

# Office Space For Lease

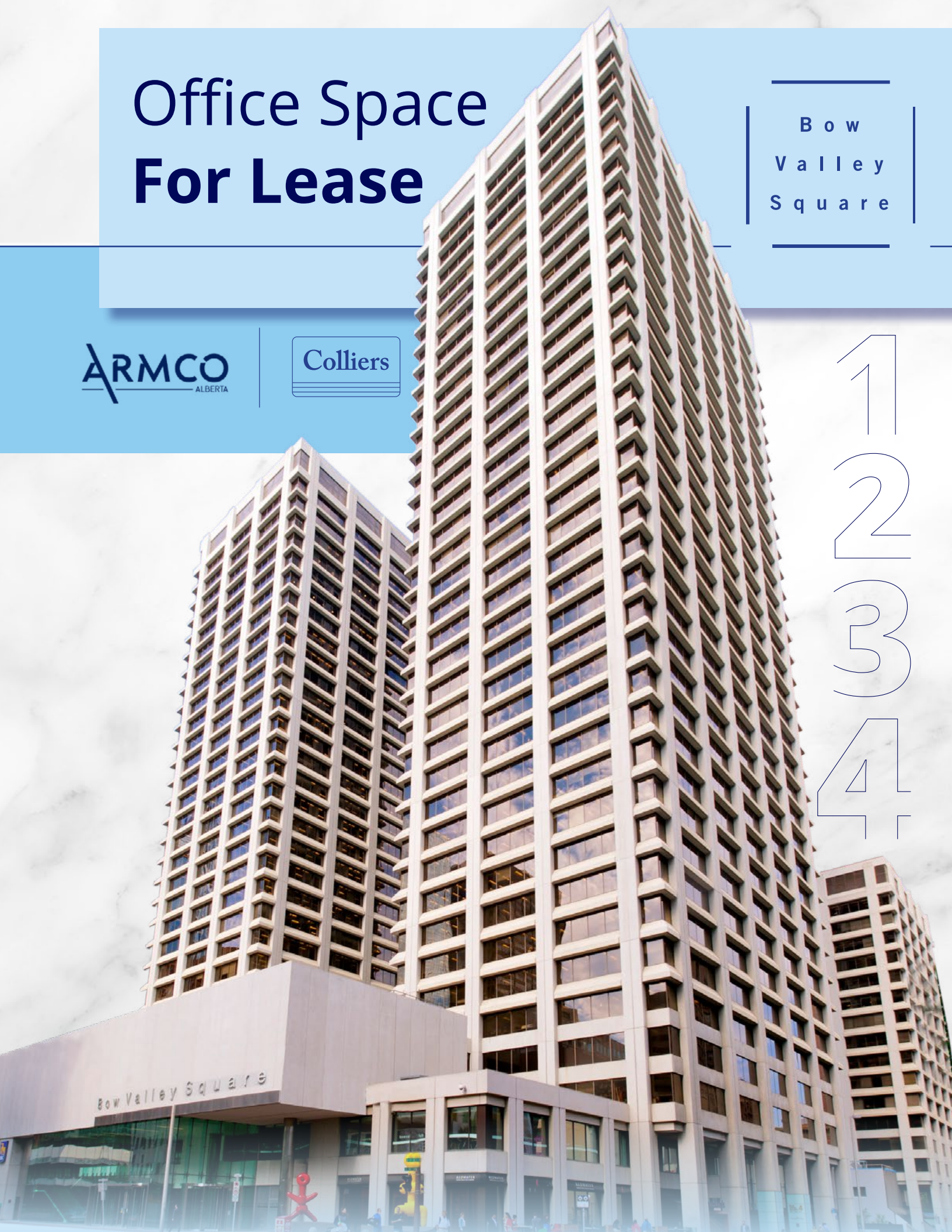
Bow  
Valley  
Square

ARMCO  
ALBERTA

Colliers

1  
2  
3  
4

Bow Valley Square



# 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 (2025 estimate)	\$21.27 per Sq. Ft.	\$19.89 per Sq. Ft.	\$19.90 per Sq. Ft.	\$18.21 per Sq. Ft.

