



FOR SUBLEASE

Prime opportunity to elevate your workspace in one of Ottawa's growing business corridors.

301 Moodie Drive,  
Suite 302

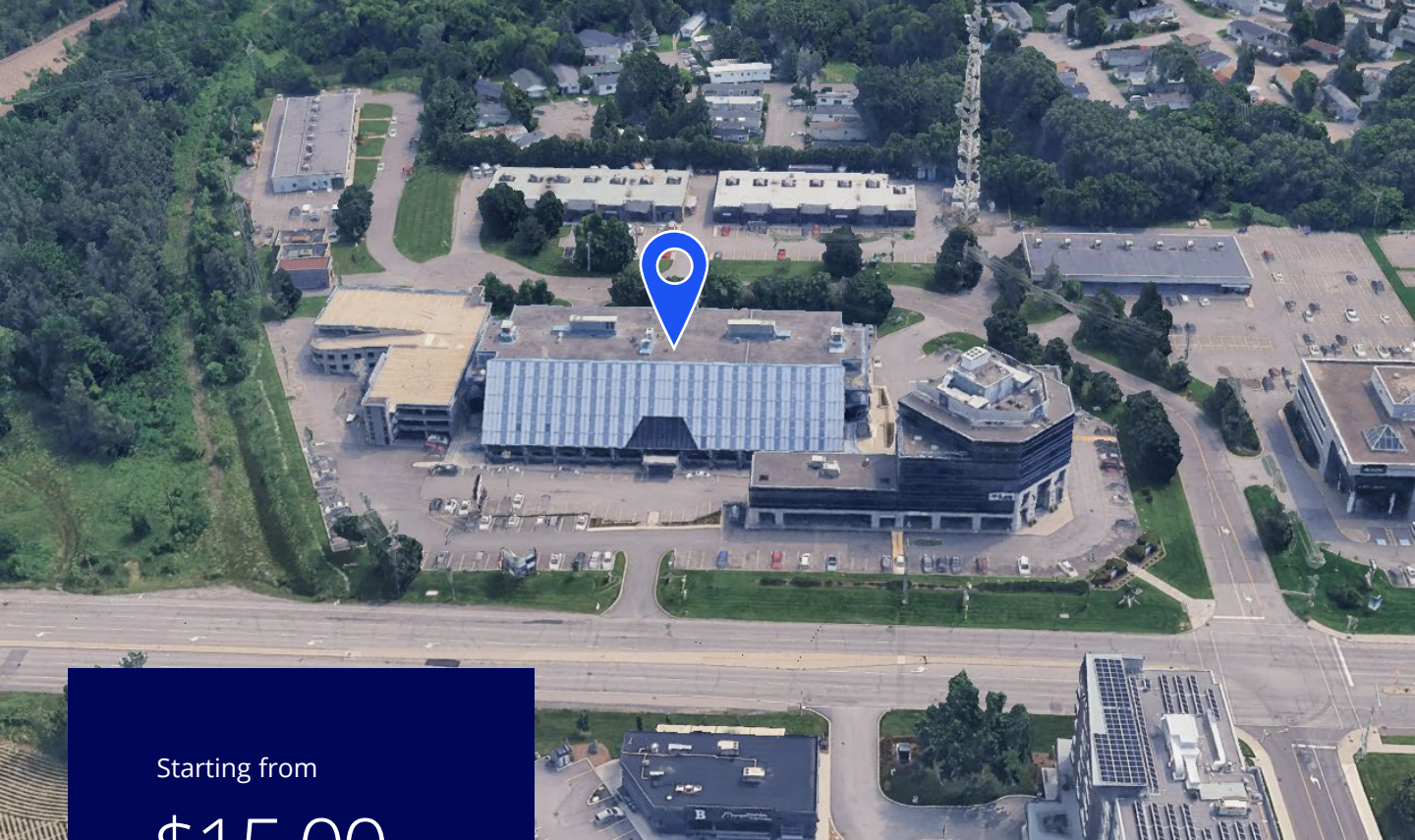


Accelerating success.

