

# FOR LEASE: Retail & Office Alta Bank Plaza, Ottawa, ON



## DESCRIPTION: 2660-2714 Alta Vista Drive, Ottawa

- ✓ **Alta Bank Plaza** is an established community shopping centre located at the corner of Alta Vista Drive and Bank Street. This busy neighbourhood centre services Alta Vista, South Keys, Walkley Road, Riverside Drive, Pleasant Park, Bank Street. High traffic location.
- ✓ Surrounded by residential neighbourhoods and amenities like Service Ontario which create a steady flow of traffic and attract a wide variety of customers to the plaza.
- ✓ Join new KFC, Scotiabank, Subway, Promed Pharmacy, Gabriel Pizza, Neighbouring tenants include Independent Grocer, Chez Cora, Pet Valu, Dollarama.

## RETAIL SPACE AVAILABLE: Former Shiny Bud

**2702 Alta Vista Drive** - Approx. 1,582.71 square feet rentable.

- ✓ Minimum Rent: \$30.00 (and escalating) per square foot per annum net.
- ✓ Additional Rent estimated 2024 CAM and TAX: \$18.89 per square foot per annum (estimate). (Cam: \$10.26 p.s.f. and Taxes \$8.63 p.s.f.)

## OFFICE SPACE AVAILABLE: 2nd Floor Walk Up Space

- ✓ Gross Rent: \$25.00 per square foot gross per annum plus utilities.
- ✓ 2nd Floor—Gross Leasable Area - Approx. 6,299.44 square feet rentable.

## SIGNAGE AND PARKING:

- ✓ Great storefront signage. Potential pylon signage.
- ✓ Ample free parking.



*For more information please contact:*

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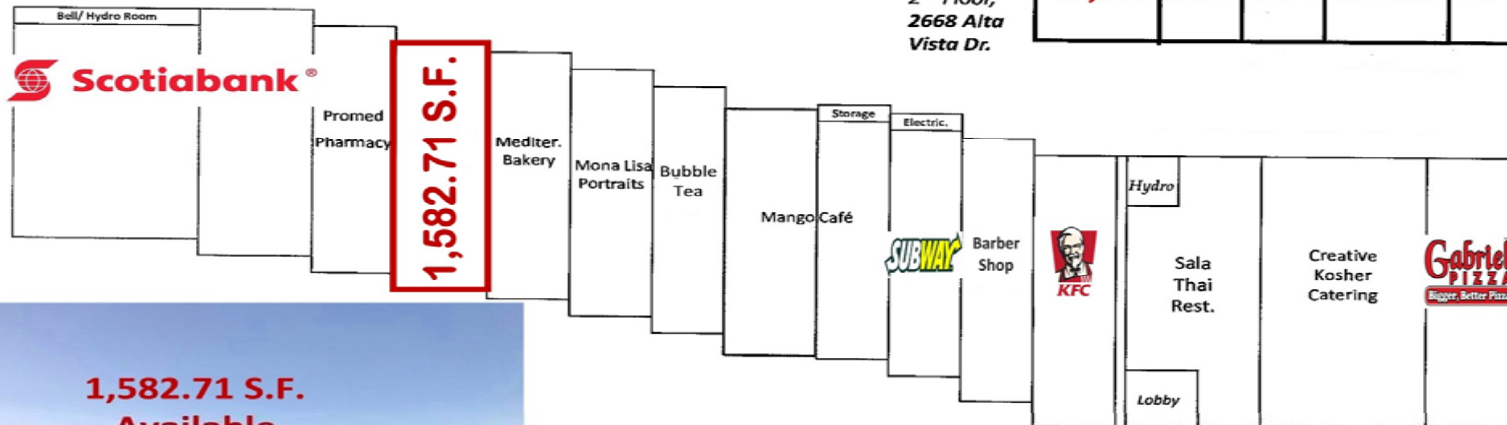
# FOR LEASE: Retail

