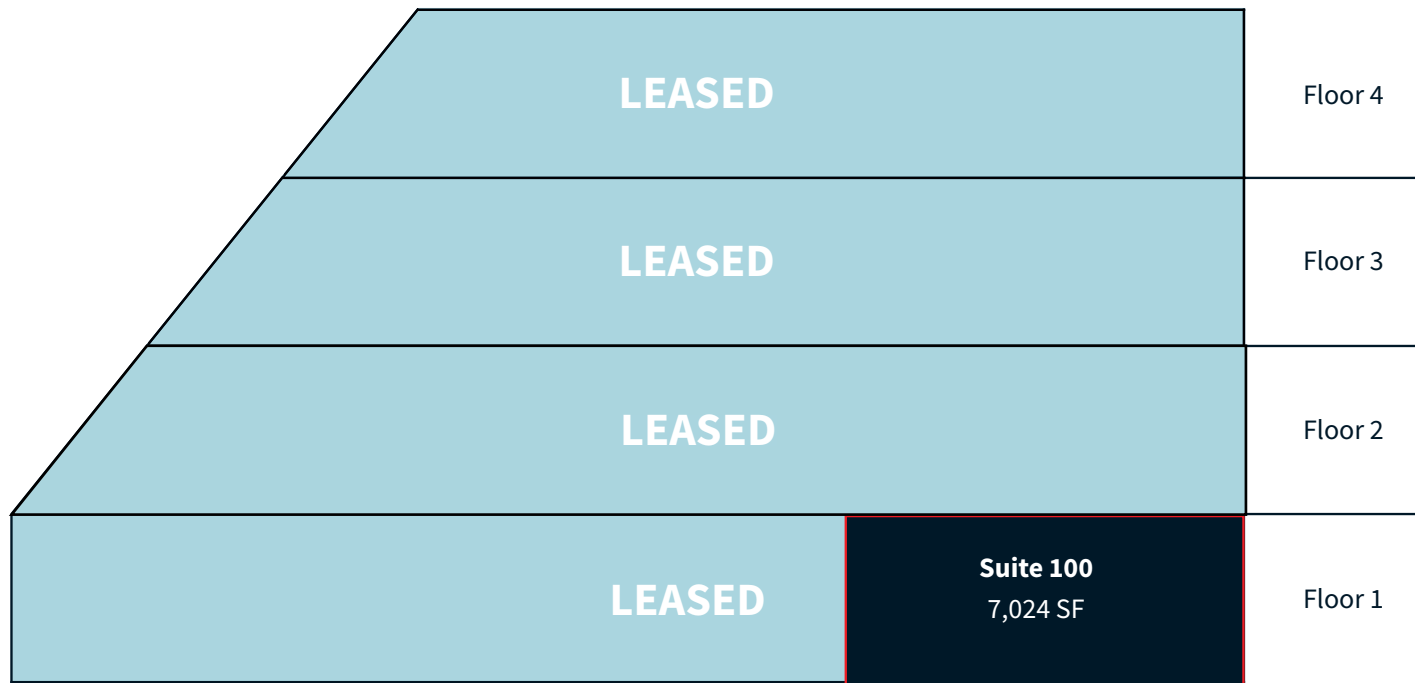
Ottawa, Ontario

OFFICE SPACE FOR LEASE

## Building Information

<b>Building Area</b>	88,000 square feet
<b>Floor Plate</b>	18,000 square feet
<b>Landlord</b>	Starlight Investments

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



Available suites	SF	Description
<b>Suite 100</b>	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



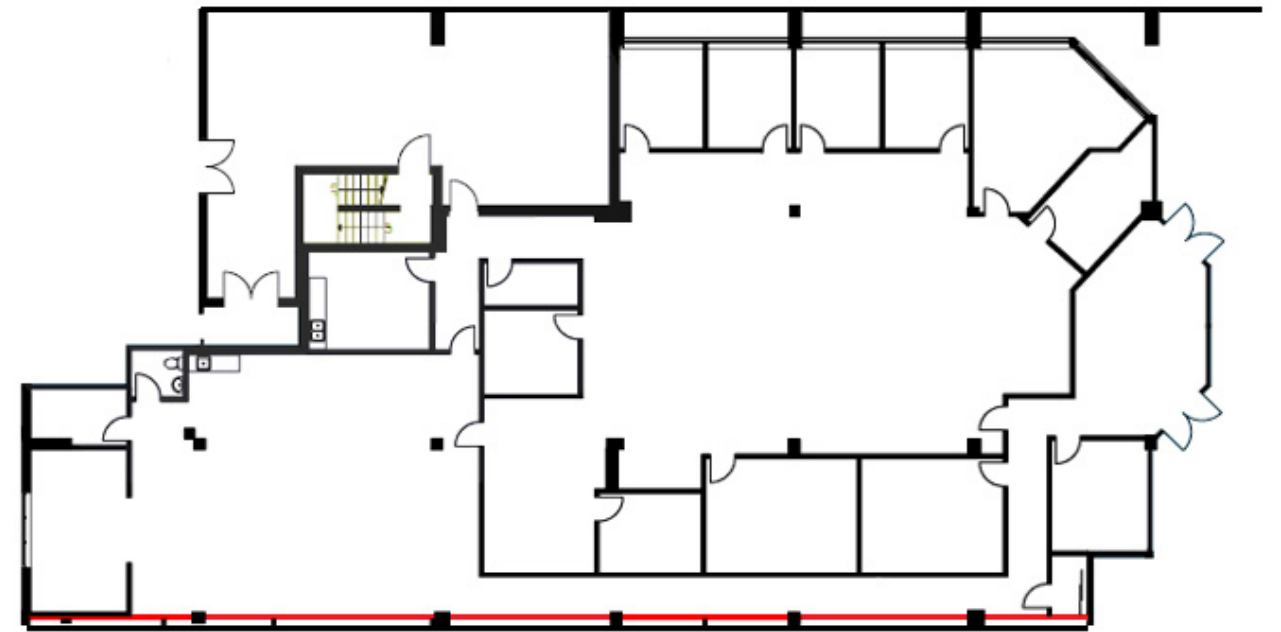
## Location Map



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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