

FOR SUBLEASE

THE BOW

500 CENTRE STREET SE | CALGARY, AB

CBRE

cenovus
ENERGY

WORLD-CLASS ARCHITECTURE AND DESIGN IN THE DOWNTOWN CORE



PROMINENT AND PRESTIGIOUS OFFICE SPACE

The BOW was constructed to deliver the absolute highest quality working environment available. Abundant natural light, modern leaseholds and best-in-class building management systems combine to make The BOW a truly premier workplace. Minutes from the Bow River pathway, retail amenities, the emerging East Village and ease of access to the city's major arteries, make The BOW a premier address in downtown Calgary.

At 236 meters, The BOW is truly a monumental building and can be seen from every angle of the city.

2MM

SF BUILDING SIZE

36K

SF FLOOR PLATES

2012

YEAR BUILT





PRECISION-CRAFTED ARCHITECTURE FOR THE MODERN WORKPLACE

THE PROPERTY

THE BOW is defined by its distinctive crescent-shaped architecture, designed to maximize natural light and offer sweeping views of Calgary's skyline and the Bow River. The building features expansive, highly efficient floor plates, a dramatic multi-storey sky lobby with interior gardens, and advanced sustainability systems that support both environmental performance and occupant comfort. Integrated indoor-outdoor amenities and direct connection to the +15 network further enhance its functionality as a modern workplace destination.



BUILDING DETAILS

BUILDING SIZE

2,000,000 SF

AVERAGE FLOOR PLATE

36,000 SF

YEAR BUILT

2012

NUMBER OF STOREYS

58

PARKING RATIO

1 stall per 2,970 SF

PARKADE CLEARANCE

6'8"

HVAC

6:00 AM - 6:00 PM

Monday to Friday

SECURITY

24 hour on-site manned security

After hours card access

Video surveillance

BUILDING AMENITIES

Sky garden

Auditorium

Conference/meeting rooms

Showers/change rooms with lockers

Underground parking

Bike parking

FOOD & RETAIL SERVICES

Tim Hortons

Patisserie du Soleil

Extreme Pita

Sense Asian

Mercatino

CIBC



A PREMIER WORKPLACE FOR TODAY & TOMORROW



The Bow is a **LEED Gold** certified landmark that leverages its iconic crescent form to achieve a **30% reduction in energy consumption** compared to traditional office towers. Its south-facing curved glass facade functions as a massive solar collector, trapping and redistributing heat during Calgary's winters, while **full-height atria and sky gardens act as climatic buffer zones, enhancing occupant comfort and supporting long-term operational efficiency**. Beyond its performance in use, the building's innovative diagrid structural system utilized **20% less** steel than conventional designs, significantly lowering its embodied carbon footprint while providing expansive, daylight-filled workspaces.







YOUR NEW ADDRESS, THE BOW

PRIME AVAILABILITIES
EXCEPTIONAL VALUE

AVAILABLE SPACE

Suite 5520	5,267 SF
Suite 2600	31,049 SF*
Suite 1800	36,563 SF*
Suite 1700	36,038 SF*
Suite 1600	36,038 SF*
Suite 1100	36,038 SF*
Suite 1000	35,982 SF*

Total Available 216,975 SF

**Entire Floor*

SUITE 5520
VIRTUAL TOUR

HIGHLIGHTS

- + Exceptional leaseholds
- + Teknion wall system
- + Furniture available
- + High ceilings (9'0")
- + Barrier free access

SUBLANDLORD

Cenovus Energy Inc.

