

1785
Alta Vista Drive

OTTAWA, ON

**Office
For Lease**



David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com



**AVISON
YOUNG**

1785

Alta Vista Drive

OTTAWA, ON

Prime Location

1785 Alta Vista Drive is a 3 storey; 27,500 square foot building located in Ottawa's East End.

Enjoy a welcoming work environment with high quality finishes in a highly visible Ottawa East location just off Hospital Link and Smyth Rd., with easy access to The Ottawa Hospital, CHEO, and nearby amenities. The building features surface and underground parking. With recently upgraded common areas and amenities. 1785 Alta Vista offers tenants a modern work/life experience.



AVAILABILITY
Immediately



\$15.00 PSF (NET)



\$15.00 psf (Additional Rent 2026 est.)



Property Overview

Address:	1785 Alta Vista Drive Ottawa, ON K1G 3Y6
Location:	Located in between Hospital Link Road and Smyth Road
Net Rent:	\$15.00 psf
Additional Rent:	\$15.00 psf (2026 est.)
Parking:	2:1,000 sf (surface and underground)
Available:	Immediatley



Available Areas

Suite 200: 10,000 sf

- Roof top terrace and BBQ area are shared
- Beautiful forestry with ravine running behind the building, offering tenants a nature experience in an office setting
- Expansive 10,000 sf shell space offers a blank canvas to design a fully customized office or medical facility
- Ideal for professional or healthcare use, with the flexibility to tailor layout and functionality to specific operational needs
- Ready for build-out, with utilities and core infrastructure in place to support a seamless transformation
- Opportunity to optimize workflow and client experience, creating a purpose-built environment that aligns with your business vision