C O M P L E X

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 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



Concierge Services



LEED Platinum Certified & BOMA Best Gold



Secure Underground Parking



# RETAIL

## Ground Level

Tim Hortons

cork  
fine wine, liquor and ale

CIBC

ATPH  
THE PRINTING HOUSE

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

## Plus 30

Bow Valley  
CHILD CARE CENTRE

BOW VALLEY  
BV  
AC  
ATHLETIC CLUB

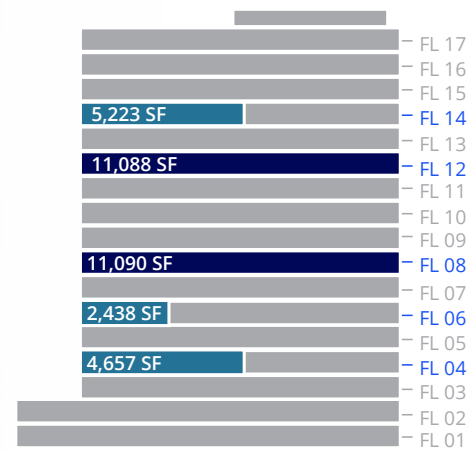
THE DOWNTOWN  
SPORTS CLINICS



# Availabilities

## 1

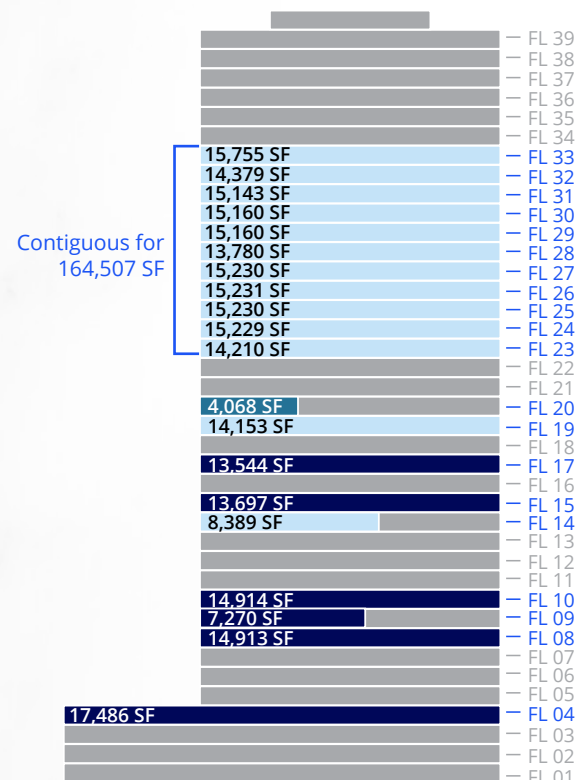
<i>Show Suite</i>	430	4,657	Immediate
<i>Show Suite</i>	630	2,438	Immediate
	800	11,090	Immediate
	1200	11,088	Immediate
<i>Show Suite</i>	1430	5,223	Immediate



- Headlease Available
- Show Suite
- Upcoming Headlease
- Coworking

## 2

	400	17,486	Immediate
	800	14,913	Immediate
<i>Furniture available</i>	920	7,270	Immediate
	1000	14,914	Immediate
<i>Furniture available</i>	1410	8,389	October 1, 2025 (or potentially sooner)
<i>Partially Furnished</i>	1500	13,697	Immediate
	1700	13,544	Immediate
	1900	14,153	December 1, 2025
<i>Show Suite</i>	2030	4,068	Immediate
<i>Furniture available</i>	2300	14,210	June 1, 2026
<i>Furniture available</i>	2400	15,229	June 1, 2026
<i>Furniture available</i>	2500	15,230	June 1, 2026
<i>Furniture available</i>	2600	15,231	June 1, 2026
<i>Furniture available</i>	2700	15,230	June 1, 2026
<i>Furniture available</i>	2800	13,780	June 1, 2026
<i>Furniture available</i>	2900	15,160	June 1, 2026
<i>Furniture available</i>	3000	15,160	June 1, 2026
<i>Furniture available</i>	3100	15,143	June 1, 2026
<i>Furniture available</i>	3200	14,379	June 1, 2026
<i>Furniture available</i>	3300	15,755	June 1, 2026



