

1785
Alta Vista Drive

OTTAWA, ON

**Office
For Lease**



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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)

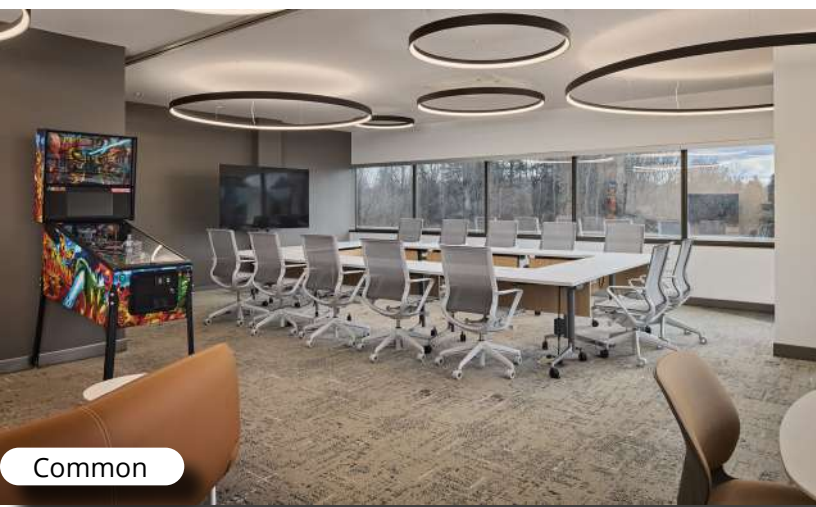
Available: Immediately



Available Areas

Suite 200: 10,000 sf

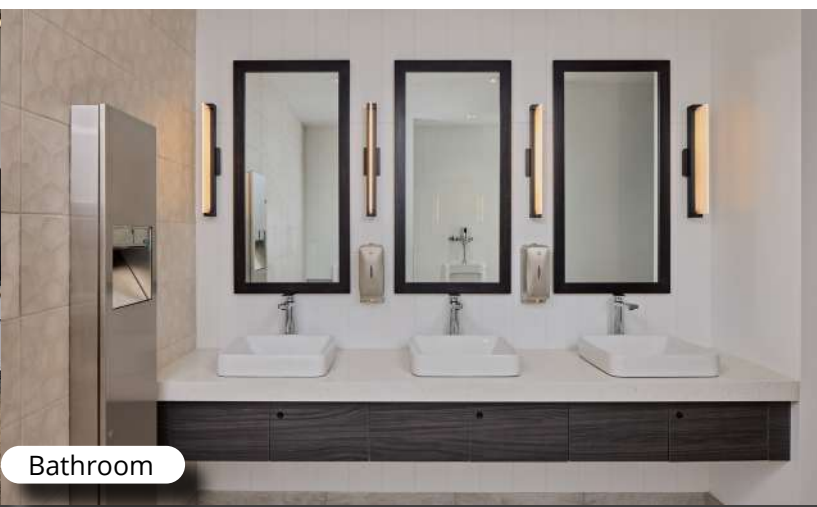
- Roof top terrace and BBQ area are shared
- Beautiful forestry with ravine running behind the building, offering tenants a nature experience in an office setting
- Expansive 10,000 sf shell space offers a blank canvas to design a fully customized office or medical facility
- Ideal for professional or 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