OCCUPANCY

Immediate

TERM

Until April 30, 2038

2026 OP. COSTS & TAXES

\$27.06 PSF

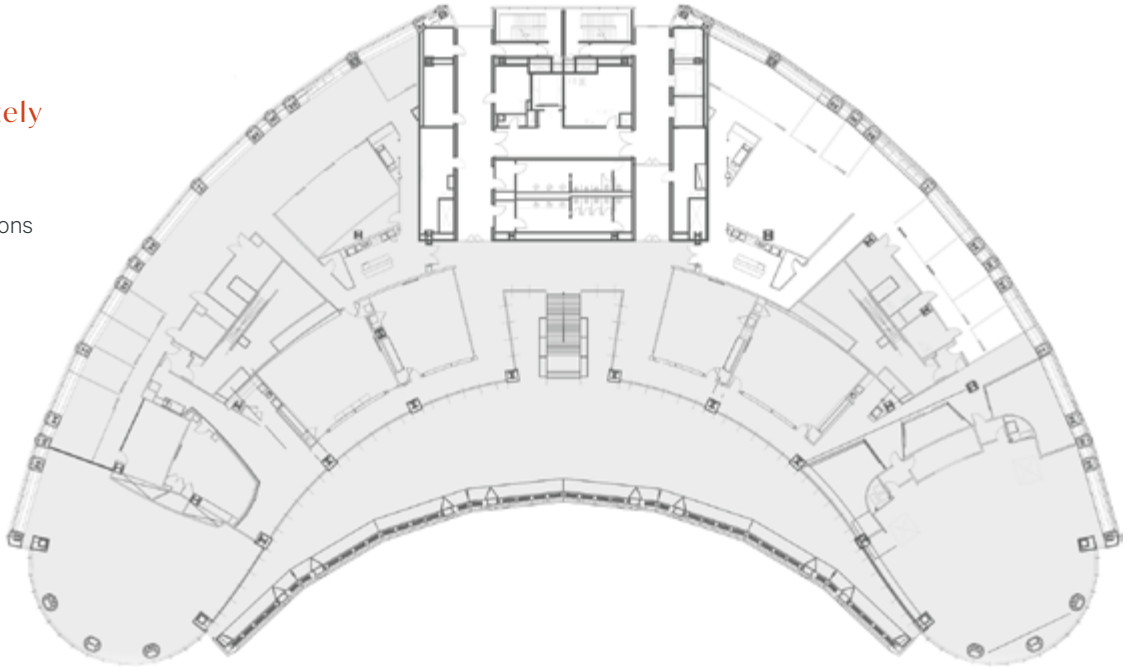
FLOOR PLANS

SUITE 5520

5,267 SF

Available immediately

- + 6 exterior offices
- + Open areas for workstations
- + Boardroom
- + Kitchen
- + Copy room
- + Supply room

