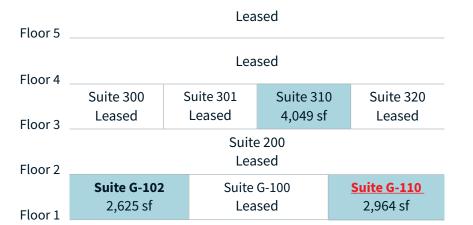


JLL SEE A BRIGHTER WAY

303 Moodie Drive Ottawa, Ontario



Stacking Plan





54,000 sq. ft. Building Area



9,700 sq. ft. Floor Plate

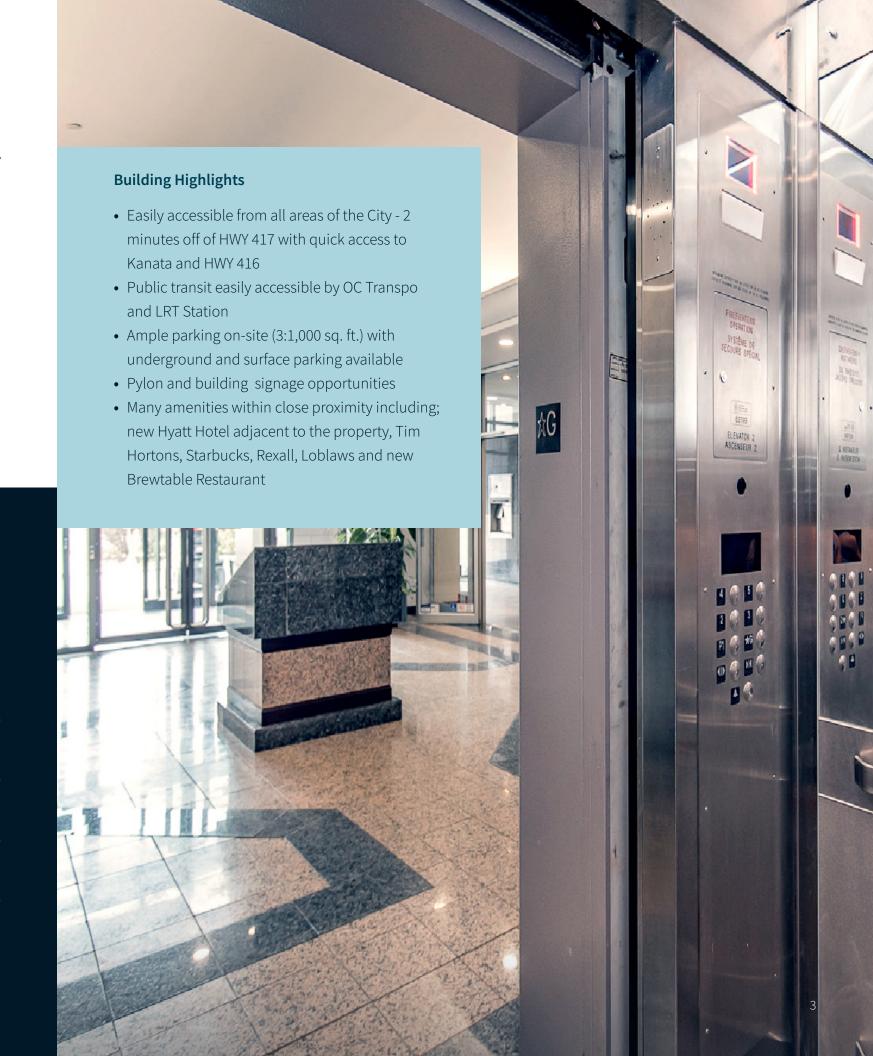


LandlordStarlight
Investments

Multiple Suites Available

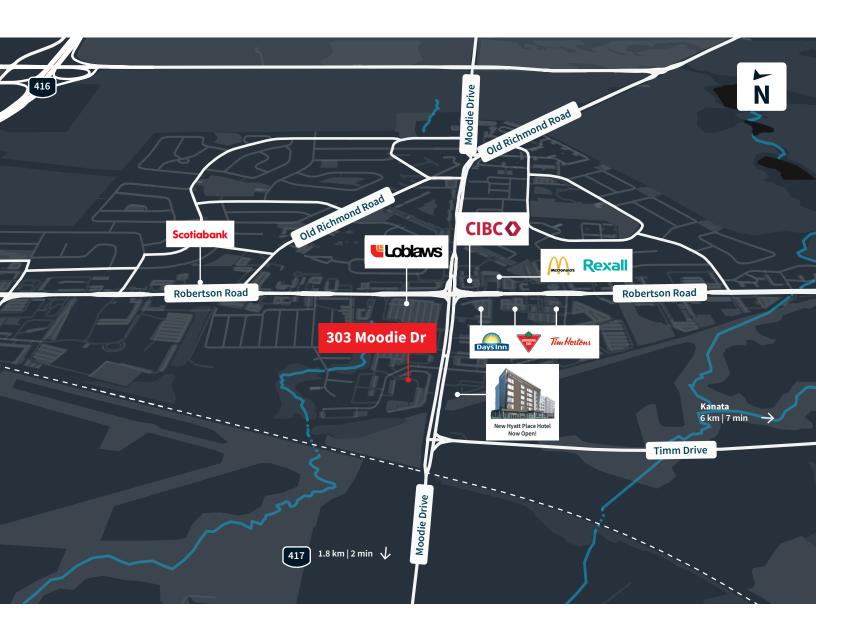
Net asking rent: Please contact the listing broker Additional rent: \$20.58 per sq. ft. (2025 est.)

Available suites	SF	
Suite 102	2,625	Base building condition – semi-below grade, direct access to outside
Suite 110	2,964	Ground floor with direct access to outside with signage opportunity facing Moodie Drive. Excellent location for a retail / medical use. Space is in base-building condition.
Suite 310	4,049	Fully improved space; lots of natural light and exposure directly off of the elevator. Available February 1, 2025.



303 Moodie Drive / Ottawa

Location Map



303 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 Plans



4 5



Stephanie Lui*

Associate Vice President Stephanie.Lui@jll.com 613 323 7883

Steven Powell*

Vice President, Brokerage Leasing Steven.Powell@jll.com 613 293 4599

jll.com

*Broker



Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 JLL Canada. All rights reserved. Sales Representative **Broke