## 3

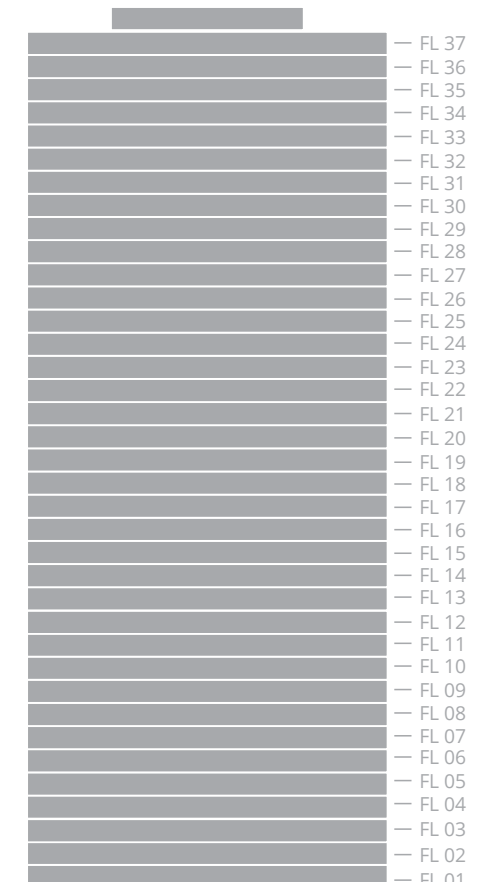
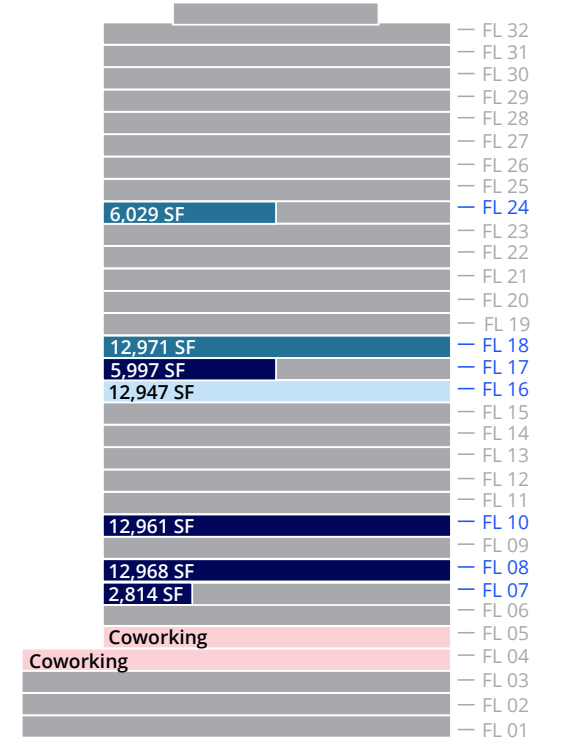
	730	2,814	Immediate
	800	12,968	Immediate
	1000	12,961	Immediate
<i>Furniture available</i>	1600	12,947	October 1, 2025
	1710	5,997	Immediate
<i>Show Suite</i>	1800	12,971	Immediate
<i>Furnished Show Suite</i>	2470	6,029	Immediate