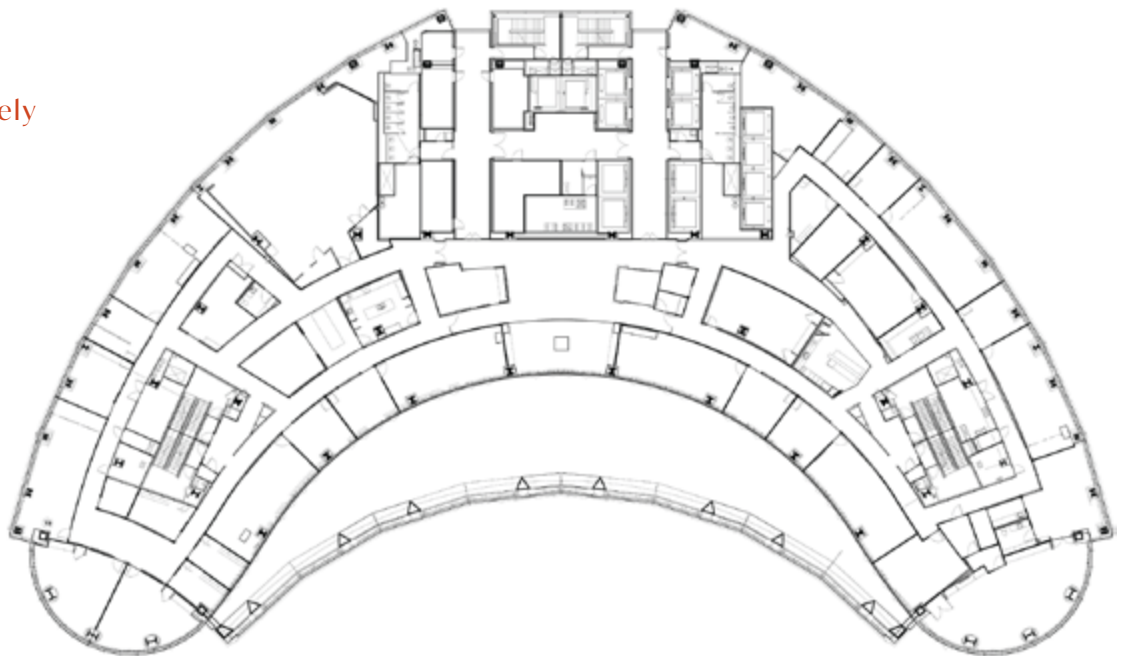


SUITE 2600

31,049 SF

Available immediately

- + 22 exterior offices
- + 2 interior offices
- + Boardroom
- + 5 meeting rooms
- + 3 kitchen
- + Reception
- + Served
- + Copy/file rooms
- + 2 phone rooms
- + 2 in-suite washrooms



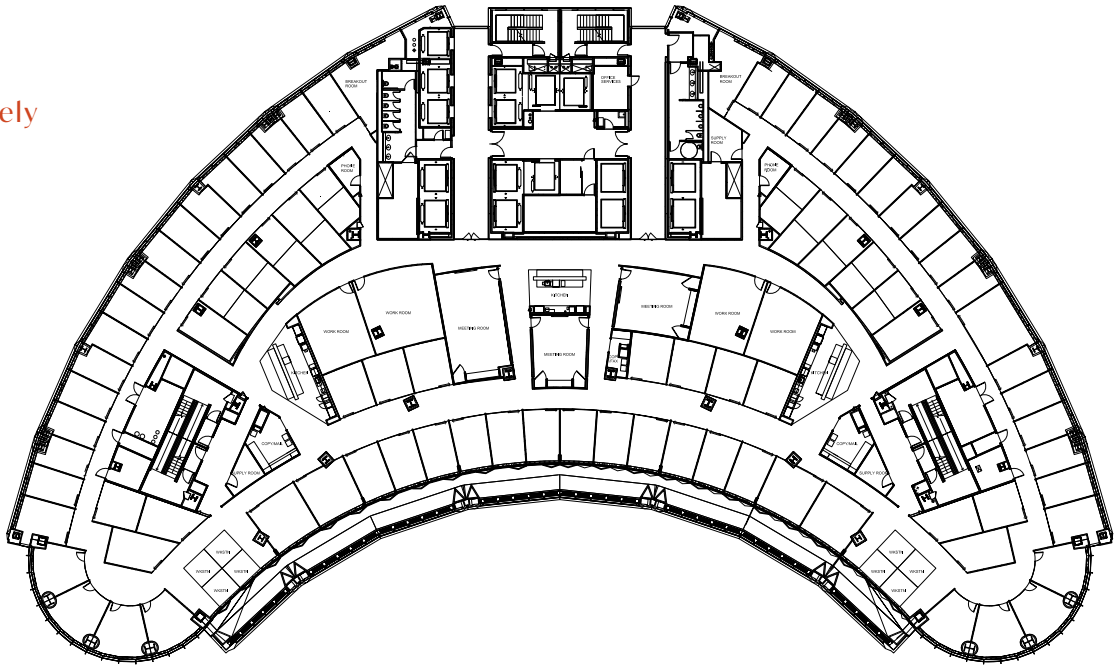
**Floor plans not to scale.*

SUITE 1800

36,563 SF

Available immediately

- + 58 exterior offices
- + 25 interior offices
- + 8 workstations
- + 3 meeting rooms
- + 2 breakout rooms
- + 3 kitchens
- + 3 copy rooms
- + 3 supply rooms
- + 2 phone rooms
- + 4 work rooms

