



**REAL ESTATE
BROKERAGE**

**COMMERCIAL
REAL ESTATE**

FOR SALE



326 MOODIE DRIVE BELLS CORNERS, OTTAWA, ON

Owner/Occupier Investment Opportunity
Stand-alone distinctive office building
Brand Corporate Name and Logo on the façade
25,137 Square Feet (+/- 8,400 sq ft per floor)
Features turn-key high quality office finishings
On-site parking for 94 cars!



EXCLUSIVE LISTING AGENTS

MICHAEL SIMON

Sales Representative
Office: 613.728.2000 Ext. 279
mike.simon@clvgroup.com

CHERYL KARDISH-LEVITAN

Broker
Office: 613.728.2000 Ext. 236
cherylkl@clvgroup.com

CLV REALTY CORPORATION
Brokerage, Independently Owned and Operated

485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

613-728-2000
www.clvrealty.com

Information provided regarding this property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.



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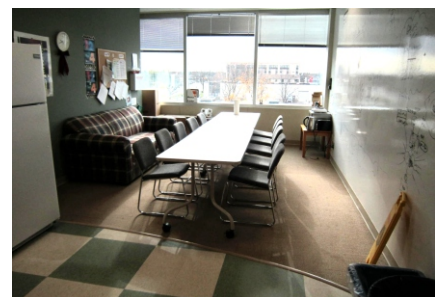
PROPERTY INFORMATION

Sale Price:	\$5,300,000	Site Area:	1.3 Acres
Size of Building:	25,137 square feet	Parking:	94 Spaces
Leasable Area:	23,653 square feet (multi-tenant)	Constructed:	2001
Possession:	Immediate	Cam & Taxes:	\$16.75 per square foot
Features:	1 Elevator, Glass Enclosed Stairwell	Washrooms:	2 sets of washrooms on each floor and a shower facility

PROPERTY DESCRIPTION

- Three-storey distinctive office building. High quality turn-key office furnishings.
- Enclosed & open concept offices (see attached floor plans) as well as lunchrooms and boardrooms.
- Perfect for corporate headquarters.
- Operating expenses include all utilities and cleaning.

