

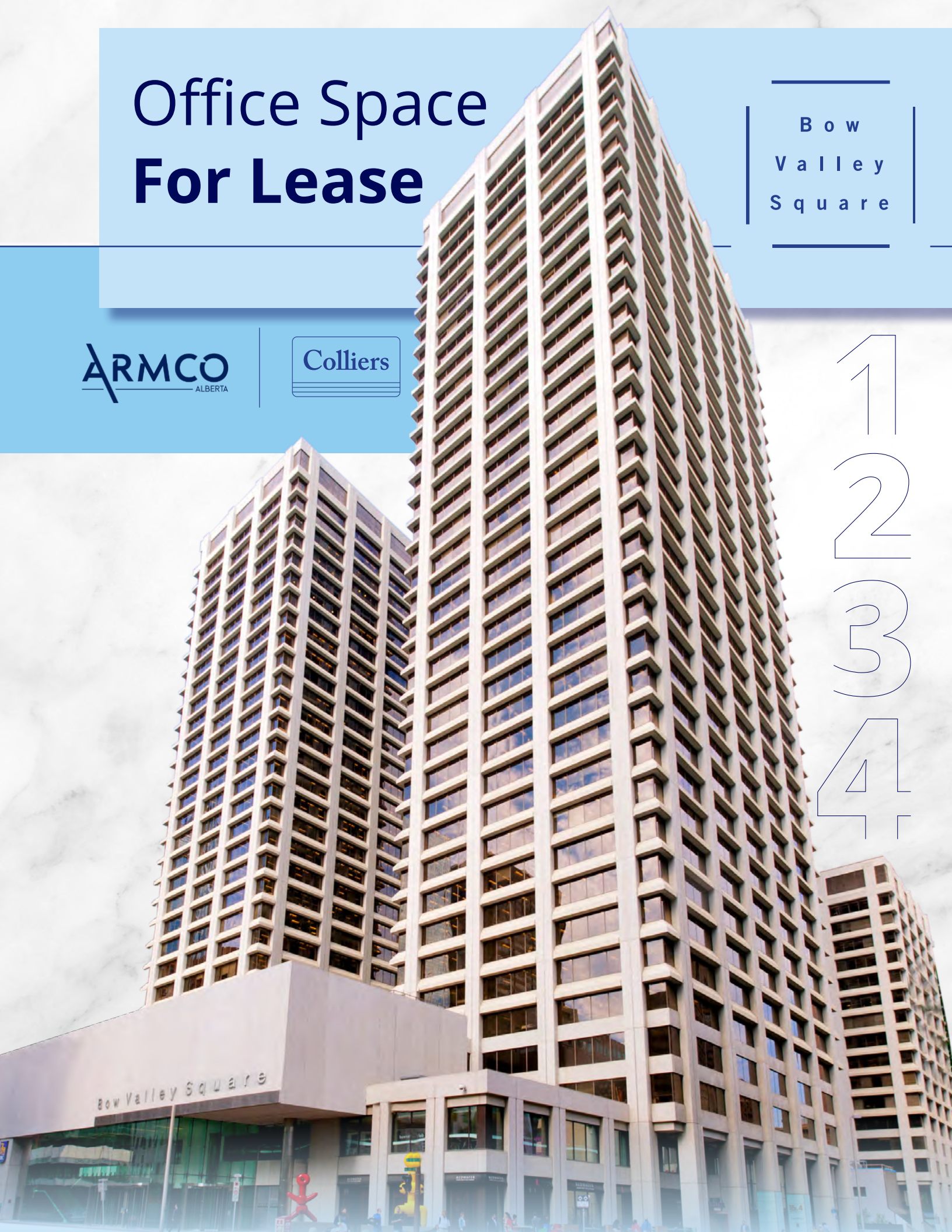
Office Space For Lease

Bow
Valley
Square

ARMCO
ALBERTA

Colliers

1
2
3
4



DETAILS

Bow Valley Square

Bow Valley Square is a four building complex located in the heart of the downtown core with a reputation for providing an unmatched tenant experience, state-of-the-art tenant amenities, and endless options of coffee shops, grab-and-go lunch offerings and full service restaurants. Its location provides easy access to the LRT line, Core Shopping Centre, historic Stephen Avenue, and many retail amenities and dining options. This LEED Platinum and

BOMA Best Gold certified complex is plus 15 connected in three directions, providing easy connectivity to Fifth Avenue Place, Suncor Energy Centre, and Brookfield Place.

	1	2	3	4
Address	202 6 Avenue SW	205 5 Avenue SW	255 5 Avenue SW	250 6 Avenue SW
Rentable Area	150,614 Sq. Ft.	535,403 Sq. Ft.	367,171 Sq. Ft.	457,381 Sq. Ft.
Average Floorplate	10,758 Sq. Ft.	14,872 Sq. Ft.	12,661 Sq. Ft.	13,452 Sq. Ft.
Number of Floors	17	39	32	37
Operating Costs & Taxes (2026 estimate)	\$22.09 per Sq. Ft.	\$20.38 per Sq. Ft.	\$19.95 per Sq. Ft.	\$19.14 per Sq. Ft.

COMPLEX

Landlord / Property Management	Armco Alberta
Rentable Area	1,625,195 Sq. Ft. (including retail podium)
Parking Cost	Unreserved: \$495/stall/month Reserved: \$585/stall/month
Parking Ratio/Height	1:2,200 Sq. Ft. / 6'0" Clearance
HVAC Hours	Monday - Friday: 8:00 AM - 6:00 PM
Bike Parking Cost	Unsecured Bike Parking: \$25/year Secured Bike Parking: \$100/year (includes showers) Executive Bike Parking: \$50/month (includes showers and a bike locker) Shower Access: \$50/year
Conference Centre Capacity	Angus: 40 people maximum Northcote: 50 people maximum Scarth: 8 people maximum Hamilton: 50 people maximum Angus + Northcote (combined): 100 people maximum

AMENITIES

Click to view Virtual Tours!

On-site Fitness

The Bow Valley Fitness Centre offers a premium workout experience, equipped with high-end fitness machines and equipment, a variety of group fitness classes, and club-quality locker rooms that include showers, day lockers, and towel service for added convenience.

Conference Facilities

The conference facilities boast four versatile rooms for meetings ranging from an 8 person up to a 100 person meeting and can be configured to suit your various meeting needs. The conference facilities are a great place to host formal meetings but is also conveniently located and connected directly to the HUB, for a casual setting to unwind.

Tenant Lounge

Take a break from the office, enjoy lunch or have a meeting at the HUB tenant lounge, where you'll find a pool table, video games, ping-pong and shuffle board alongside a casual meeting area featuring comfortable lounge seating and lastly a quiet library space for a more focused environment. This inviting space is ideal for both business and leisure, and is available to book for special events. Come by and join us for one of our monthly events, Perkup Tuesday, Wine Wednesday or Thirsty Thursday.

Rooftop Terrace & Outdoor Park

Make the most of the warmer seasons and enjoy the +30 Rooftop Terrace and Outdoor Park. Equipped with seating, barbecues and a variety of games, including ping-pong and bocce ball courts, the Rooftop Terrace is a an extension of the HUB and offers tenant's a place to enjoy lunch outdoors or host an event for clients or staff.

Secured Bicycle Storage & End-Of-Trip Facilities

Bow Valley Square features a variety of secure bike storage options, ranging from bike racks in the underground parkade to thoughtfully designed executive bike lockers located in a secure room, complete with a repair and bike wash station. Seamlessly transition into your workday by utilizing the well-equipped end of trip facilities located in the parkade that offer changing rooms, showers and day lockers.

- 

24/7 Manned Security
- 

+15 Access
- 

Close to LRT Station
- 

Car Wash (Located in Parkade)
- 

Concierge Services
- 

LEED Platinum Certified & BOMA Best Gold
- 

Secure Underground Parking



RETAIL

Ground Level

Tim Hortons®

cōrk
fine wine, liquor and ale

CIBC

ATPH

GARAGE
SPORTS BAR

Mathieson
and Hewitt
Photographers

BRESLAUER & WARREN
JEWELLERS SINCE 1919

BEST of 7 BARBERS

RBC

Plus 15

A
ANALOG
COFFEE



STEPHEN
LOWE
GALLERY

HG
HOLY GRILL

HANKKI
KOREAN STREET FOOD

ROGERS

MorningSun
Health Foods

JUGO
JUICE

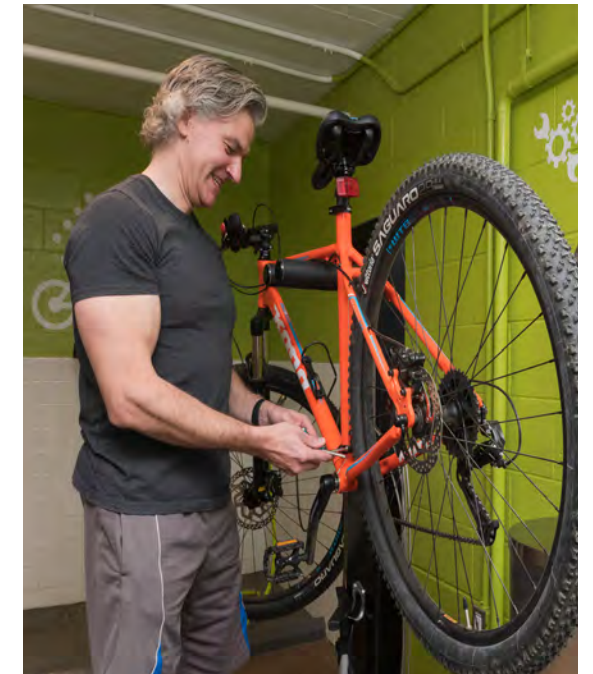
olly
FRESCO'S
BOW VALLEY SQUARE

Plus 30

Bow Valley
CHILD CARE CENTRE

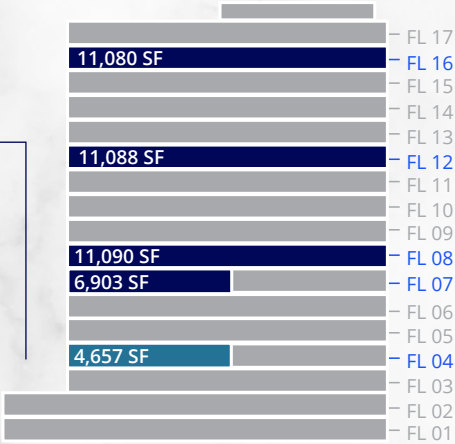
BOW VALLEY
BV
ATHLETIC CLUB

THE DOWNTOWN
SPORTS CLINICS



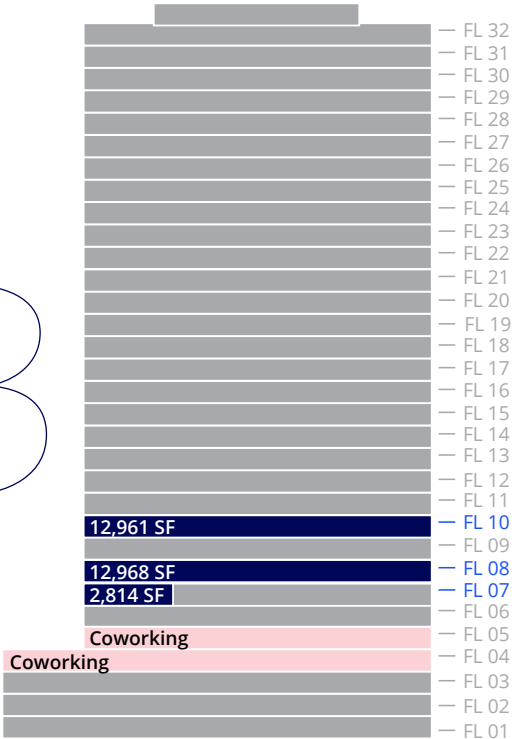
Availabilities

1



Show Suite / Mostly Furnished	430	4,657	Immediate
	720	6,903	Immediate
	800	11,090	Immediate
	1200	11,088	Immediate
	1600	11,080	Immediate