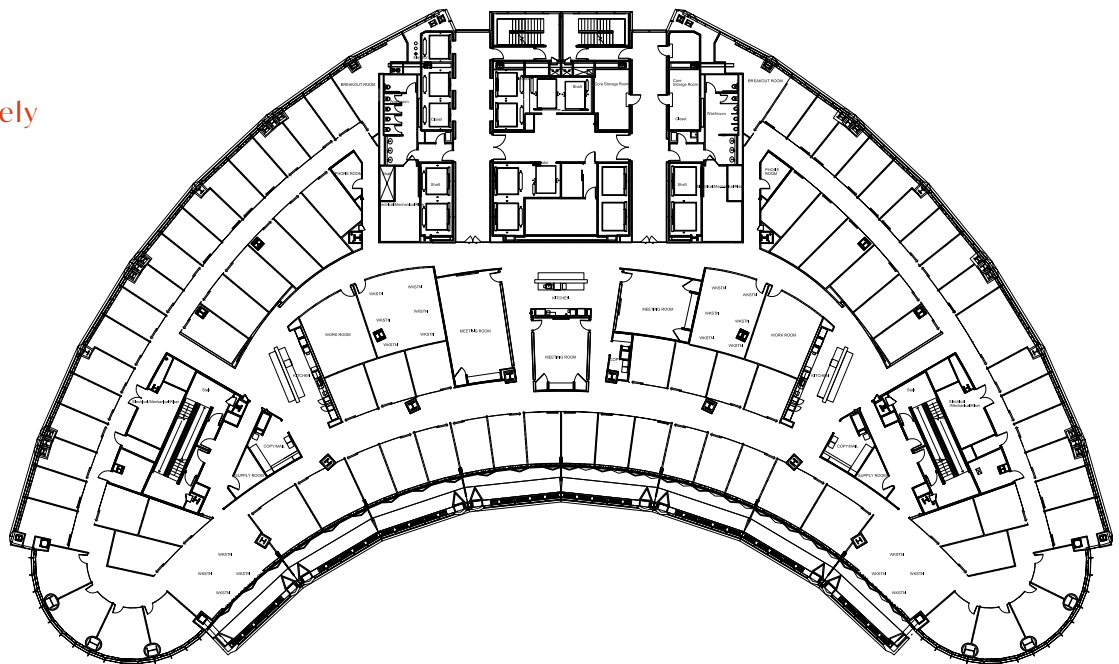


SUITE 1700

36,038 SF

Available immediately

- + 57 exterior offices
- + 25 interior offices
- + 8 workstations
- + 3 meeting rooms
- + 2 breakout rooms
- + 3 kitchens
- + 3 copy rooms
- + 2 supply rooms
- + 2 phone rooms
- + 4 work rooms



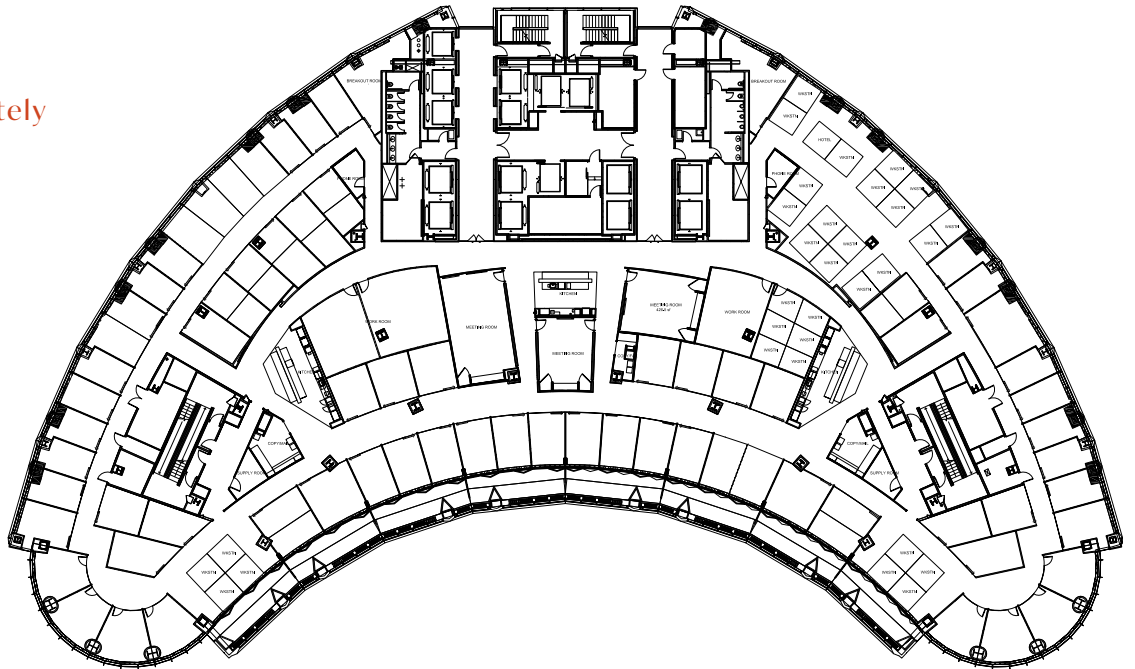
FLOOR PLANS

SUITE 1600

36,038 SF

Available immediately

- + 50 exterior offices
- + 21 interior offices
- + 26 workstations
- + 3 meeting rooms
- + 2 breakout rooms
- + 3 kitchens
- + 3 copy rooms
- + 2 supply rooms
- + 2 phone rooms
- + 4 work rooms