AVISON
YOUNG

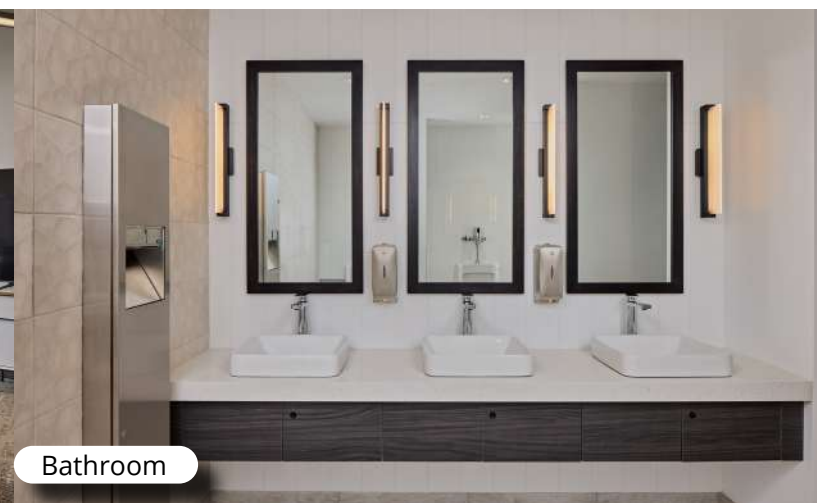
1785
Alta Vista Drive
OTTAWA, ON



Common



Common



Bathroom



Lobby



Suite 200



Suite 200



Suite 200



Suite 200



Suite 200



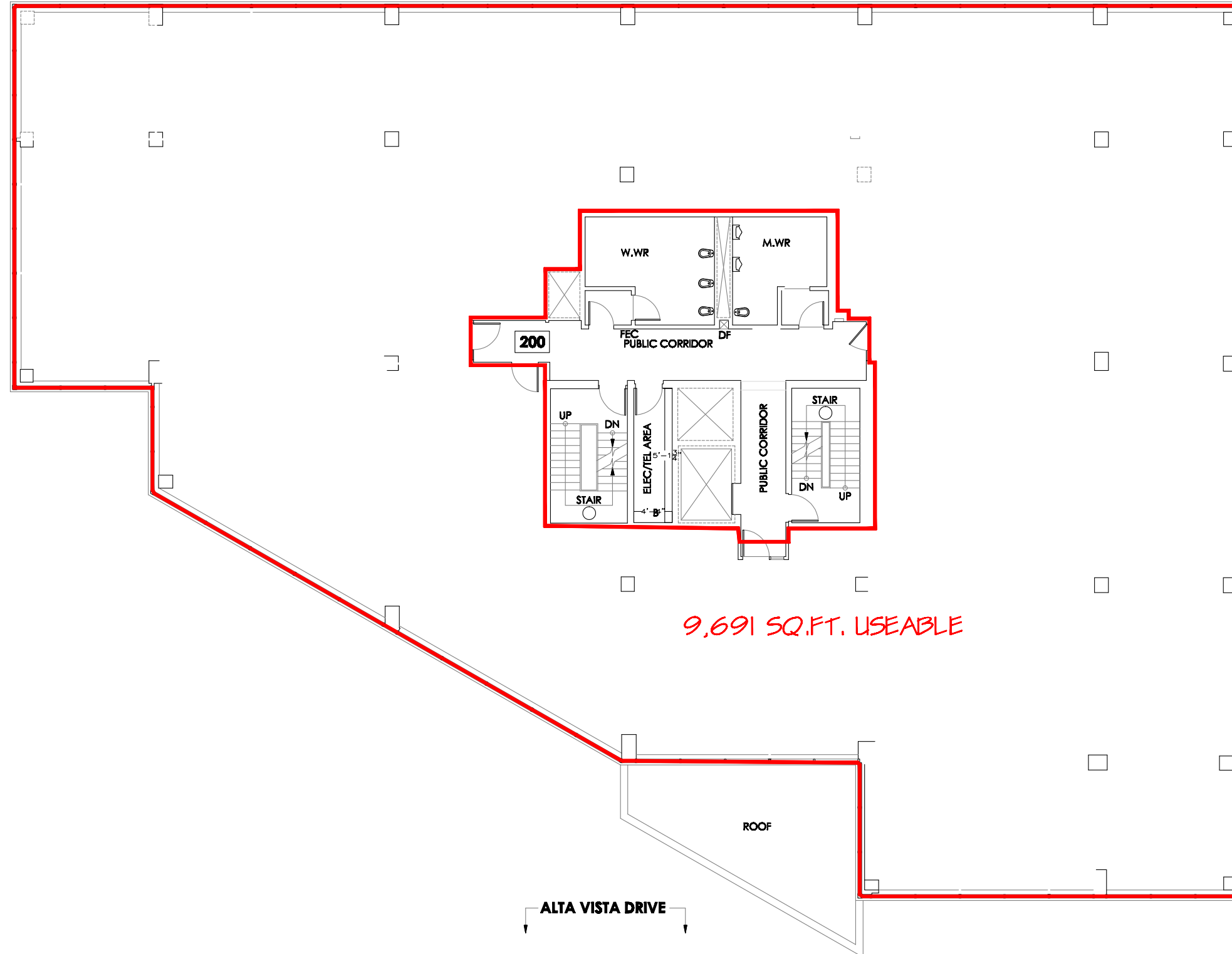
Surface Parking



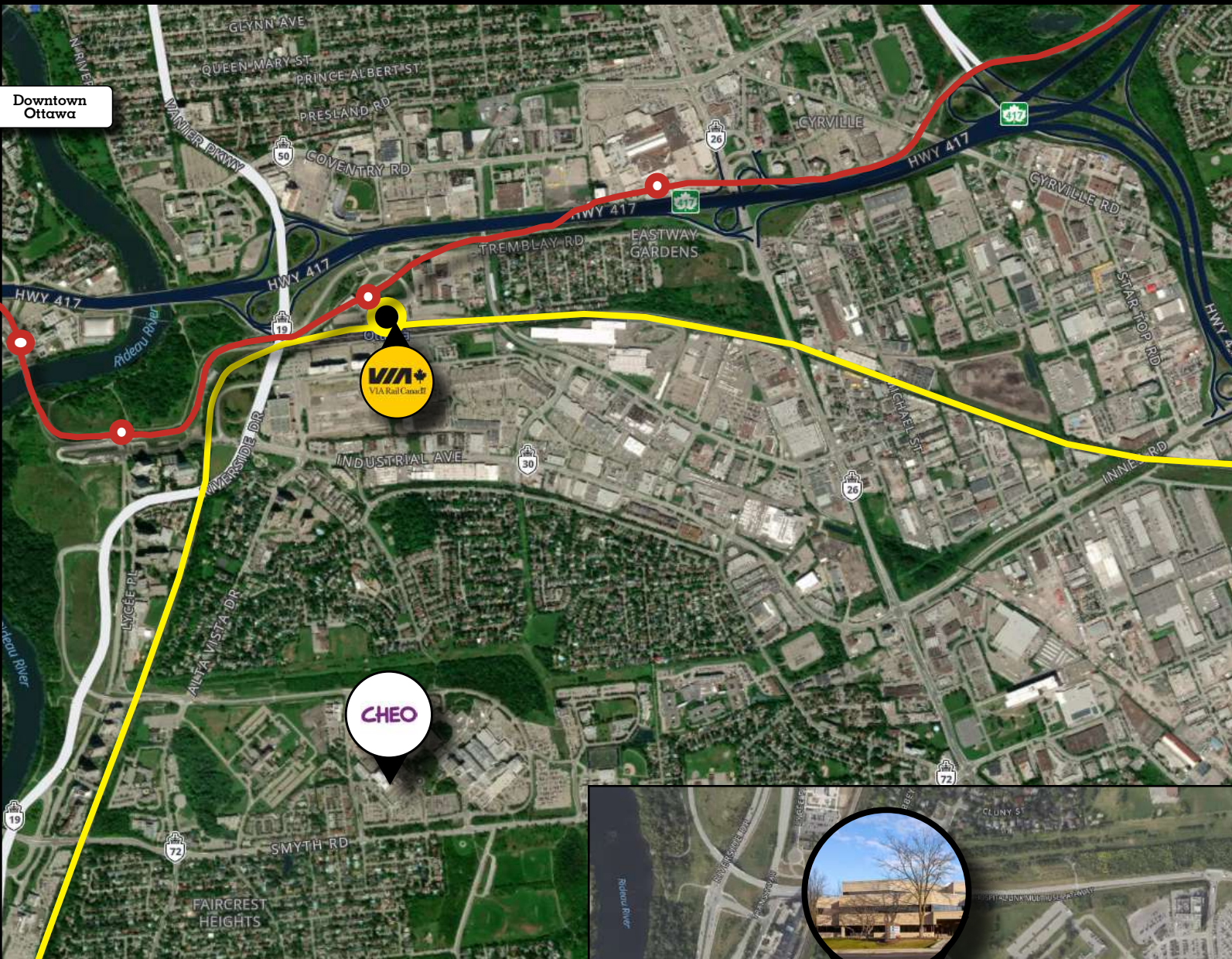
Underground Garage

Floor Plan: Suite 200

FLOOR 02

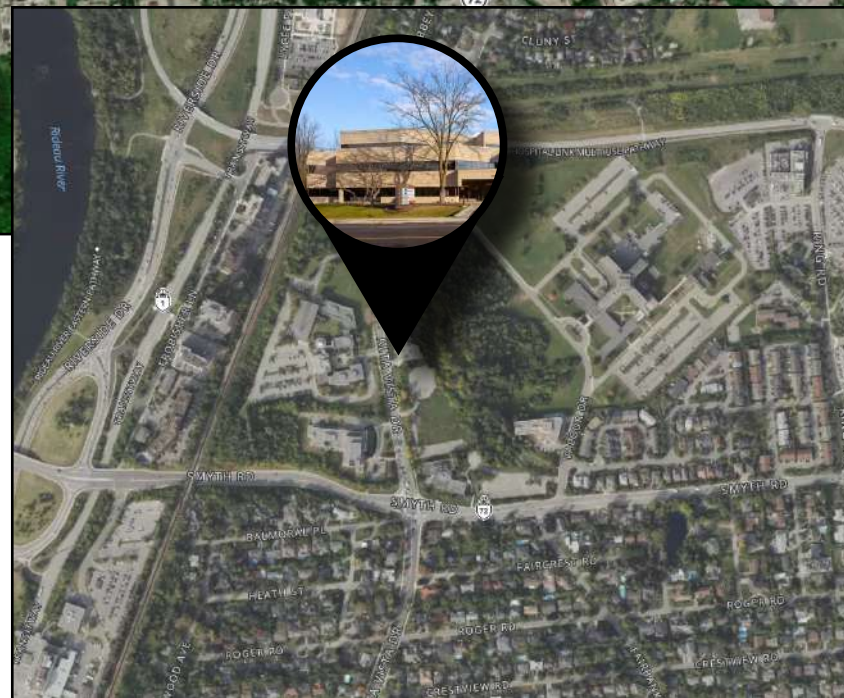


1785 Alta Vista Drive OTTAWA, ON



Location:

Located near the busy Riverside Drive and Smyth Road.



1785 Alta Vista Drive OTTAWA, ON

Contact

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage
45 O'Connor Street, Suite 800, Ottawa, Ontario K1P 1A4
Office +1 613 567 2680 Fax +1 613 567 2671
avisonyoung.ca

Avison Young Commercial Real Estate Services, LP, Brokerage. All rights reserved.
E. & O.E.: Information contained herein was obtained from sources deemed reliable
and, while thought to be correct, have not been verified. Avison Young does not
guarantee the accuracy or completeness of the information presented, nor assumes
any responsibility or liability for any errors or omissions therein.