3



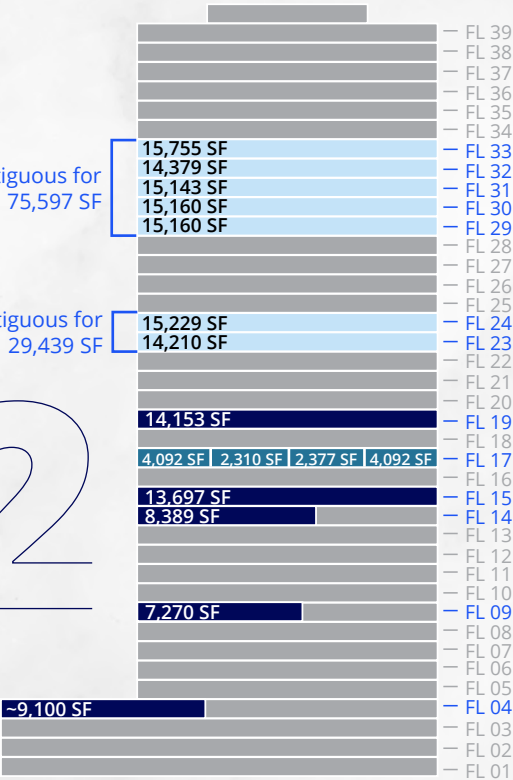
	Suite 450	1,128 sf	Immediate
	Suite 470	1,171 sf	Immediate
	Suite 480	1,762 sf	Immediate
	Suite 565	1,237 SF	Immediate

	730	2,814	Immediate
	800	12,968	Immediate
	1000	12,961	Immediate

Contiguous for 75,597 SF

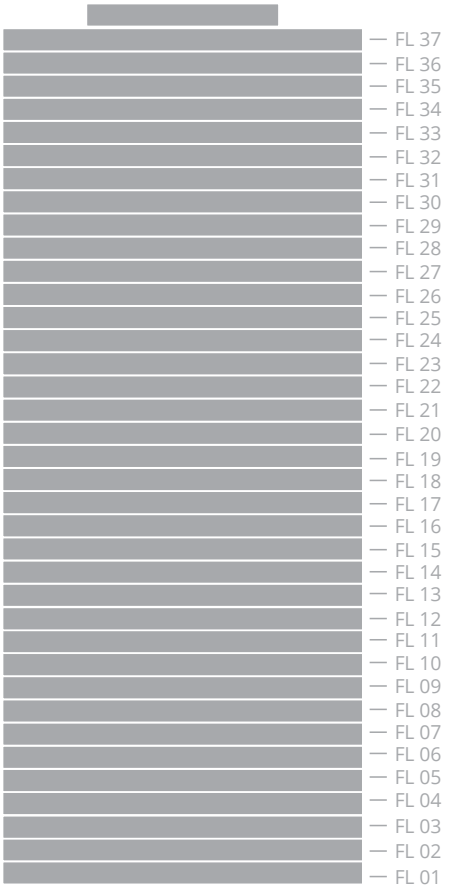
Contiguous for 29,439 SF

2



	400	~9,100	Immediate
Furniture Available	920	7,270	Immediate
Partially Furnished	1410	8,389	Immediate
Partially Furnished	1500	13,697	Immediate
Future Show Suite	1710	~2,377	Immediate
Future Show Suite	1720	~2,310	Immediate
Future Show Suite	1740	~4,092	Immediate
Potential Show Suite (Currently Whiteboxed)	1730	~4,092	Immediate
	1900	14,153	Immediate
	2300	14,210	June 1, 2026
	2400	15,229	June 1, 2026
	2900	15,160	June 1, 2026
	3000	15,160	June 1, 2026
	3100	15,143	June 1, 2026
	3200	14,379	June 1, 2026
	3300	15,755	June 1, 2026

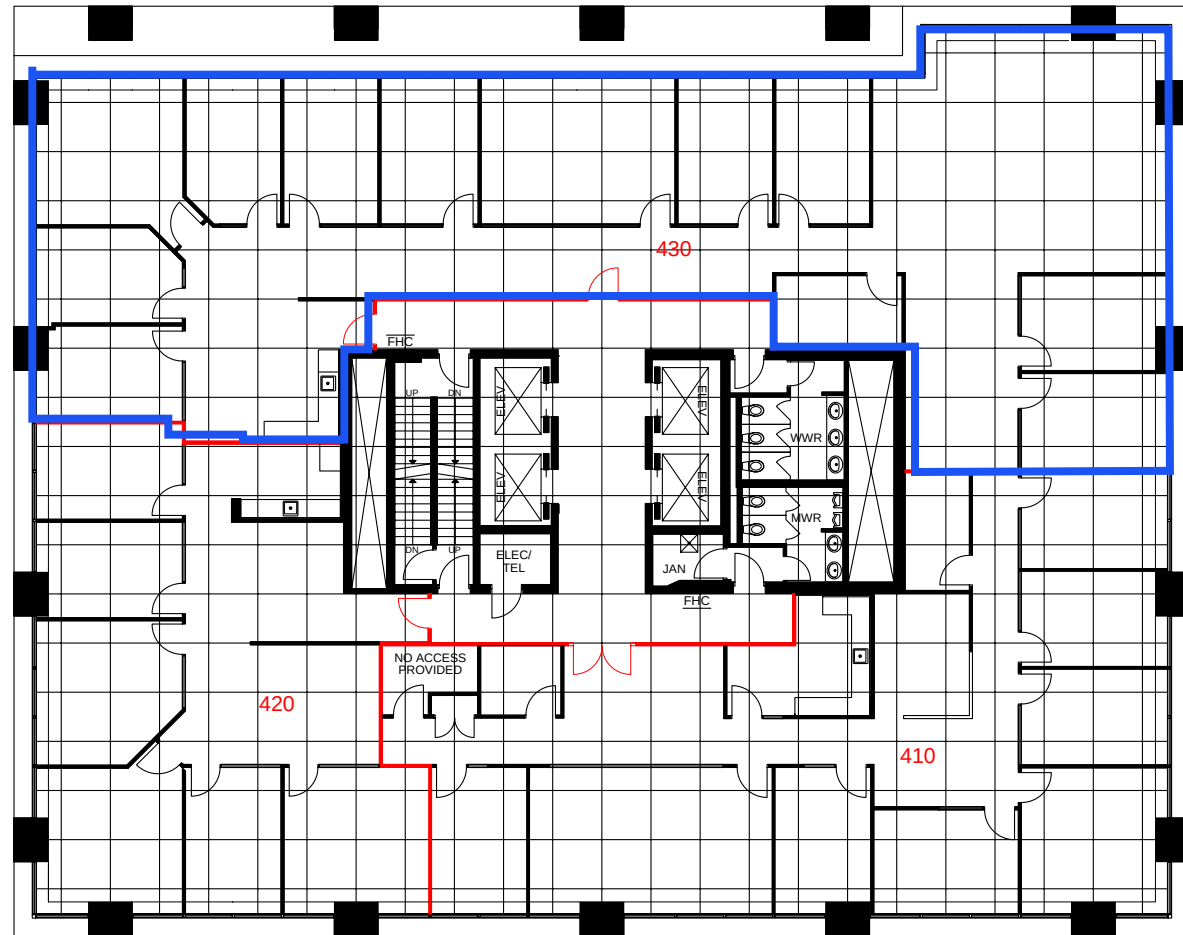
4



Fully Leased

- Headlease Available
- Show Suite
- Upcoming Headlease
- Coworking

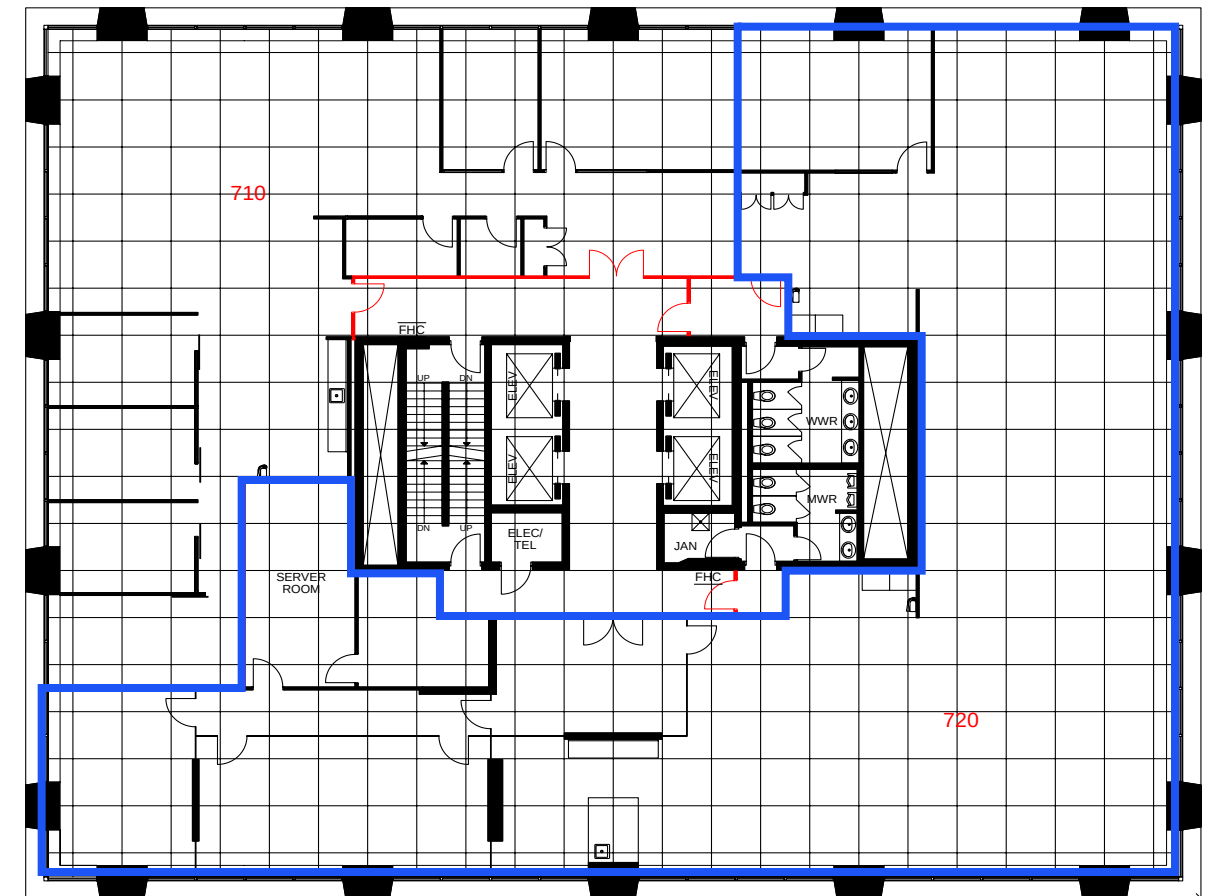
Floorplans



Suite 430 | 4,657 SF

[Show Suite / Mostly Furnished](#)