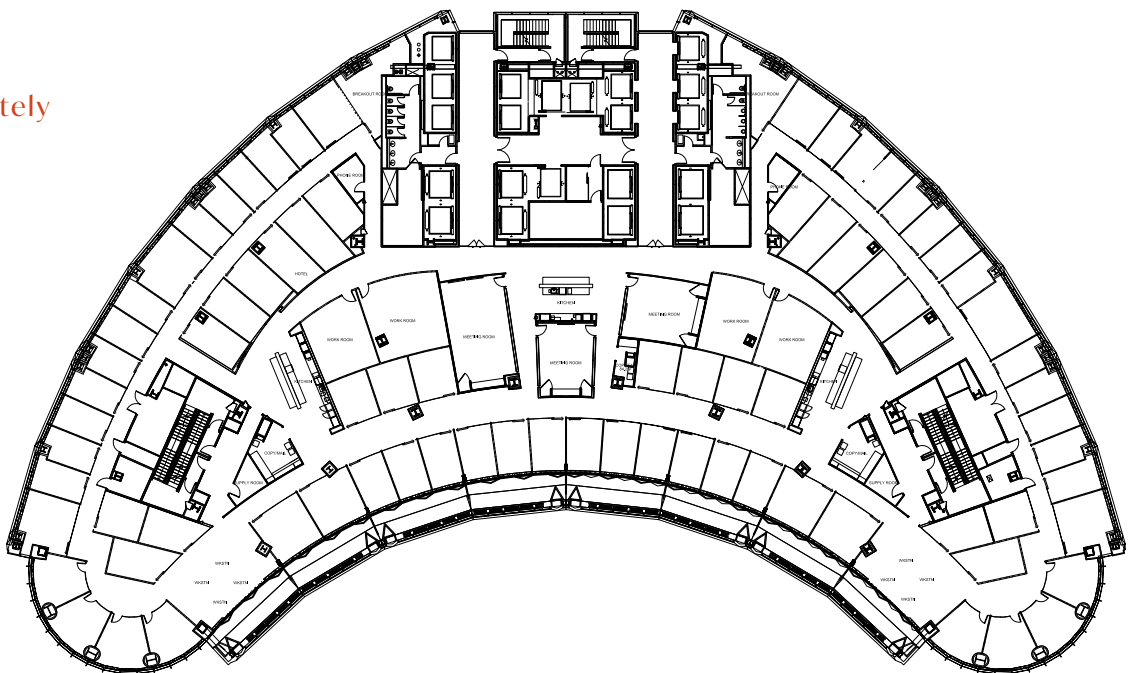


SUITE 1100

31,038 SF

Available immediately

- + 54 exterior offices
- + 25 interior offices
- + 8 workstations
- + 3 meeting rooms
- + 2 breakout rooms
- + 3 kitchens
- + 3 copy rooms
- + 2 supply rooms
- + 2 phone rooms
- + 4 work rooms