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**Colliers Macaulay Nicolls  
Inc., Brokerage**  
99 Bank Street, Suite 1005  
Ottawa, ON K1P 6B8



Starting from

**\$15.00** PSF

<b>Civic Address</b>	301 Moodie Drive, Suite 302
<b>Location</b>	Located in Bells Corners, near the corner of Moodie and Robertson Road
<b>Rentable Area</b>	6,119 SF
<b>Additional Rent</b>	\$18.49 PSF
<b>Parking</b>	Above ground parking garage and surface parking
<b>Sublease Term</b>	June 30, 2030
<b>Available</b>	90 days notice

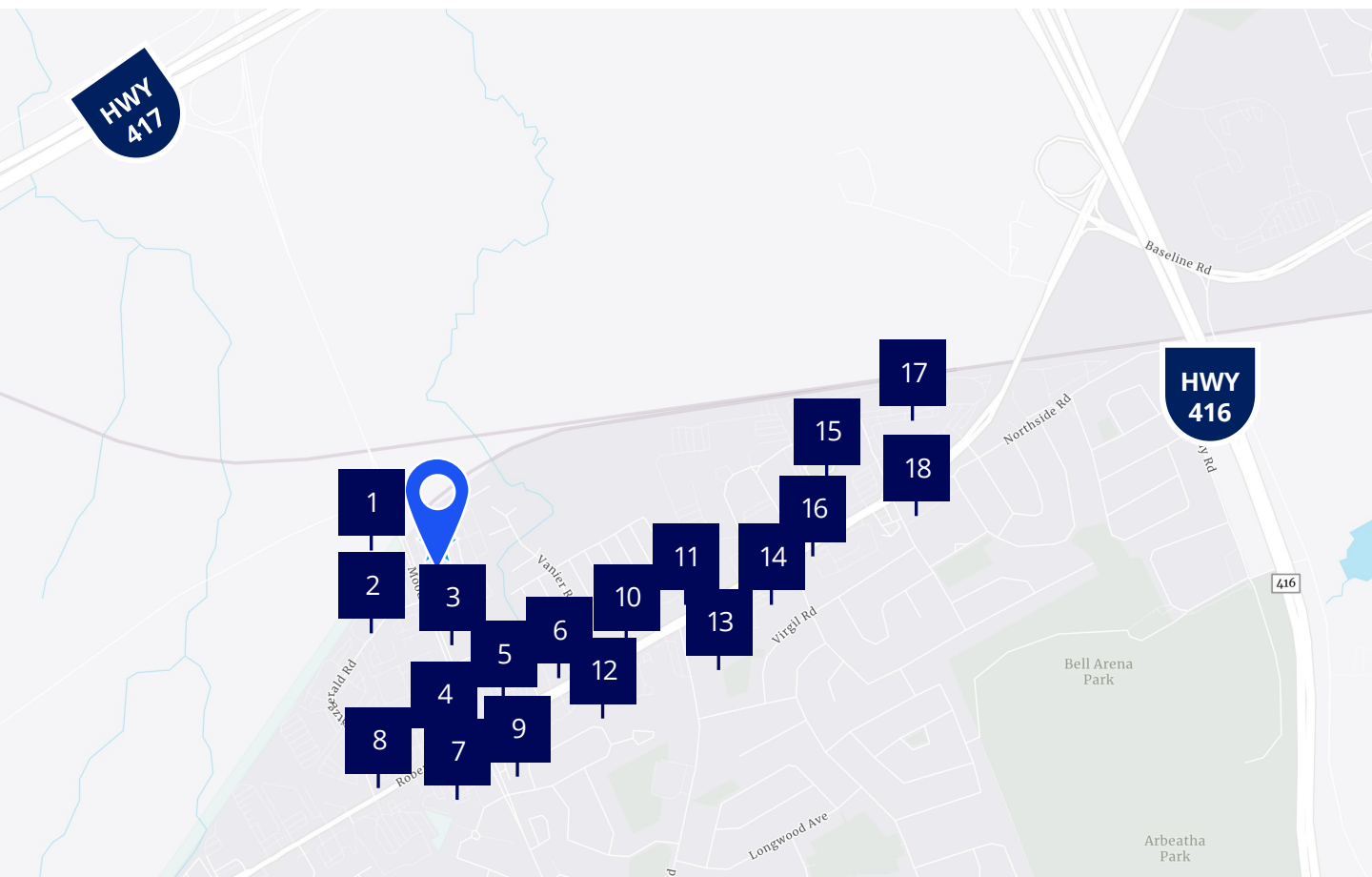
- Comments**
- Space consists of open concept layout with enclosed offices, reception area and kitchenette
  - Building and pylon signage opportunities
  - Well connected area with easy access to HWY 417 & 416
  - Minutes from future Moodie LRT Station and bus transit at doorstep
  - Located in close proximity to several amenities