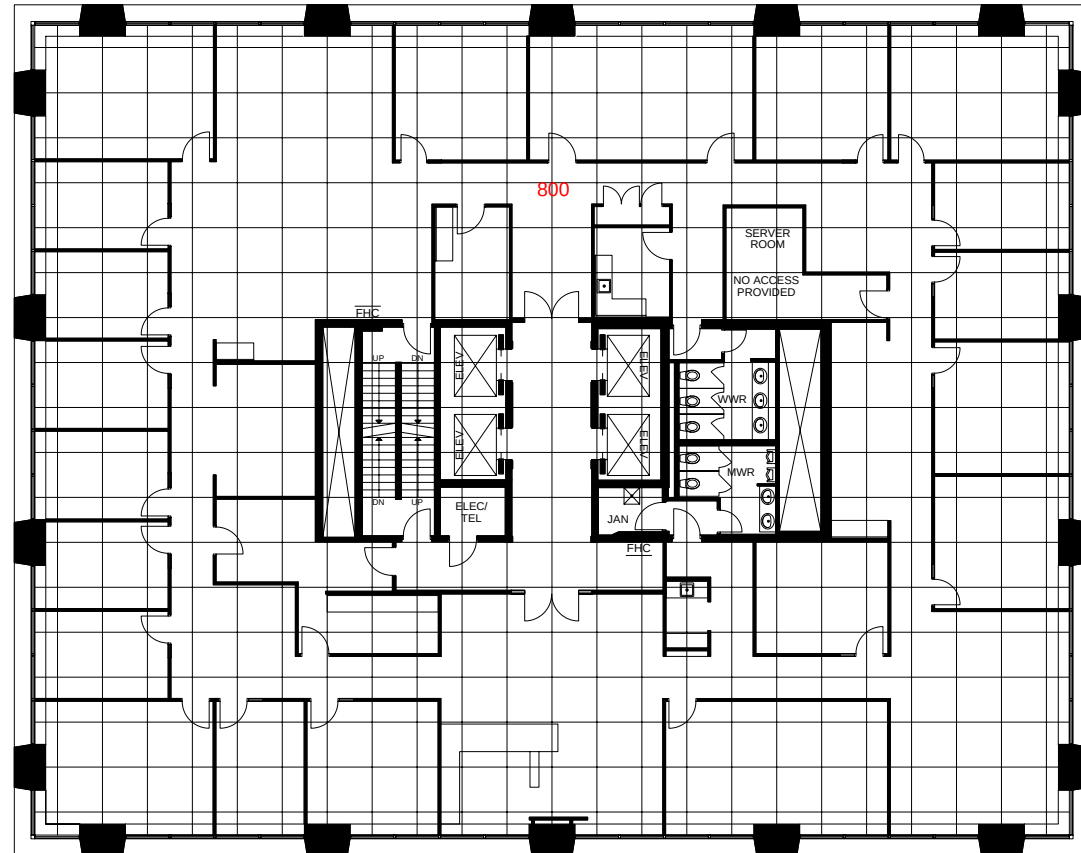
- 10 Exterior Offices
- Open Area for ~9 Workstations
- Meeting Room
- Kitchen
- Server Room
- Copy/Print Area



Suite 720 | 6,903 SF

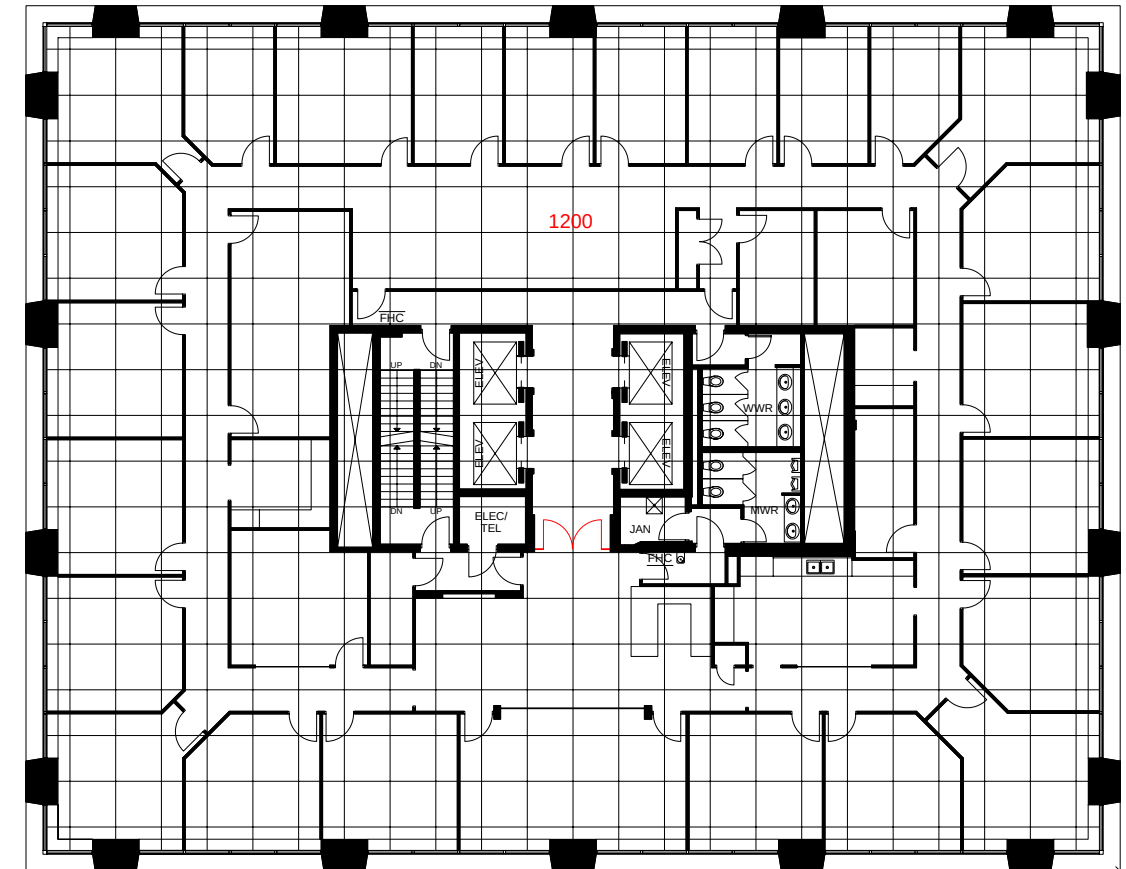
- Open Area for Workstations
- 2 Meeting Rooms
- Boardroom
- Kitchen
- Server/Storage Room
- Reception
- 2 Copy/Print Areas

Floorplans



Suite 800 | 11,090 SF

- 17 Exterior Offices
- Open Area for Workstations
- Boardroom
- 2 Meeting Rooms
- 2 Kitchens
- Server Room
- 2 Copy/Print Areas
- Reception

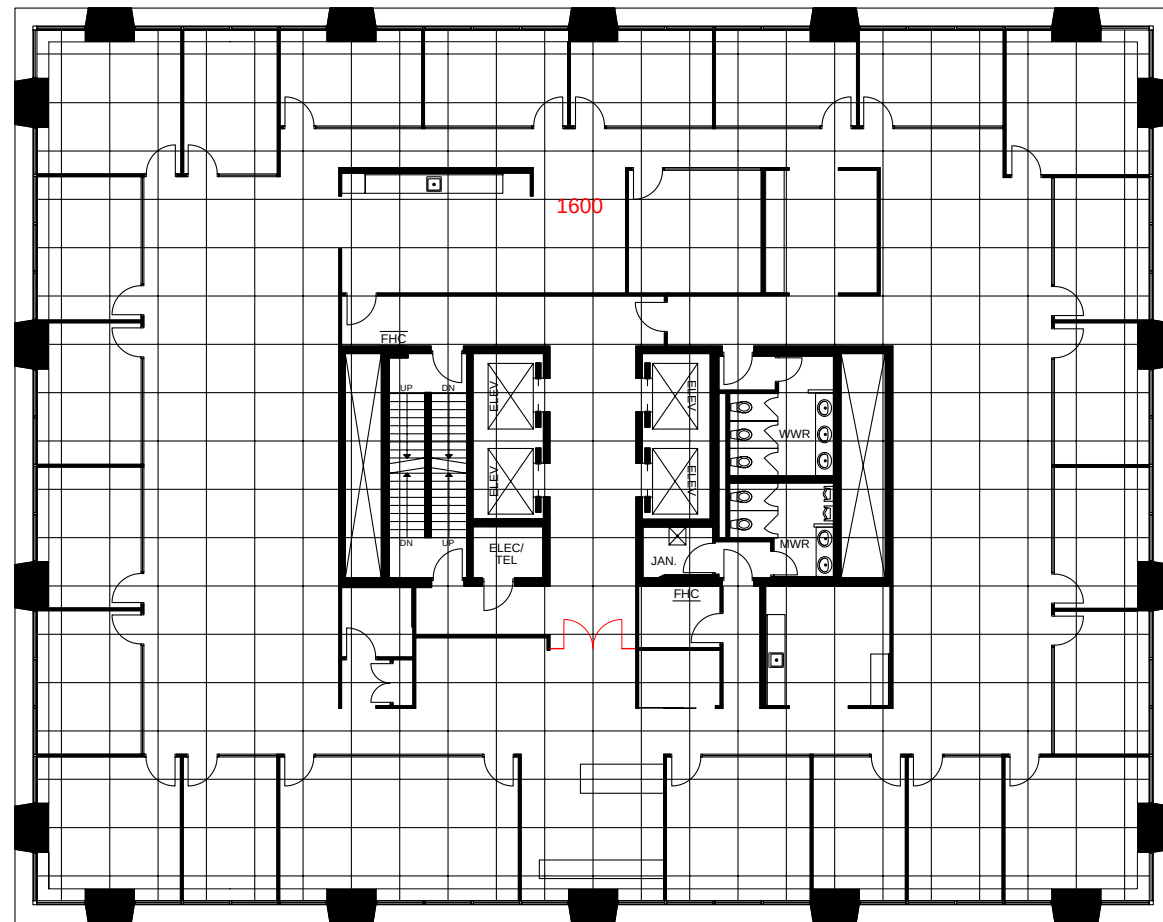


Suite 1200 | 11,088 SF

- 24 Exterior Offices
- 1 Interior Office
- Boardroom
- Meeting Room
- Kitchen
- Reception
- Rolling Files
- Copy Area
- Storage Room
- Server Room