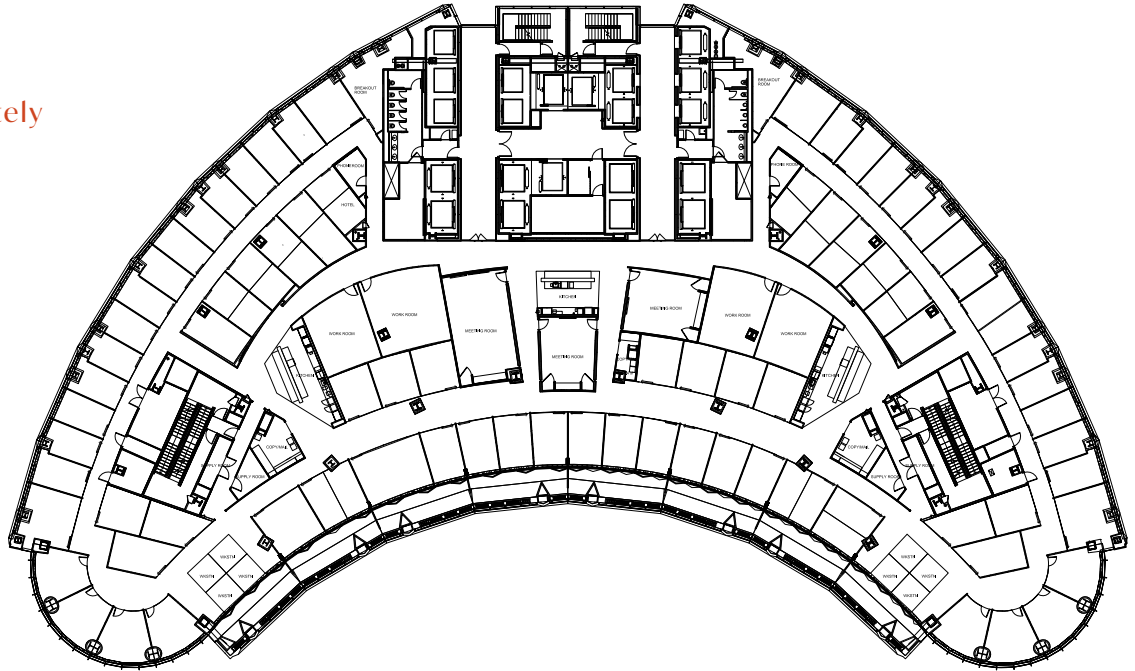
**Floor plans not to scale.*

SUITE 1000

36,563 SF

Available immediately

- + 56 exterior offices
- + 25 interior offices
- + 8 workstations
- + 3 meeting rooms
- + 2 breakout rooms
- + 3 kitchens
- + 3 copy rooms
- + 4 supply rooms
- + 2 phone rooms
- + 4 work rooms



INTERIOR LAYOUTS

ABUNDANT NATURAL LIGHT,
MODERN LEASEHOLDS AND
HIGH-END FURNITURE





LANDMARK AT THE CENTRE OF IT ALL

Situated in the heart of Downtown Calgary, this property offers exceptional walkability with immediate access to a wide range of retail amenities, dining options, and essential services. Convenient transit connections include nearby bus routes and the LRT, providing effortless access to the city's major corridors.



PUBLIC PLAZA & ART INTEGRATION

A landscaped plaza and prominent public art installation contribute to The Bow's strong civic presence and sense of place.

RETAIL & FOOD SERVICES

Street-level retail and cafés offer convenient food and service options while activating the building's public realm. On-site amenities include Tim Hortons, Extreme Pita, Sense Asian, Patisserie du Soleil, Mercatino, and CIBC—all located within the building for everyday convenience. The surrounding area is rich with additional restaurants, shops, and services, creating an amenity-rich environment.

SKY GARDEN & ATRIA

Three multi-storey sky gardens and full-height atria provide landscaped indoor gathering spaces that support collaboration and enhance the daily tenant experience.

THE BOW | 500 CENTRE STREET SE | CALGARY, AB



SKYWALK NETWORK

+15

80 bridges and over 16 km of elevated, climate controlled walkways.



Red and Blue Line LRT stations are conveniently located one block north of the building, providing seamless access across the city.



Restaurants



Cafe



Gym



Shopping



SUBLEASE INQUIRIES

ANGUS FRASER

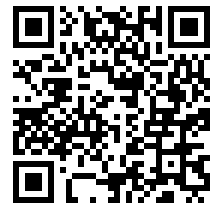
Executive Vice President
+1 403 750 0508
angus.fraser@cbre.com

SCOTT MCCULLOCH

Senior Vice President
+1 403 750 0539
scott.mcculloch@cbre.com

CASEY ROLAND

Transaction Manager
+1 403 750 0544
casey.roland@cbre.com



WWW.CBRE.CA/CALGARY

CBRE LIMITED | 3200 525 8 AVENUE SW CALGARY, AB T2P 1G1

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.