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### GROUND FLOOR RETAIL

#### ALTA BANK SHOPPING PLAZA



-2660-2714 ALTA VISTA DRIVE

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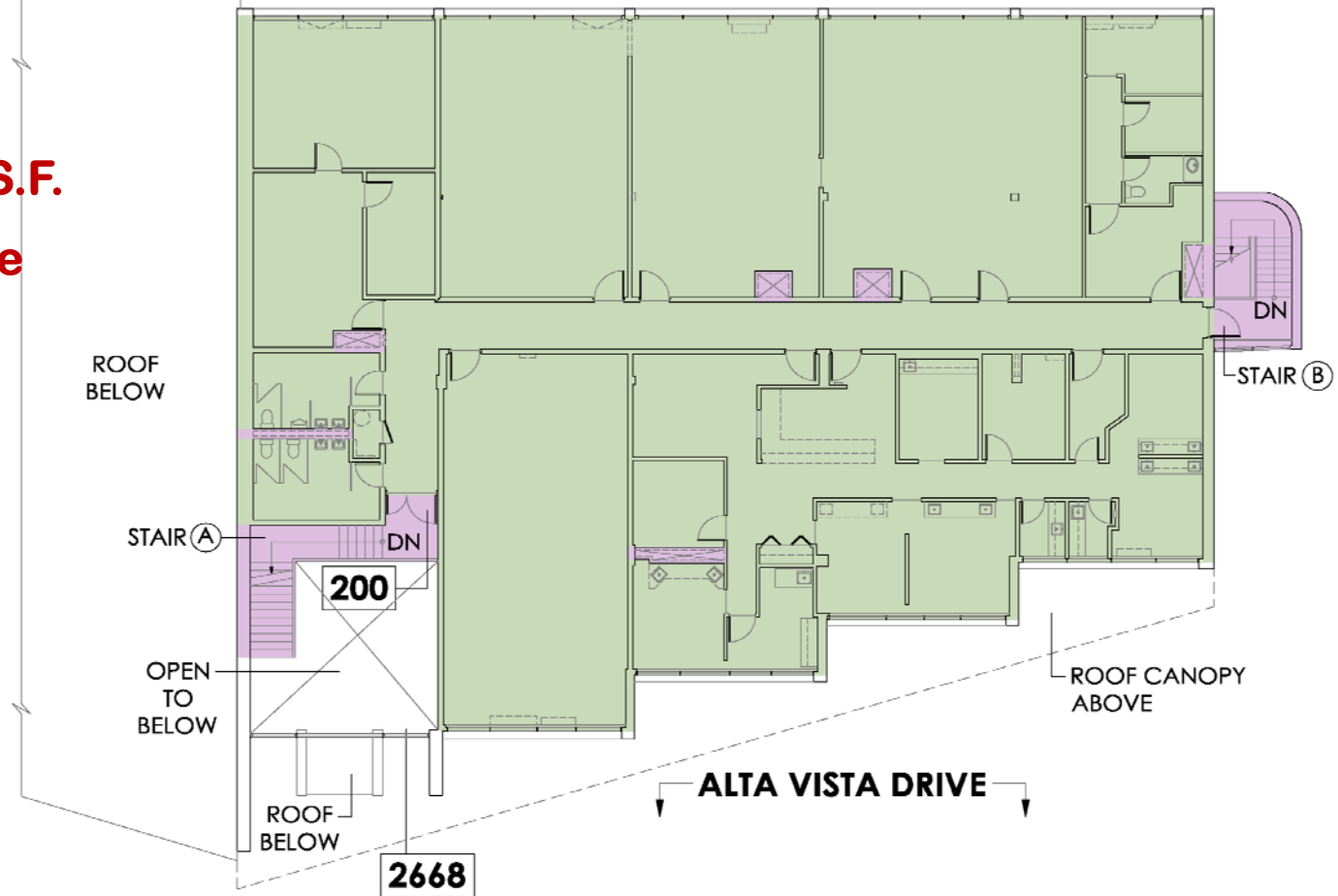


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## SECOND FLOOR OFFICE

**FLOOR 02**  
**6,299.44 S.F.**  
**Available**



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