## Nearby amenities

- |    |                       |     |                       |
|----|-----------------------|-----|-----------------------|
| 1. | The Brew Table        | 10. | SuzyQ Donuts          |
| 2. | Hyatt Place           | 11. | East India Restaurant |
| 3. | Royal Bank            | 12. | Dairy Queen           |
| 4. | Days Inn by Wyndham   | 13. | Scotia Bank           |
| 5. | Loblaws Grocery Store | 14. | Harvey's              |
| 6. | Holiday Inn           | 15. | East Side Mario's     |
| 7. | McDonalds             | 16. | National Bank         |
| 8. | Tim Hortons           | 17. | Winners               |
| 9. | Subway                | 18. | Pizza Pizza           |



Walk  
score

64

Bike  
score

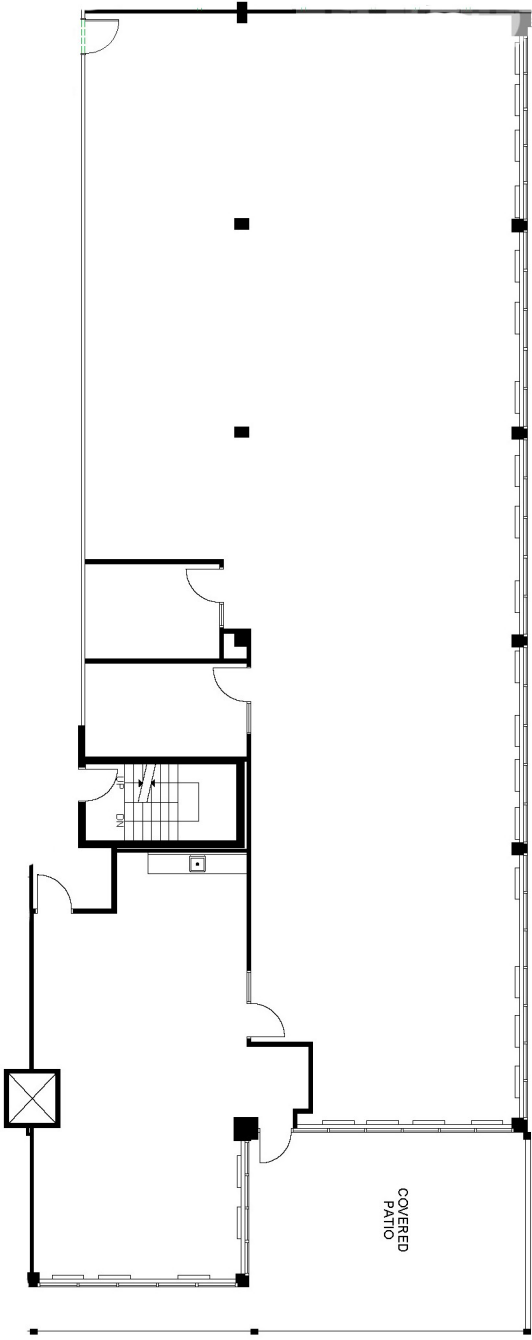
50

Transit  
score

48

# Suite 302

6,119 SF



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