Floorplans

1

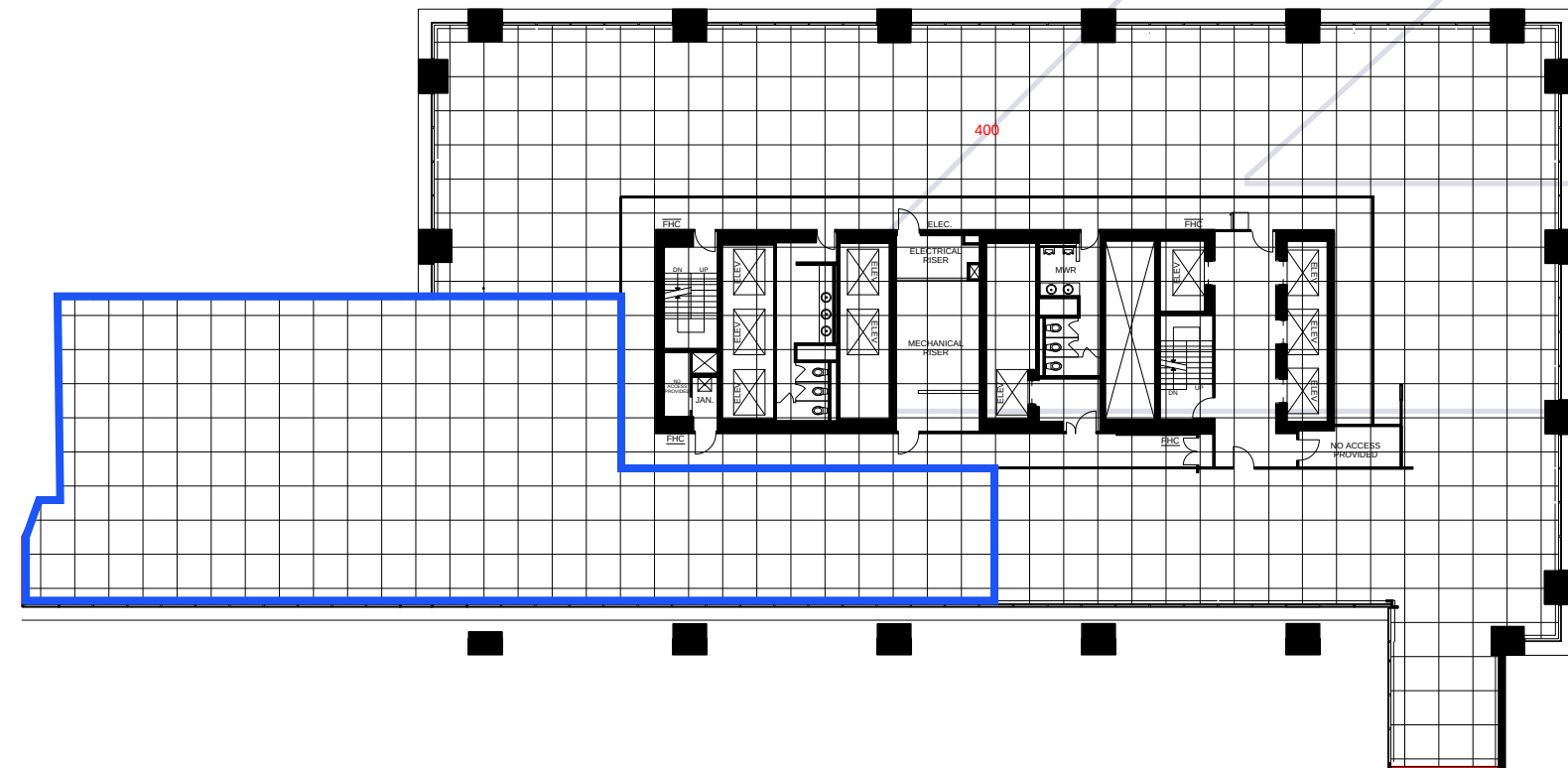


Suite 1600 | 11,080 SF

- 22 Exterior Offices
- Open Area for ~16 Workstations
- 2 Interior Meeting/Phone Rooms
- Boardroom
- Meeting Room
- 2 Kitchens
- Reception
- Server/Storage Room
- Copy/Print Area

Floorplans

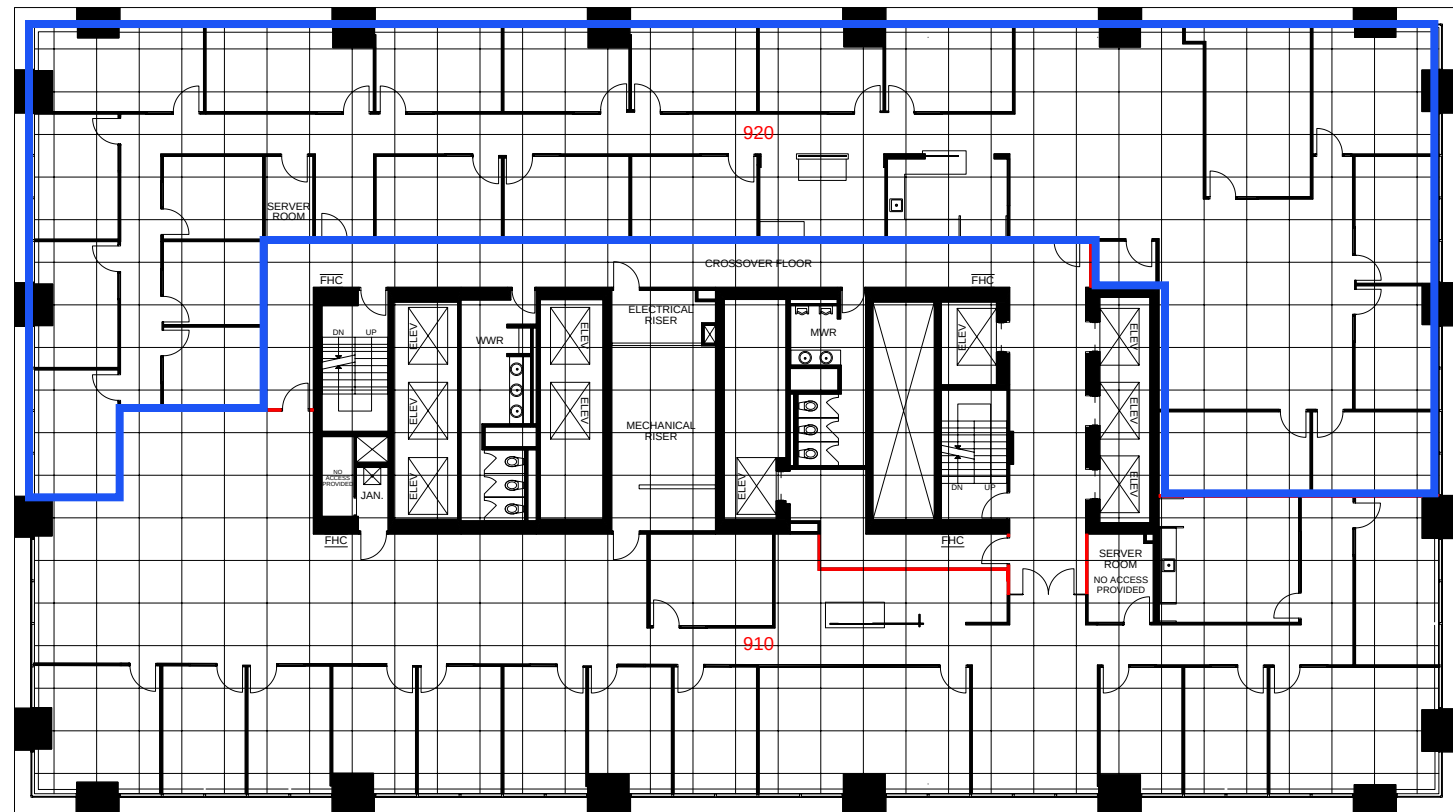
2



Suite 400 | ~9,100 SF

- Whiteboxed condition

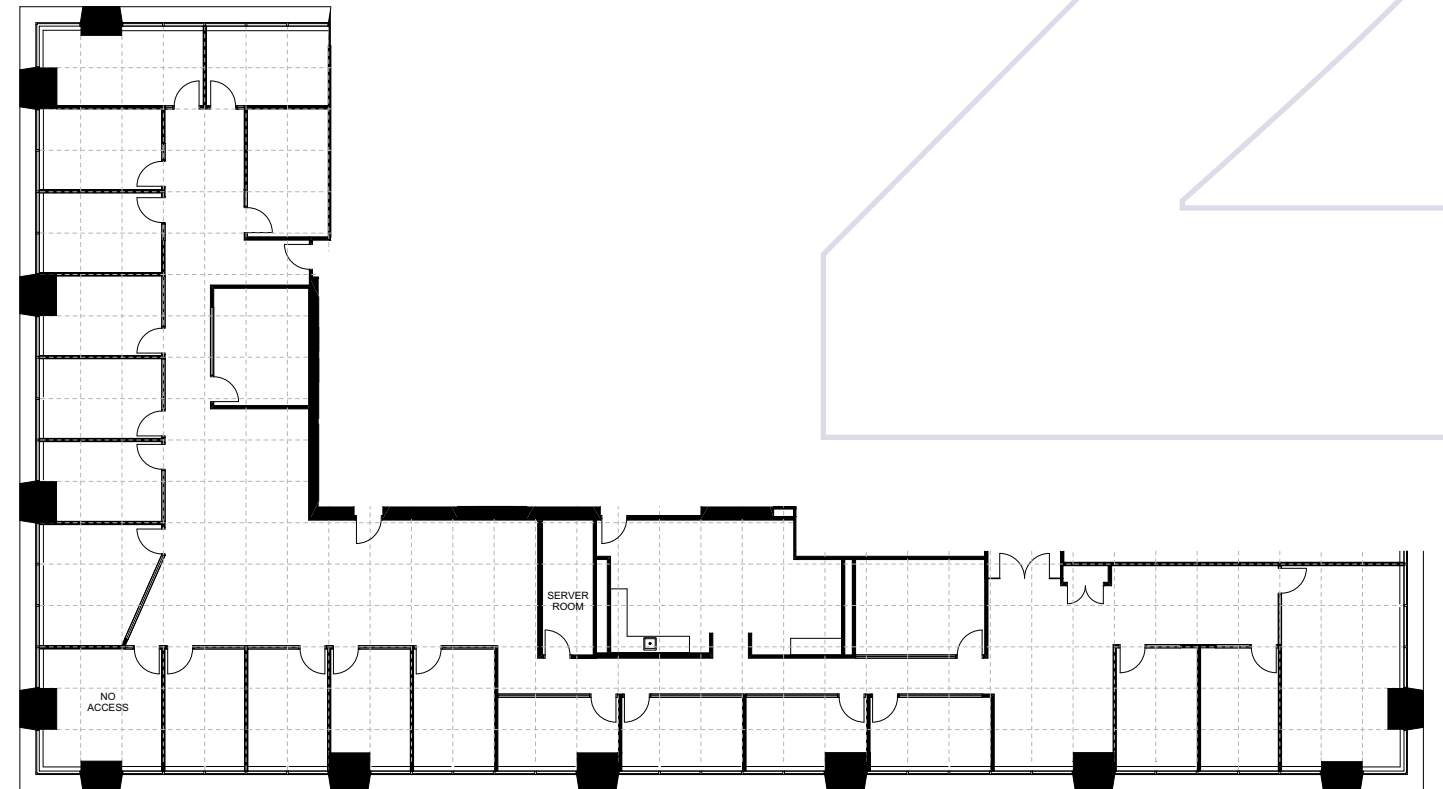
Floorplans 2



Suite 920 | 7,270 SF

**Furniture Available*

- 13 Exterior Offices
- 6 Interior Offices
- Open Area for 6 Workstations
- Boardroom
- Meeting Room
- Kitchen
- Reception
- Server Room
- Storage/Copy/Print Room