PROPERTY PHOTOS



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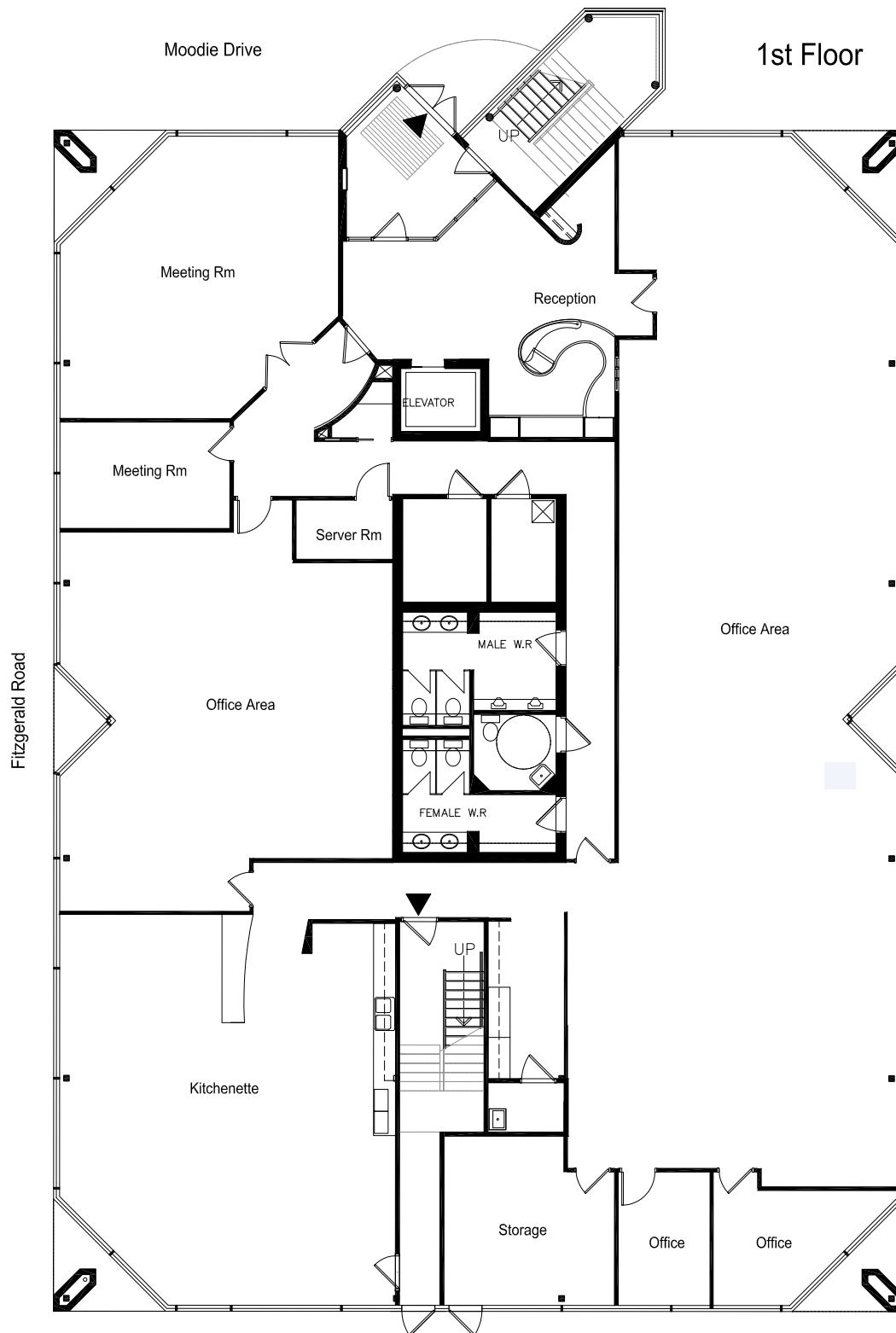
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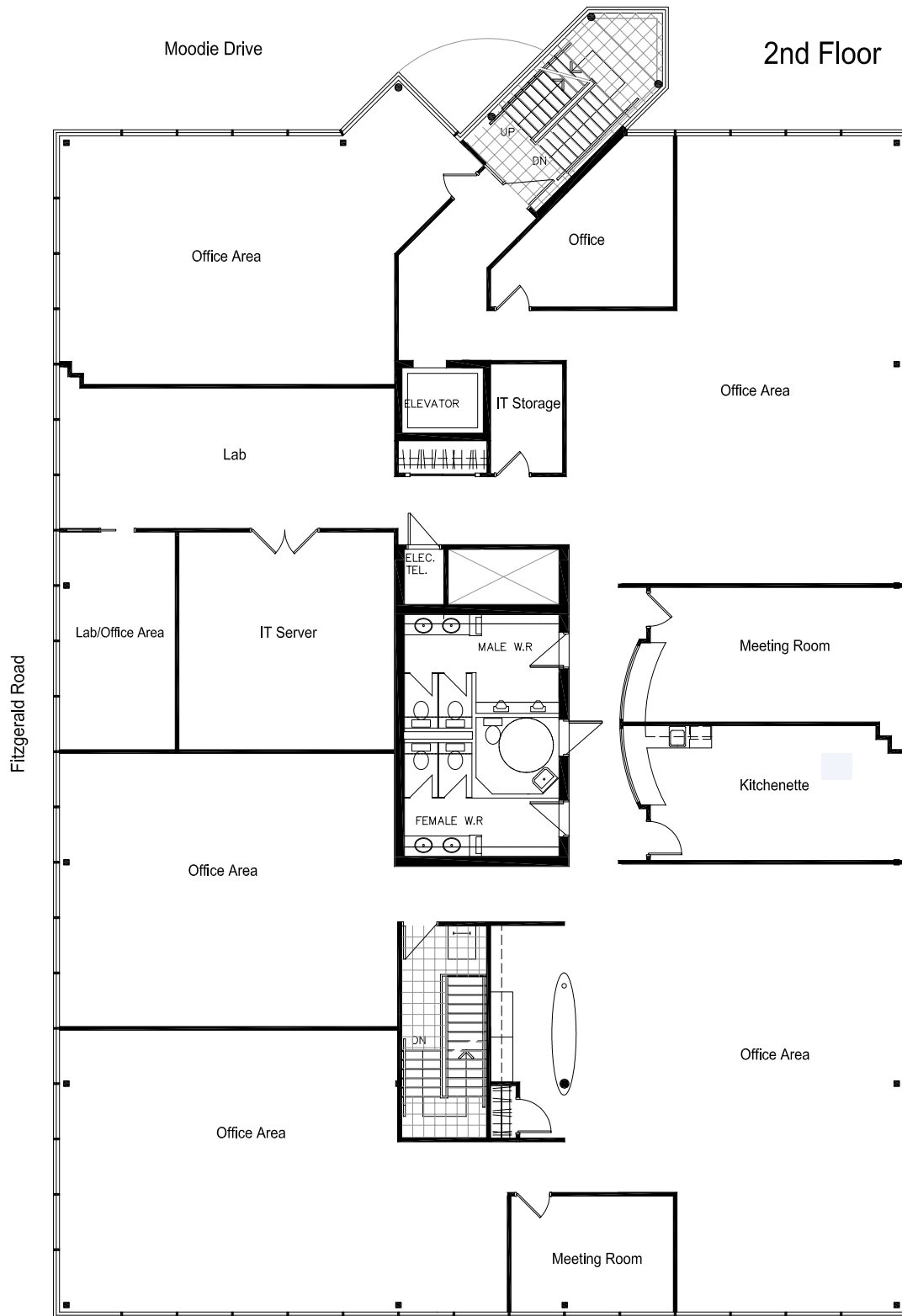