Common



Common



Bathroom



Lobby



Suite 200



Suite 200



Suite 200



Suite 200



Suite 200



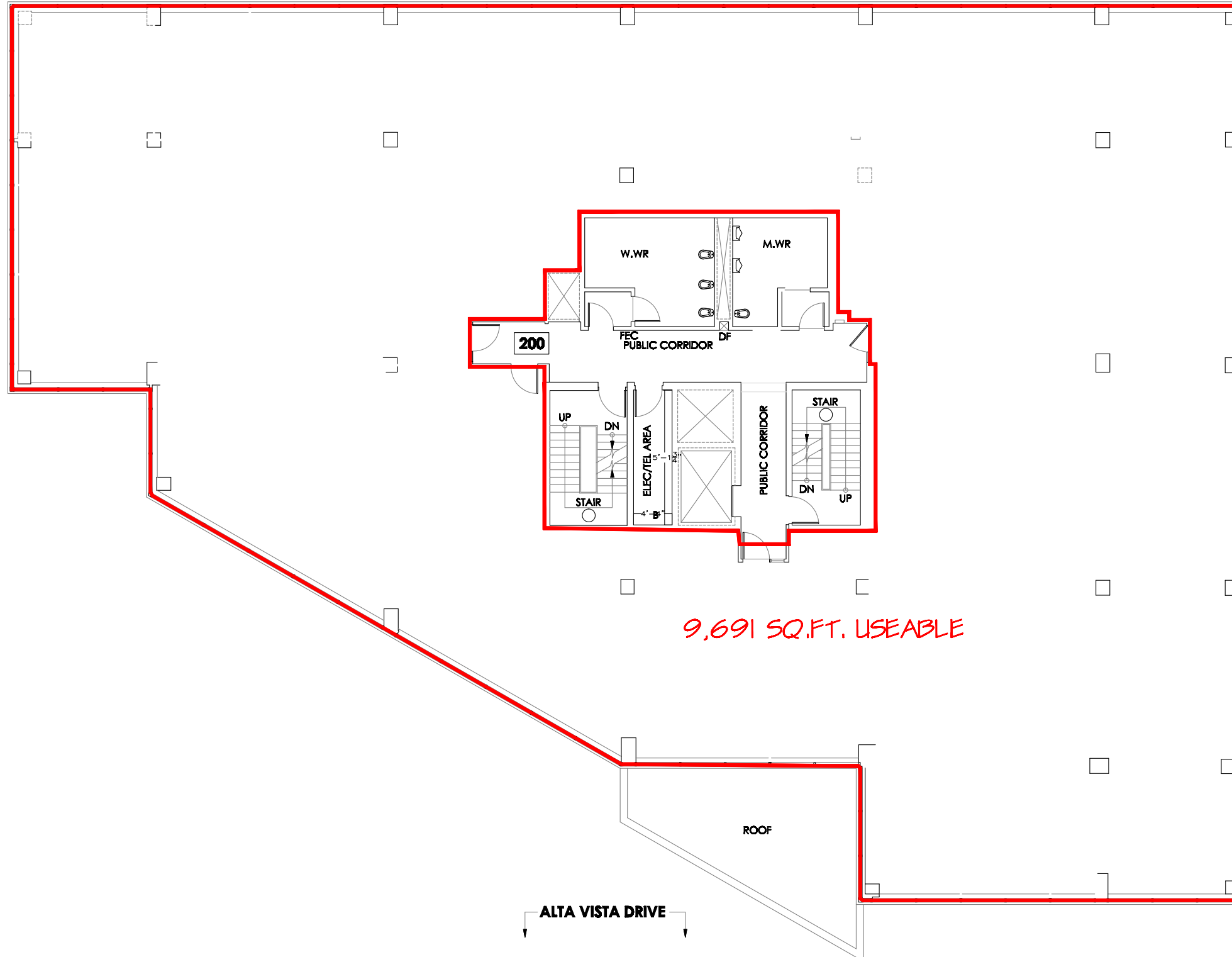
Surface Parking



Underground Garage

Floor Plan: Suite 200

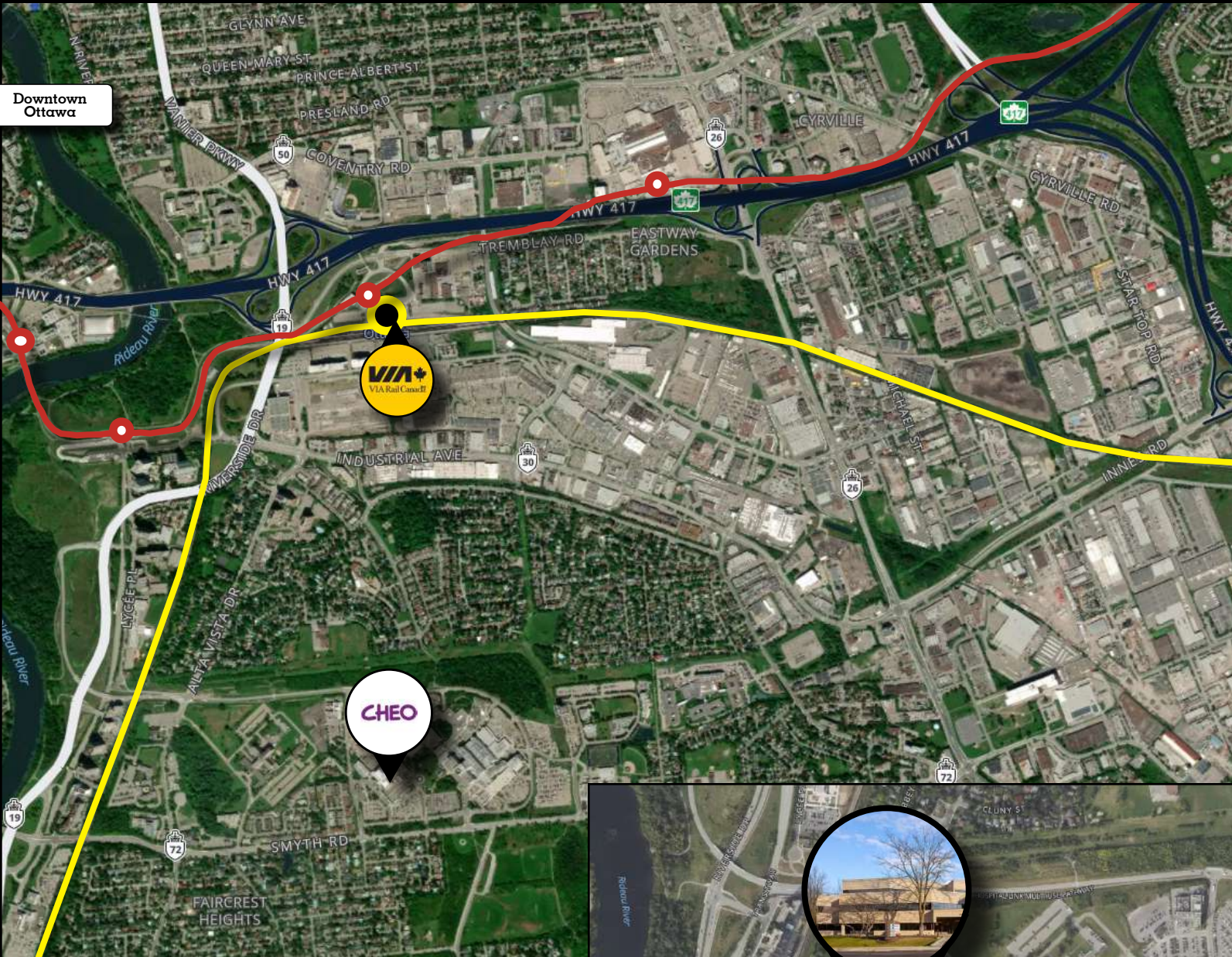
FLOOR 02



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Location:

Located near the busy Riverside Drive and Smyth Road.

Contact

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