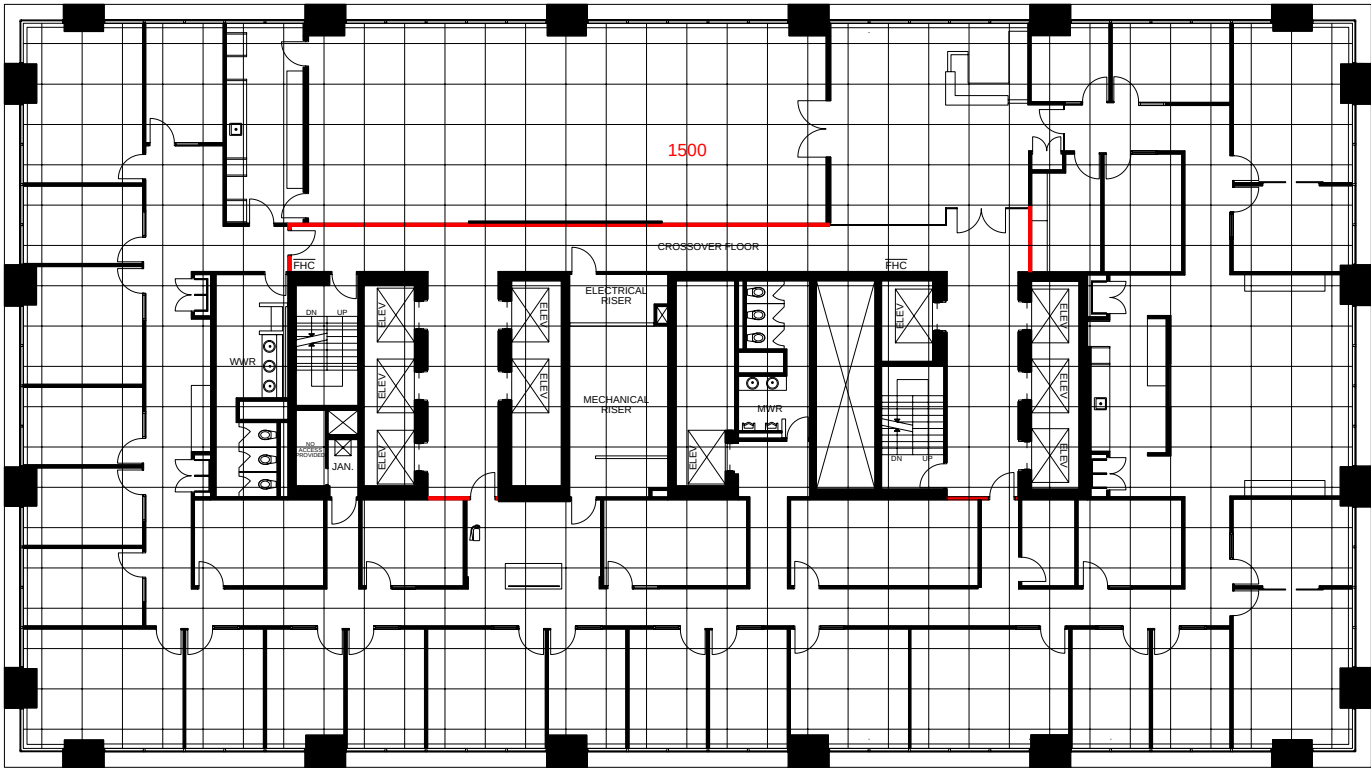


Suite 1410 | 8,389 SF

**Partially Furnished*

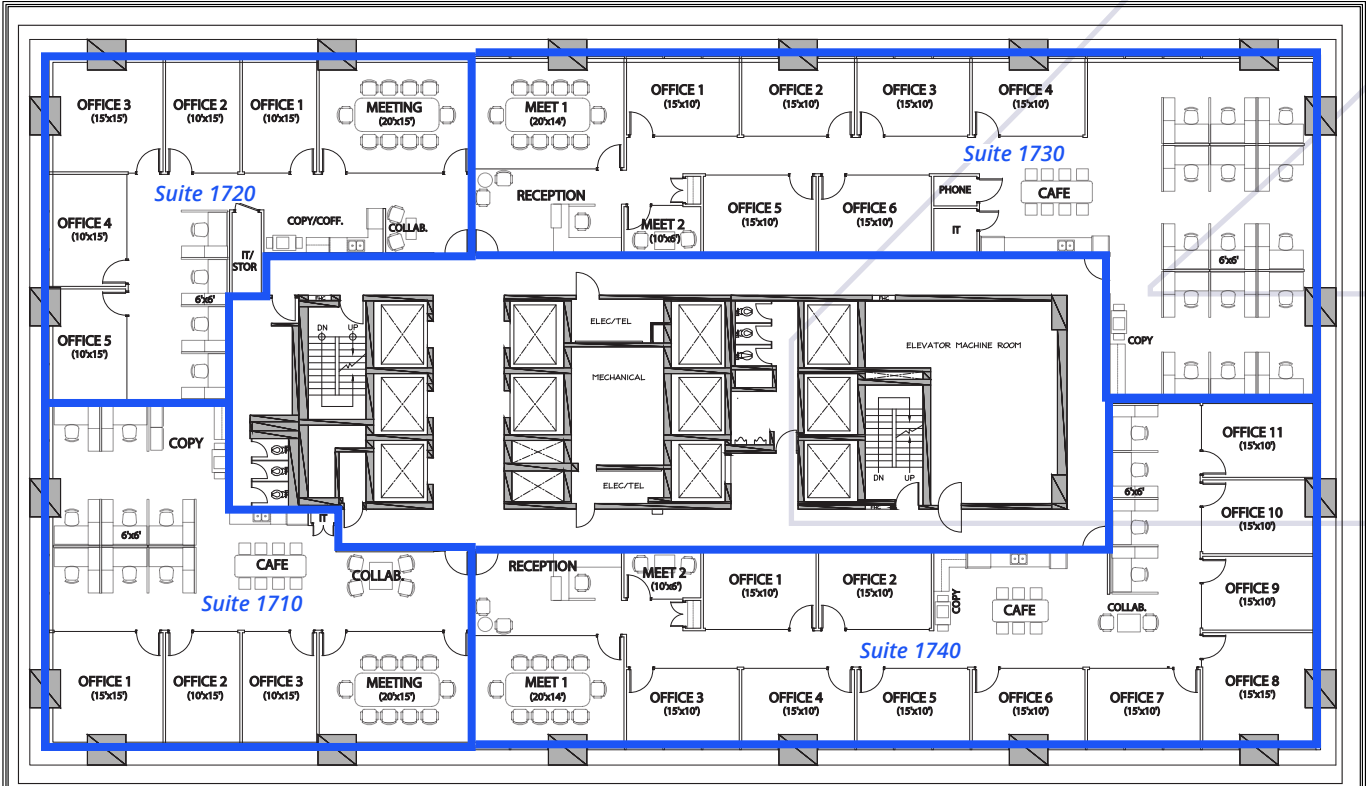
- 19 Exterior Offices
- Open Area for Workstations
- Boardroom
- 3 Meeting Rooms
- Kitchen/Lounge
- Reception
- Server Room

Floorplans 2



Suite 1500 | 13,697 SF *Partially furnished*

- 22 Exterior Offices
- 5 Interior Offices
- Large Boardroom
- 2 Meeting Rooms
- Kitchen/Staff Lounge
- Servery
- Reception
- Storage/Copy/Print Area



Suite 1710 | ~2,377 SF *Future Show Suite*

- 3 Exterior Offices
- Open Area for ~8 Workstations
- Meeting Room
- Kitchen
- Reception/ Collaboration Area
- Copy/Print Area

Suite 1720 | ~2,310 SF *Future Show Suite*

- 5 Exterior Offices
- Open Area for ~4 Workstations
- Meeting Room
- Kitchen/Copy Area
- Reception/ Collaboration Area
- Server Room

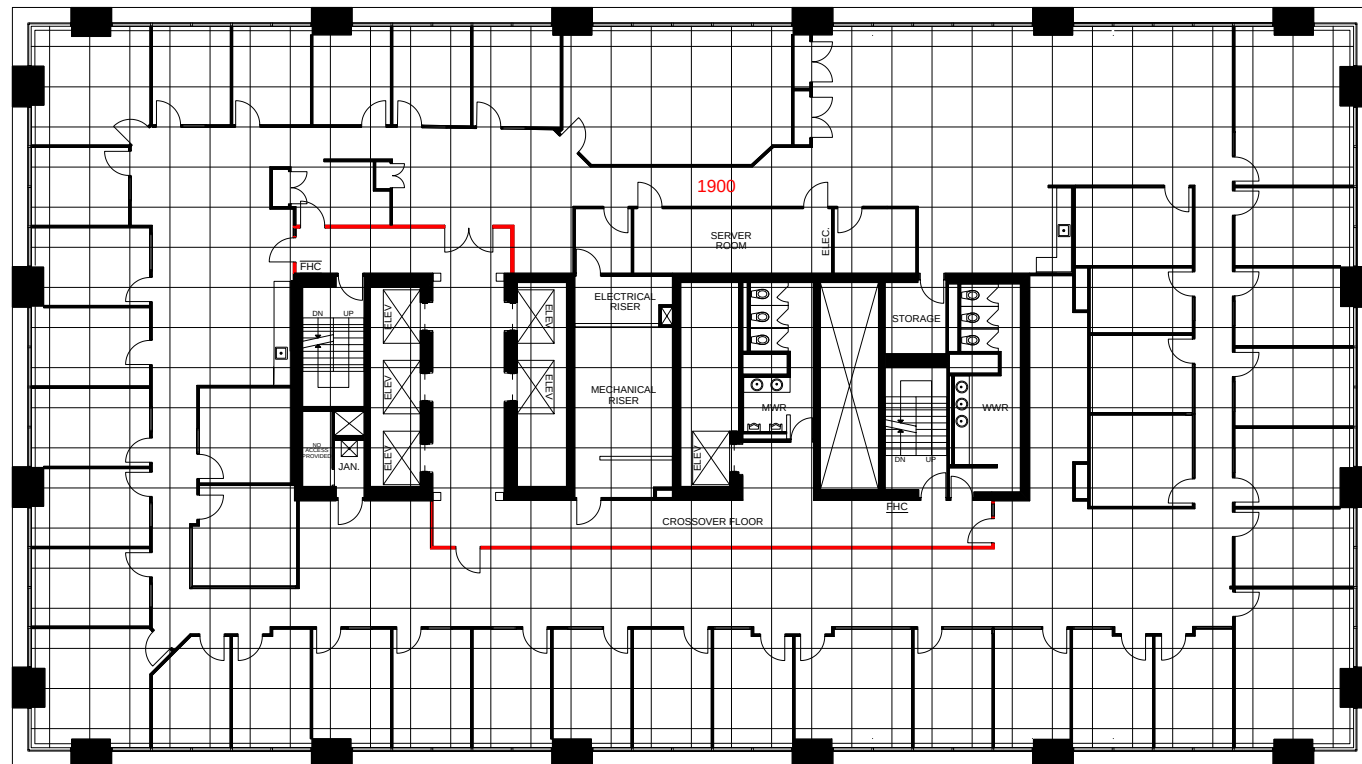
Suite 1740 | ~4,092 SF *Future Show Suite*

- 9 Exterior Offices
- 2 Interior Offices
- Open Area for ~4 Workstations
- Meeting Room
- Boardroom
- Kitchen/Copy Area
- Reception

Suite 1730 | ~4,092 SF *Potential Show Suite (Currently Whiteboxed)*

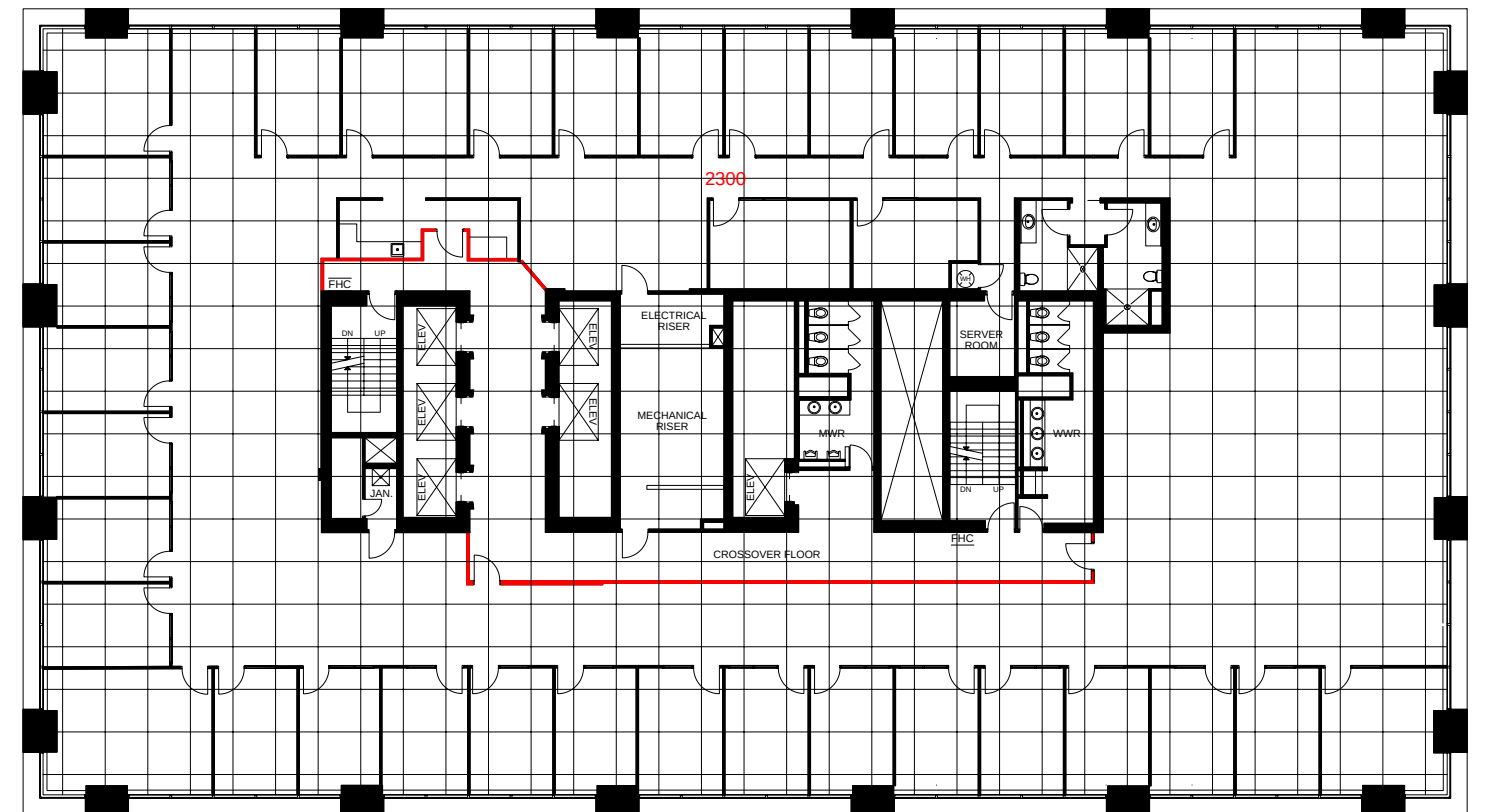
- | | |
|----------------------------------|---------------|
| • 4 Exterior Offices | • Boardroom |
| • 2 Interior Offices | • Phone Room |
| • Open Area for ~15 Workstations | • Kitchen |
| • Meeting Room | • Reception |
| | • Server Room |

