

// 5,400 SF of  
Prime Retail  
Space

# FOR LEASE

**1035 Moodie Drive, Bays 1 and 2  
Ottawa (Barrhaven), ON.**



**PHILIP ZUNDER** President | Broker of Record  
613.725.7170 | [pzunder@cdnglobal.com](mailto:pzunder@cdnglobal.com)

**BEN ZUNDER** Vice President | Sales Representative  
613.913.8858 | [bzunder@cdnglobal.com](mailto:bzunder@cdnglobal.com)

**CDN GLOBAL (OTTAWA) LTD.**

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6  
[www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL®**  
Commercial Real Estate Advisors

---

# PROPERTY DETAILS

---



<b>Address:</b>	<b>1035 Moodie Drive, Ottawa, Ontario K1R 6J6</b>
<b>Neighbourhood:</b>	<b>Fallowfield</b>
<b>Retail Area Size:</b>	5,400 SF (Approximate)
<b>Zoning:</b>	RG
<b>Base Rent:</b>	\$17.50 per SF (NET)
<b>Additional Rent:</b>	\$7.00 per SF (Estimated for 2025)
<b>Gross Rent:</b>	\$24.50 per SF OR \$11,025.00 per month +HST and Utilities
<b>Availability:</b>	Immediate.

# Interior Features



# FLOOR PLANS



Total floor plan area is approximately 5,400 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

# LOCATION and AMENITIES

## Centretown Ottawa, ON

Approximately 5,400 sq. ft. of industrial space available for lease in Nepean by Fallowfield at 1035 Moodie Drive. The area boasts easy highway access and close proximity to Barrhaven. Amenities nearby include Costco, the Barrhaven Amazon Warehouse, and several car dealerships. The space offers convenient Drive-in Shipping Doors (2) and has some office space at the front of the unit. Additional rent is \$7.00 per sq. ft.; includes property taxes. The preferred term is 3 years.



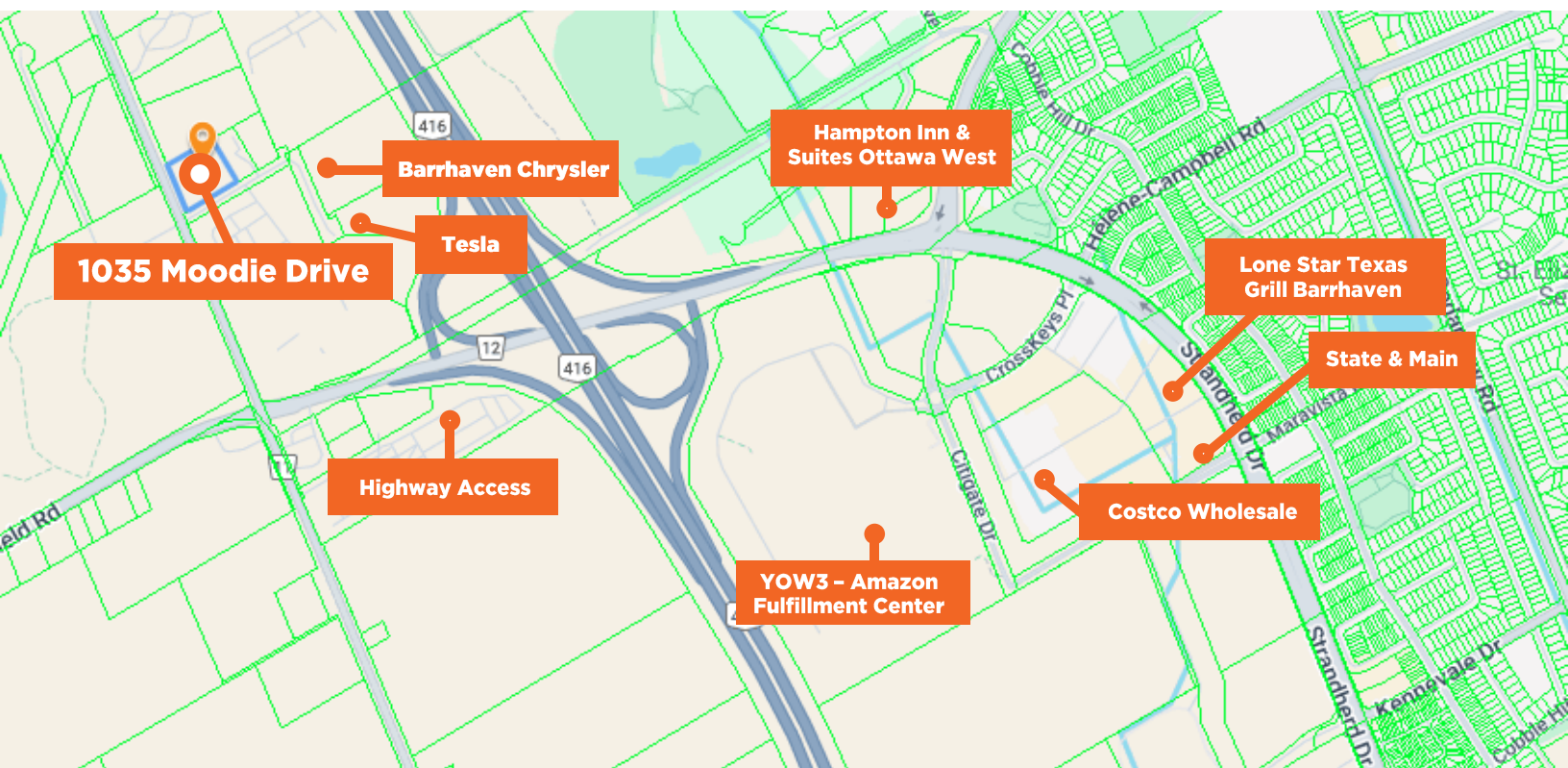
### Drive Times

Trans-Canada Hwy:  
Barrhaven:  
Kanata:

**3 minutes**  
**12 minutes**  
**15 minutes**

Nepean:  
Prescott:  
Old Richmond:

**10 minutes**  
**45 minutes**  
**3 minutes**



**PHILIP ZUNDER** President | Broker of Record  
613.725.7170 | pzunder@cdnglobal.com

**BEN ZUNDER** Vice President | Sales Representative  
613.913.8858 | bzunder@cdnglobal.com

## CDN GLOBAL (OTTAWA) LTD.

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6  
[www.cdnglobal.com](http://www.cdnglobal.com)