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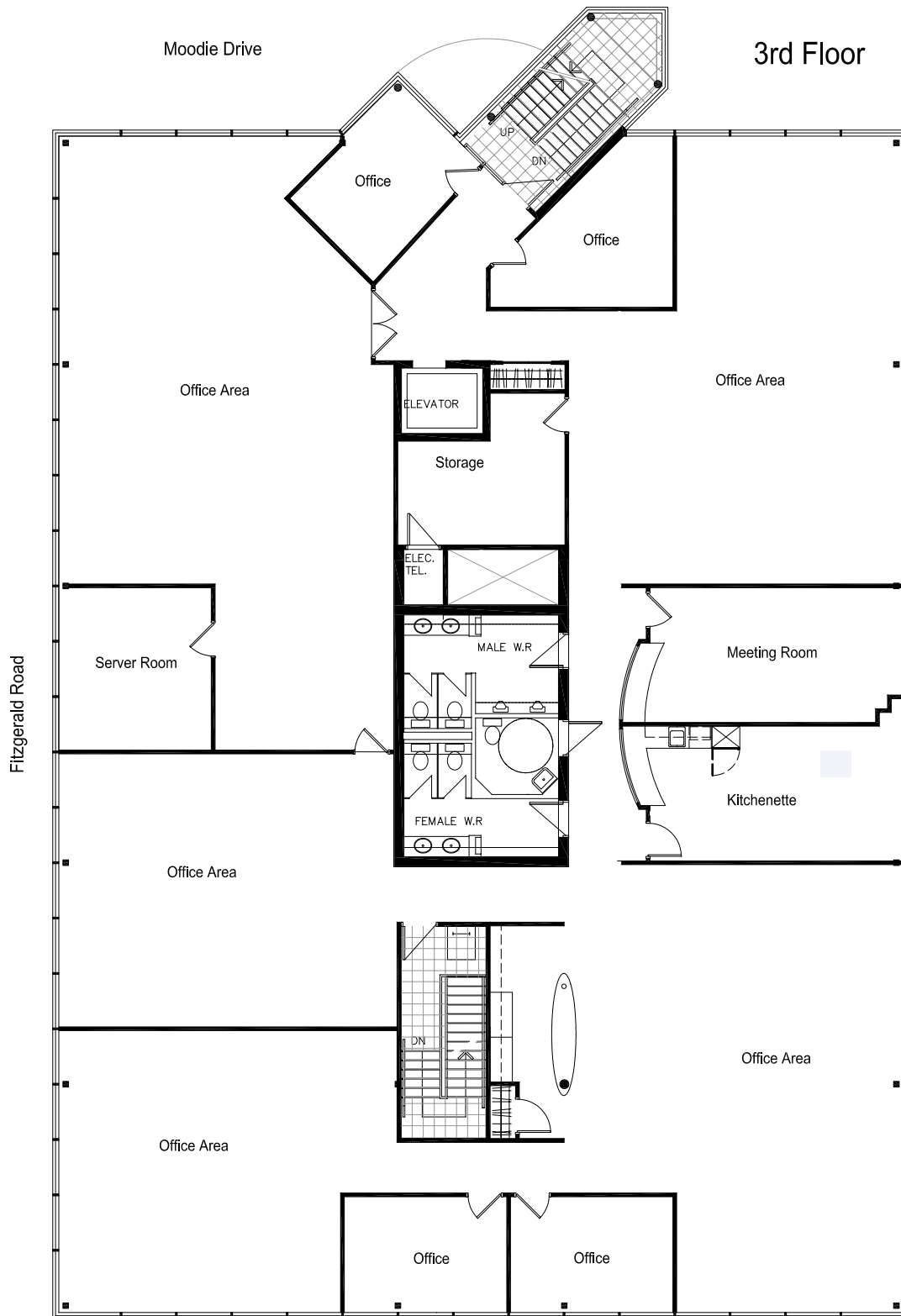
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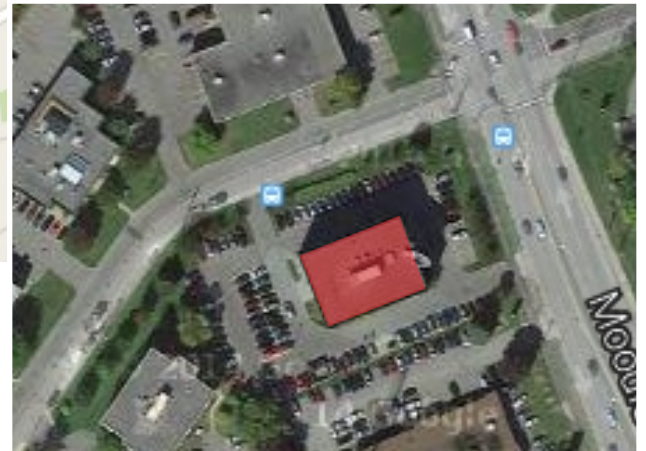
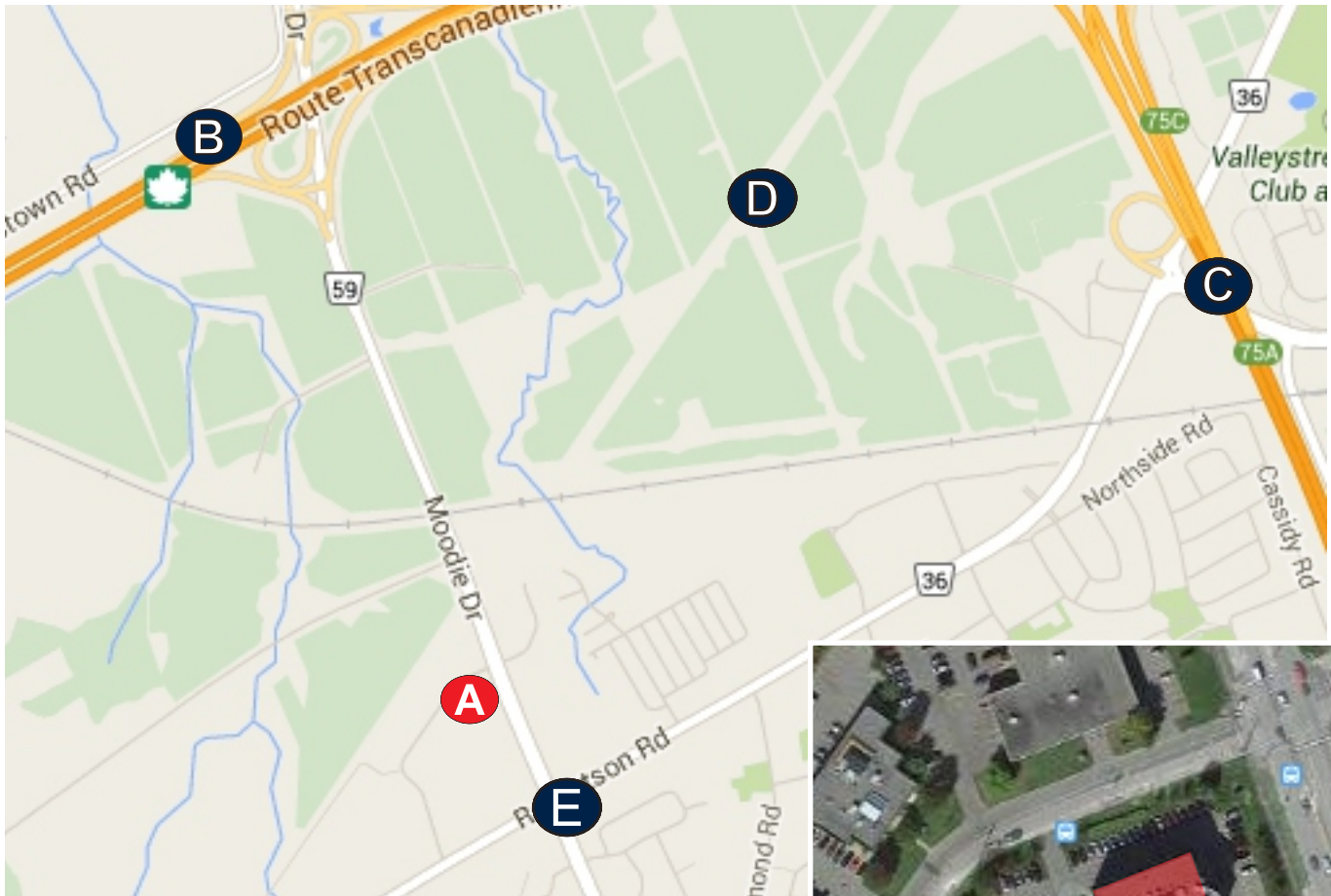
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AREA MAP - BELLS CORNERS



- A. Subject Property
- 326 Moodie Drive
- B. Highway 417
- C. Highway 416
- D. Greenbelt
- E. Bells Corners Commercial Core