Floorplans 2



Suite 1900 | 14,153 SF

- 33 Exterior Offices
- 6 Interior Offices
- Open Area for Workstations
- Boardroom
- 2 Kitchens
- Server Room

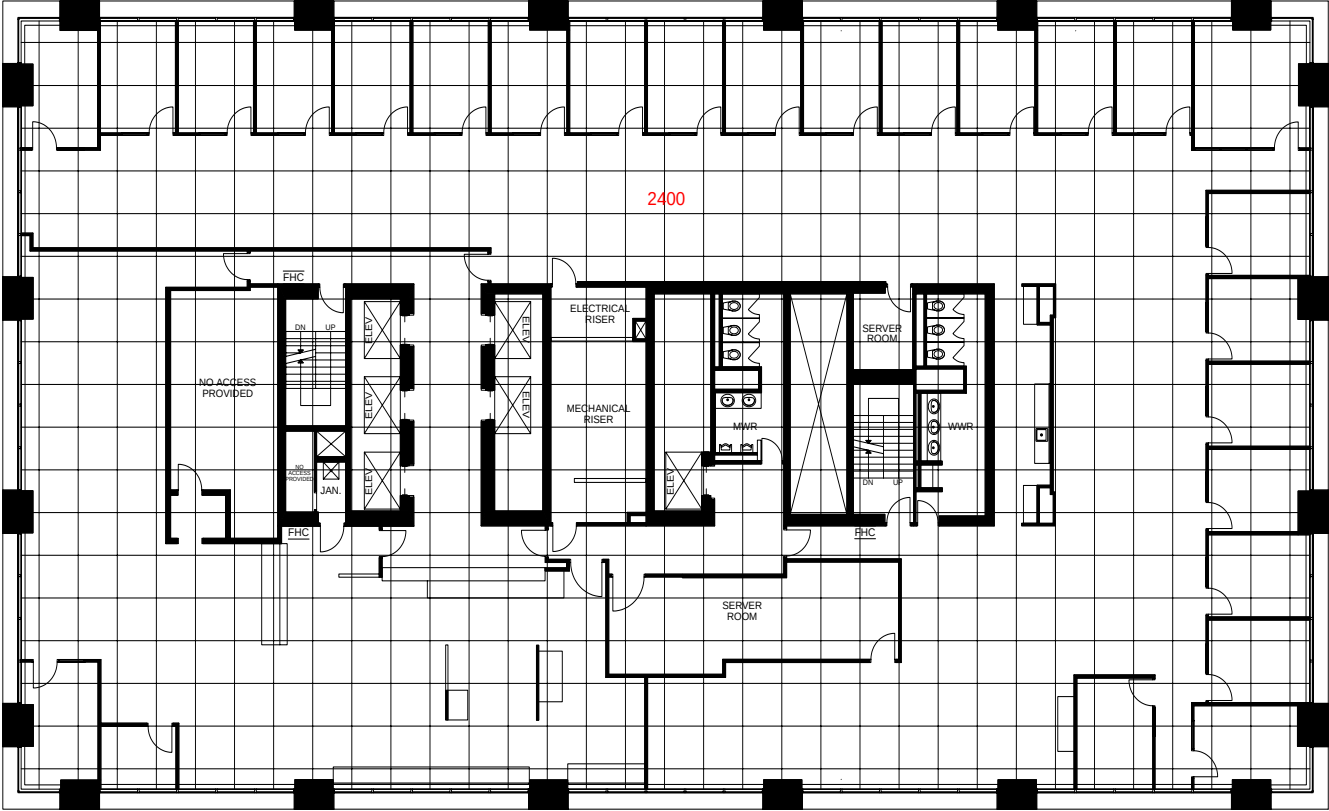


Suite 2300 | 14,210 SF

**Available June 1, 2026*

- 32 Exterior Offices
- Open Area for ~42 Workstations and ~8 Hoteling Stations
- 3 Meeting Rooms
- Kitchen

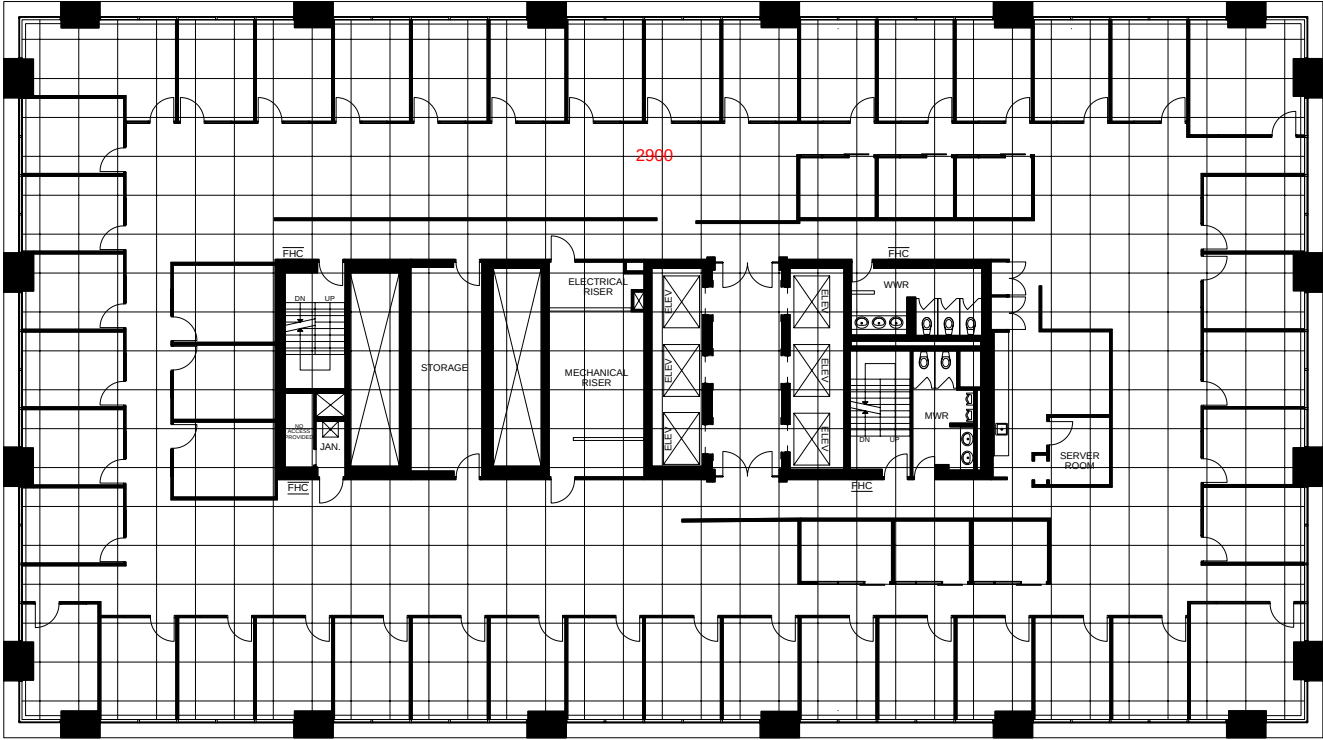
Floorplans 2



Suite 2400 | 15,229 SF

**Available June 1, 2026*

- 26 Exterior Offices
- Open Area for ~38 Workstations
- Kitchen
- Large Server Room
- Copy/Print Area



Suite 2900 | 15,160 SF

**Available June 1, 2026*

- 41 Exterior Offices
- 9 Interior Offices
- Open Area for ~23 Workstations
- Meeting Room
- Kitchen
- Storage Room
- Server Room

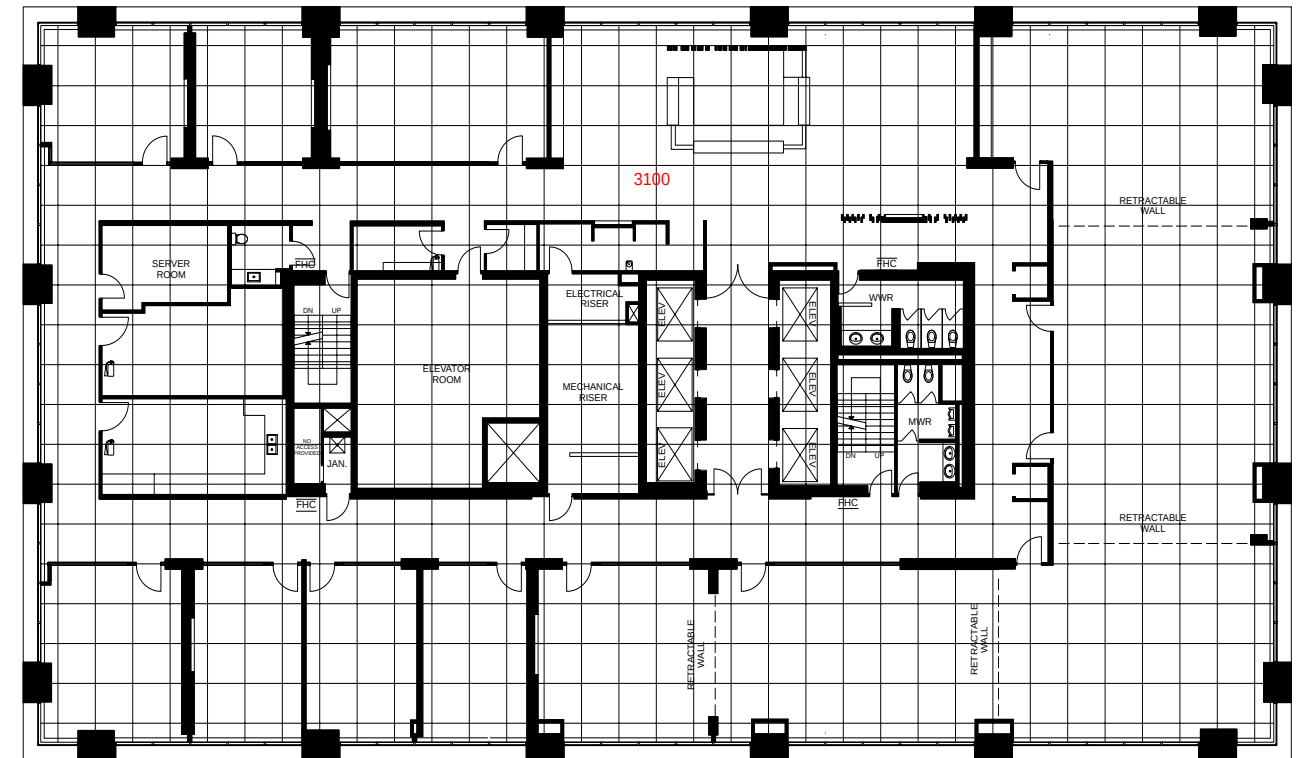
Floorplans 2



Suite 3000 | 15,160 SF

**Available June 1, 2026*

- 31 Exterior Offices
- 16 Interior Offices
- Open Area for ~46 Workstations
- Meeting Room
- Kitchen
- Copy/Print Areas
- Server Room
- Storage Room

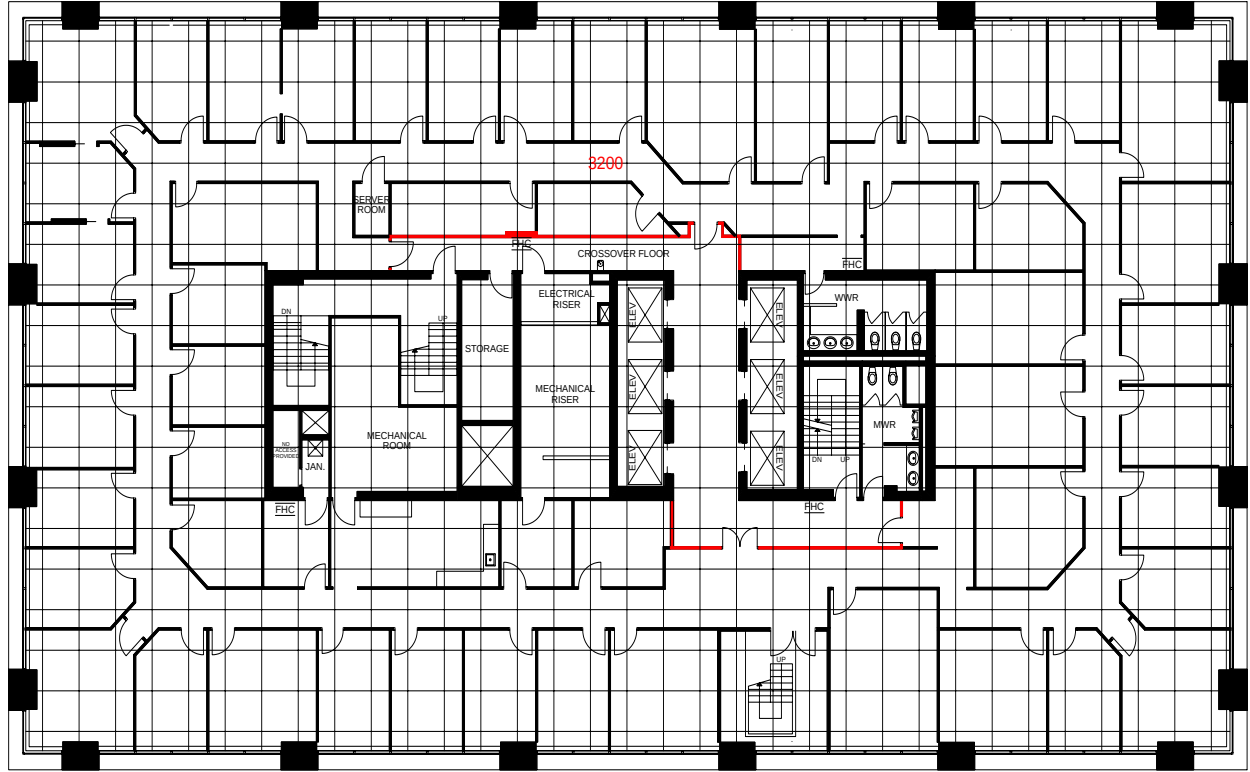


Suite 3100 | 15,143 SF

**Available June 1, 2026*

- 7 Meeting Rooms
- 5 Large Boardrooms
- Large Reception
- Kitchen
- Storage/Filing Areas
- Internal Washroom

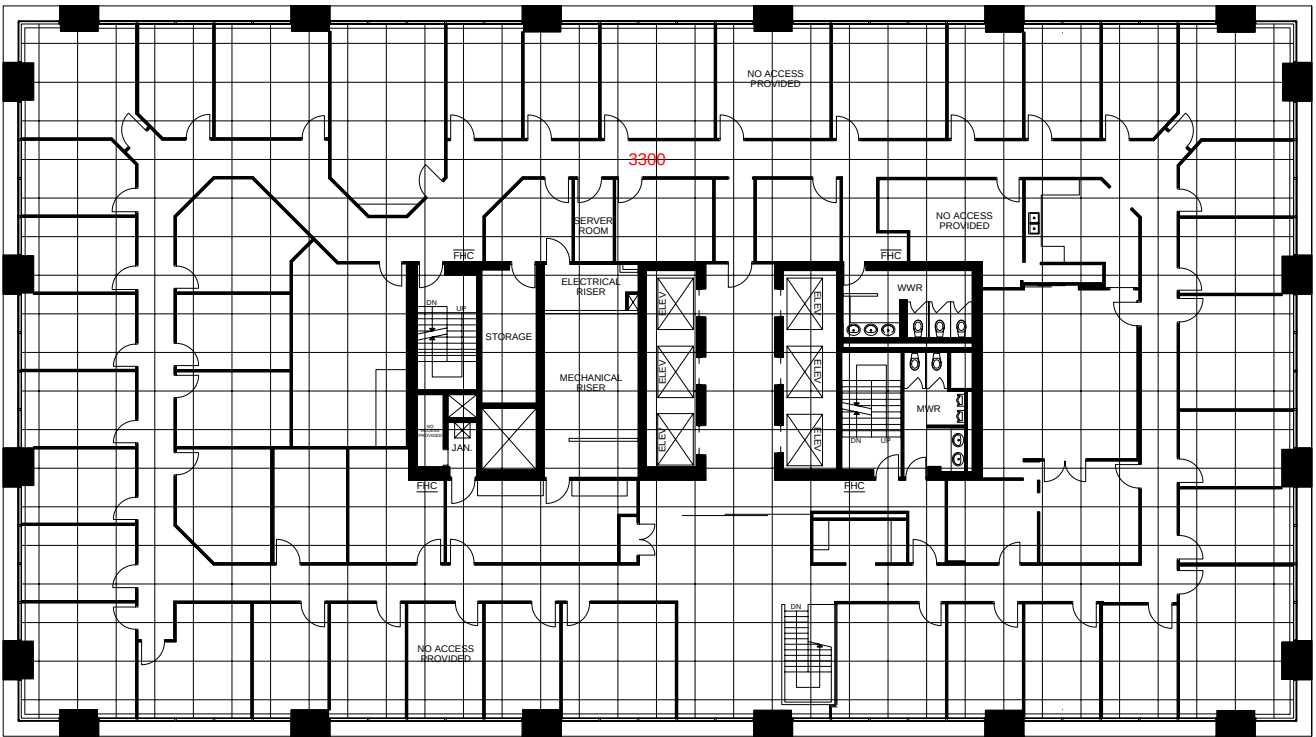
Floorplans 2



Suite 3200 | 14,379 SF

- 32 Exterior Offices
- 3 Meeting Rooms
- 2 Kitchens
- Copy/Print Areas
- Server Room
- Storage Room

**Available June 1, 2026*

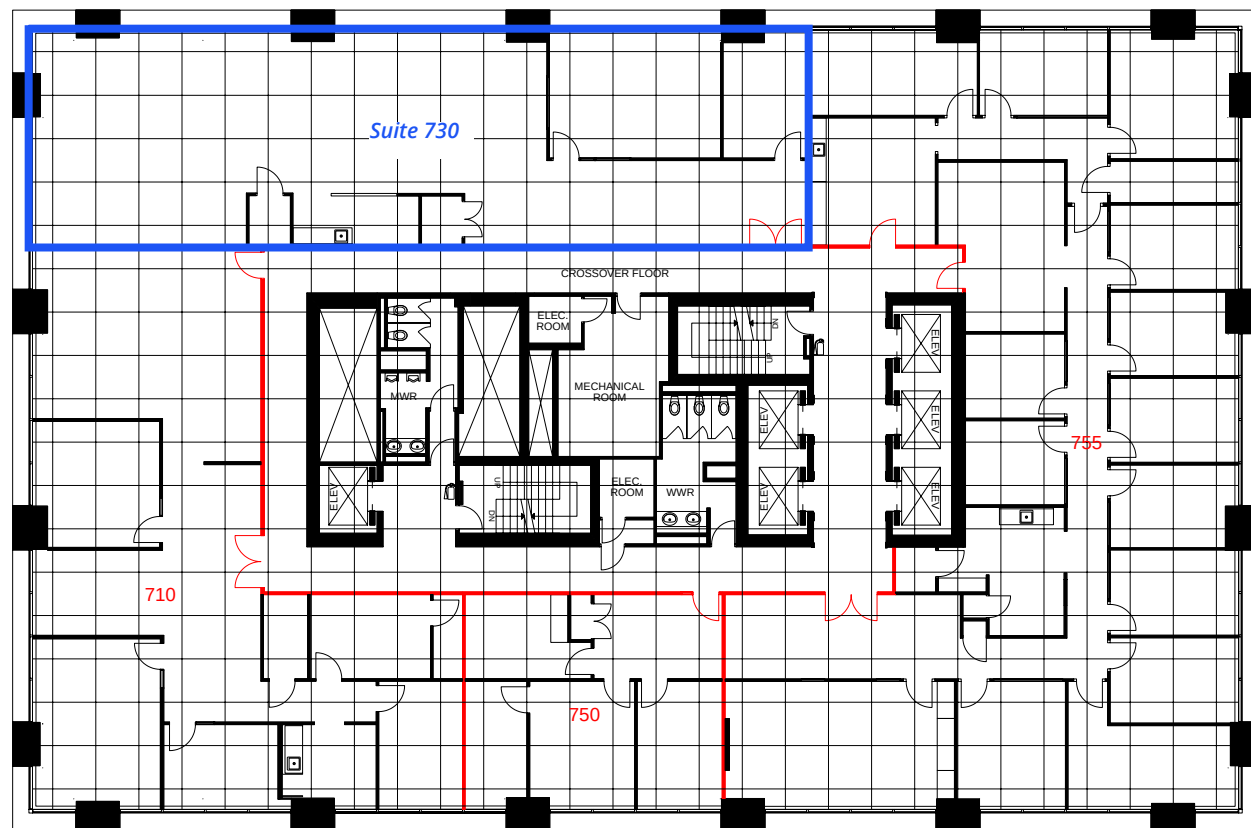


Suite 3300 | 15,755 SF

- 33 Exterior Offices
- 2 Interior Offices
- 4 Meeting Rooms
- Kitchen
- Storage/Filing Areas

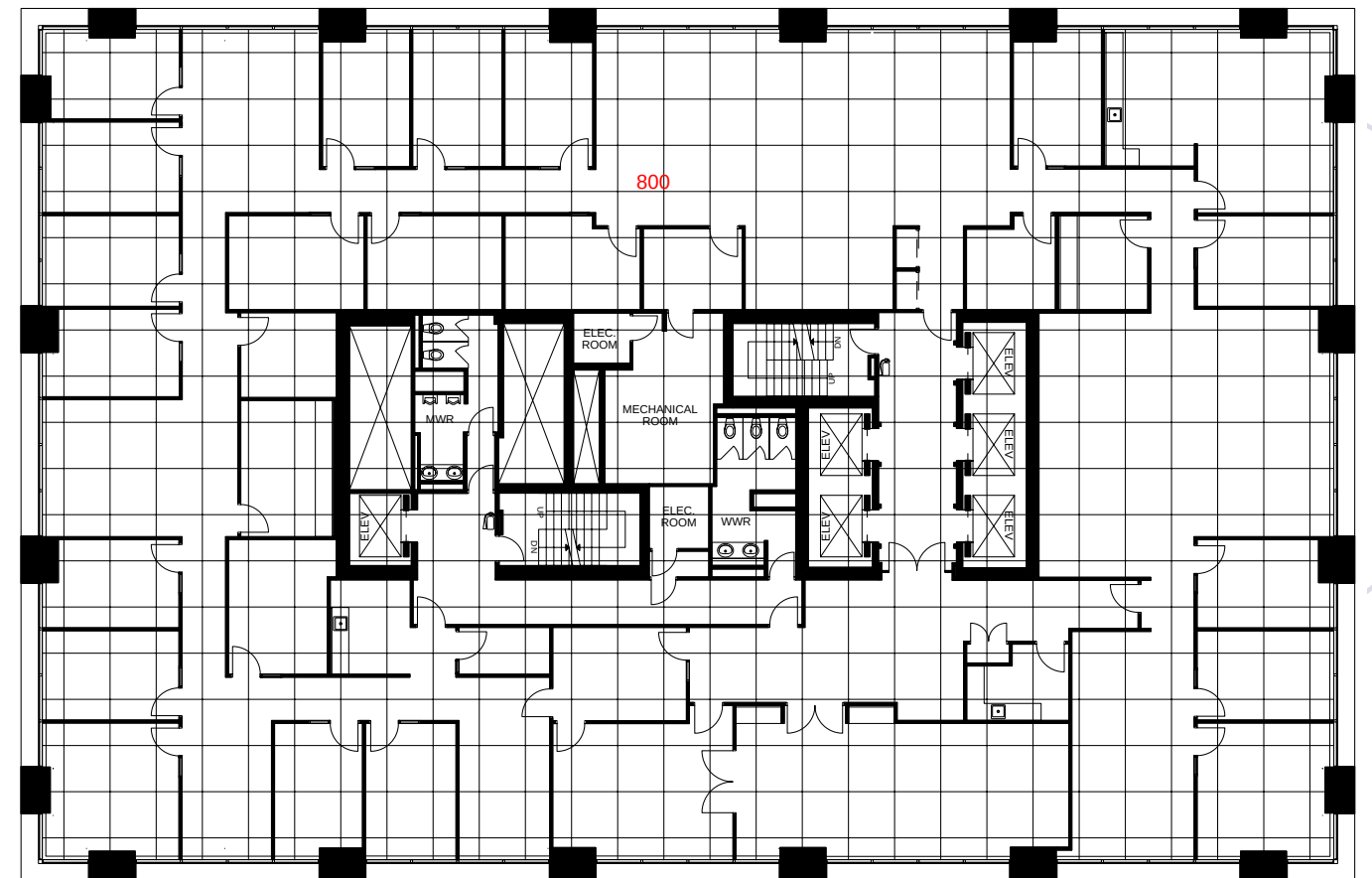
**Available June 1, 2026*

Floorplans 3



Suite 730 | 2,814 SF

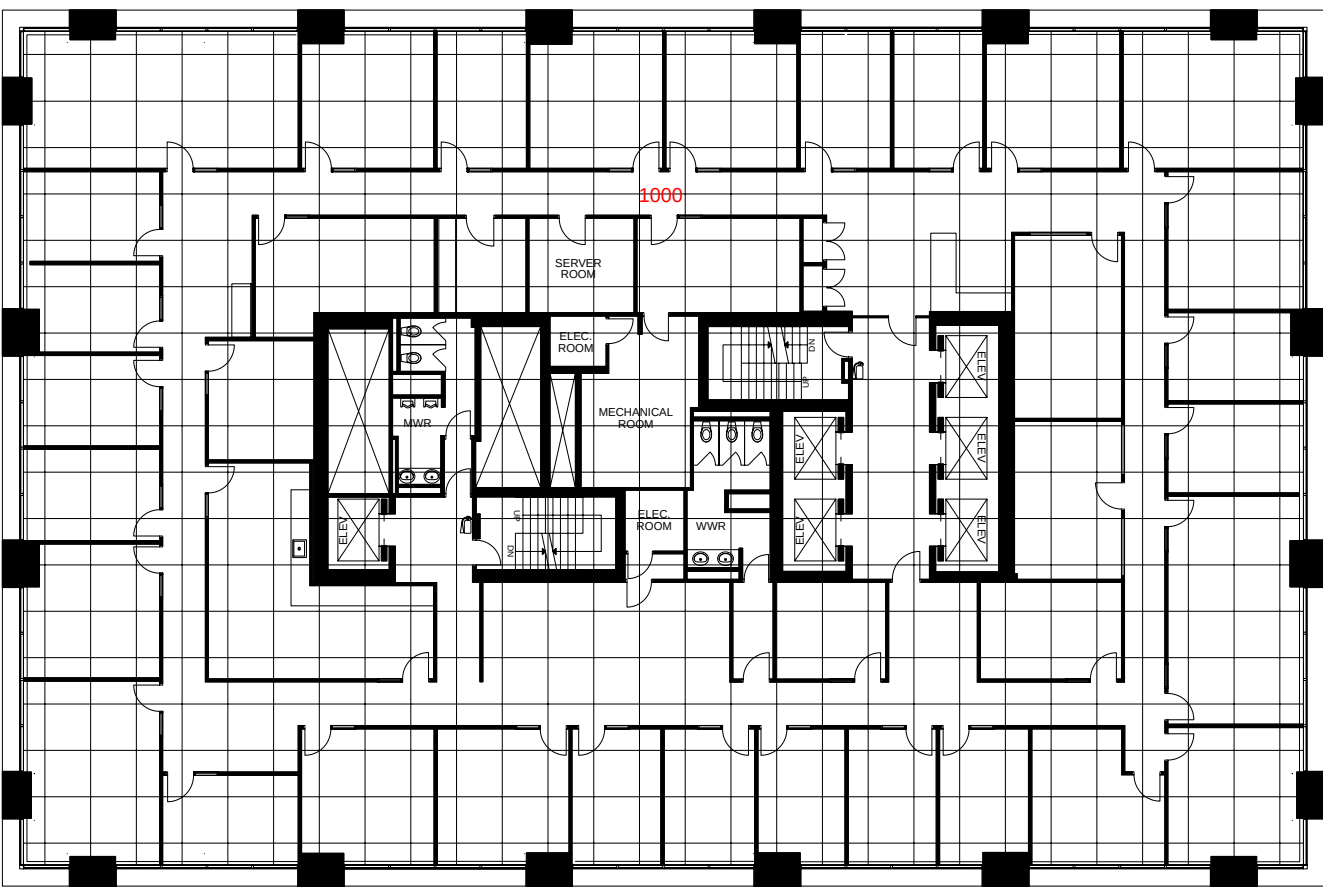
- 1 Exterior Office
- Open Area for Workstations
- Meeting Room
- Kitchen



Suite 800 | 12,968 SF

- 17 Exterior Offices
- 7 Interior Offices
- Open Area for Workstations
- Boardroom
- 2 Meeting Rooms
- 3 Kitchens
- Reception
- 2 Copy/Print Rooms
- Storage Room

Floorplans 3



Suite 1000 | 12,961 SF

- 27 Exterior Offices
- 7 Interior Offices
- 2 Meeting Rooms
- Kitchen
- Reception
- Copy/File/Storage Rooms
- Server Room



Suite 565
1,237 SF



Suite 450
1,128 SF

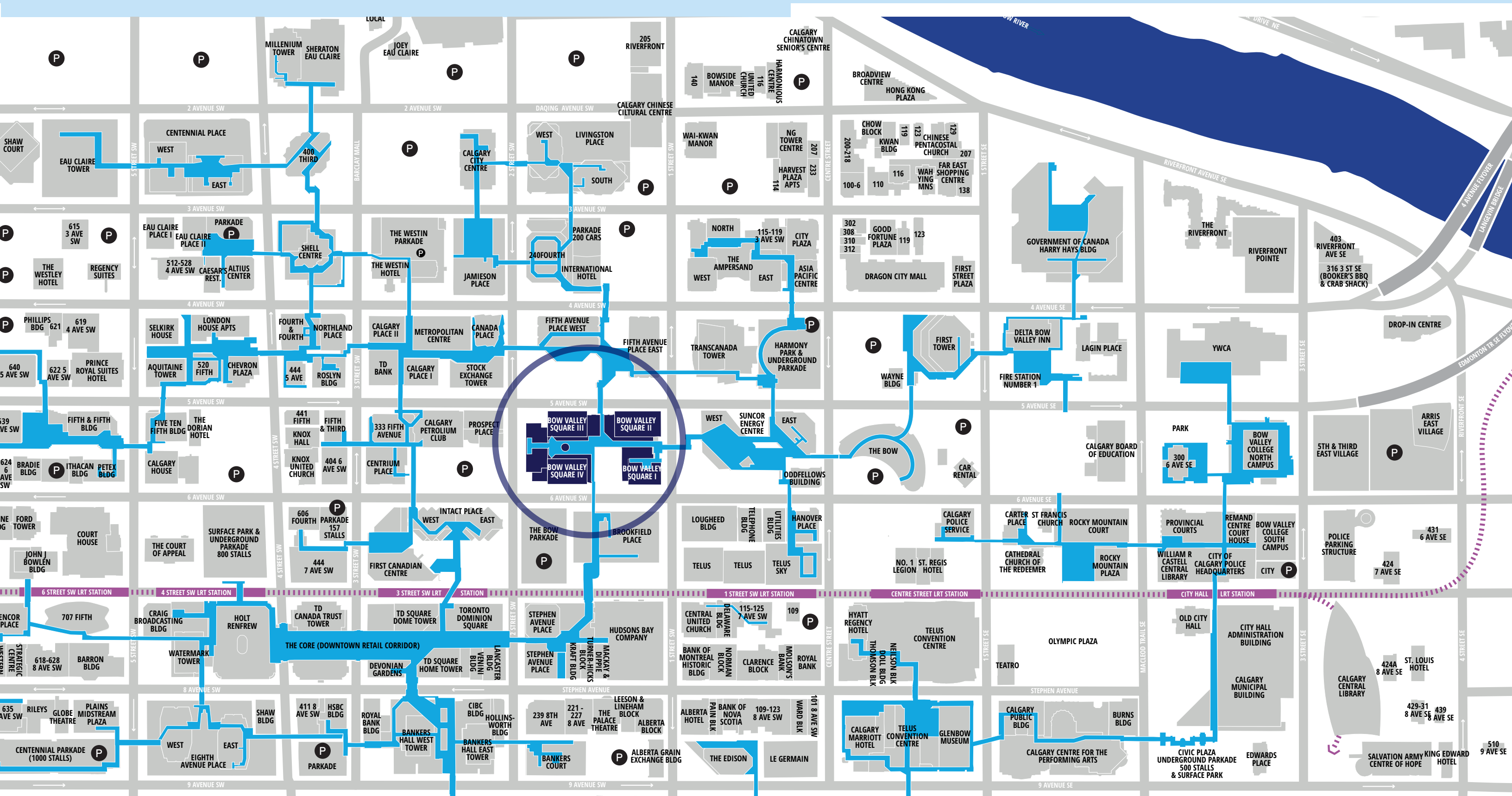
Suite 470
1,171 SF

Suite 480
1,762 SF

Location

+ 15 Connections

LRT Line





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Bow
Valley
Square