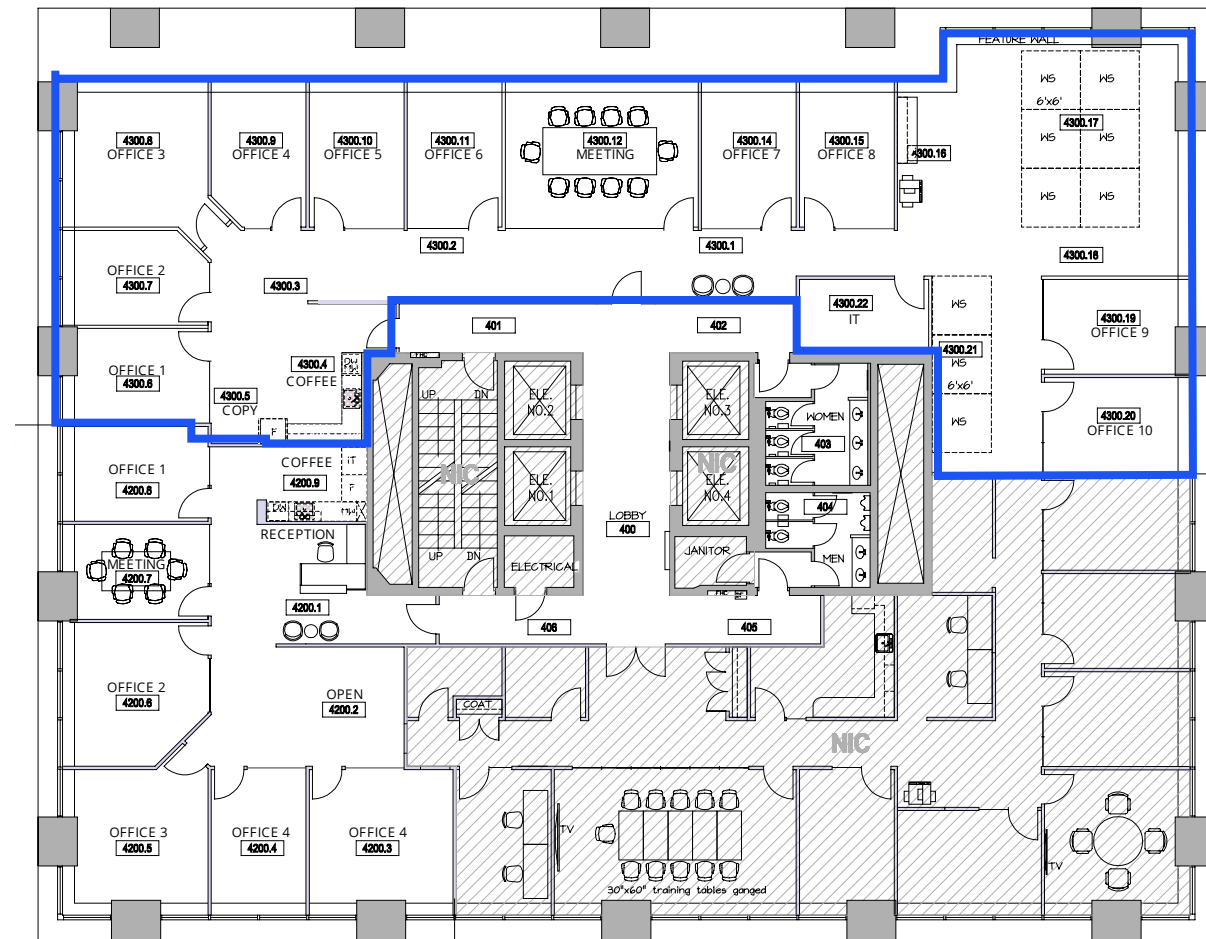
Suite 420	1,286 sf	Immediate
Suite 430	1,346 sf	Immediate
Suite 440	978 sf	Immediate
Suite 450	1,128 sf	Immediate
Suite 470	1,171 sf	Immediate
Suite 565	1,237 sf	Immediate
Suite 595	861 sf	Immediate

## 4

Fully Leased



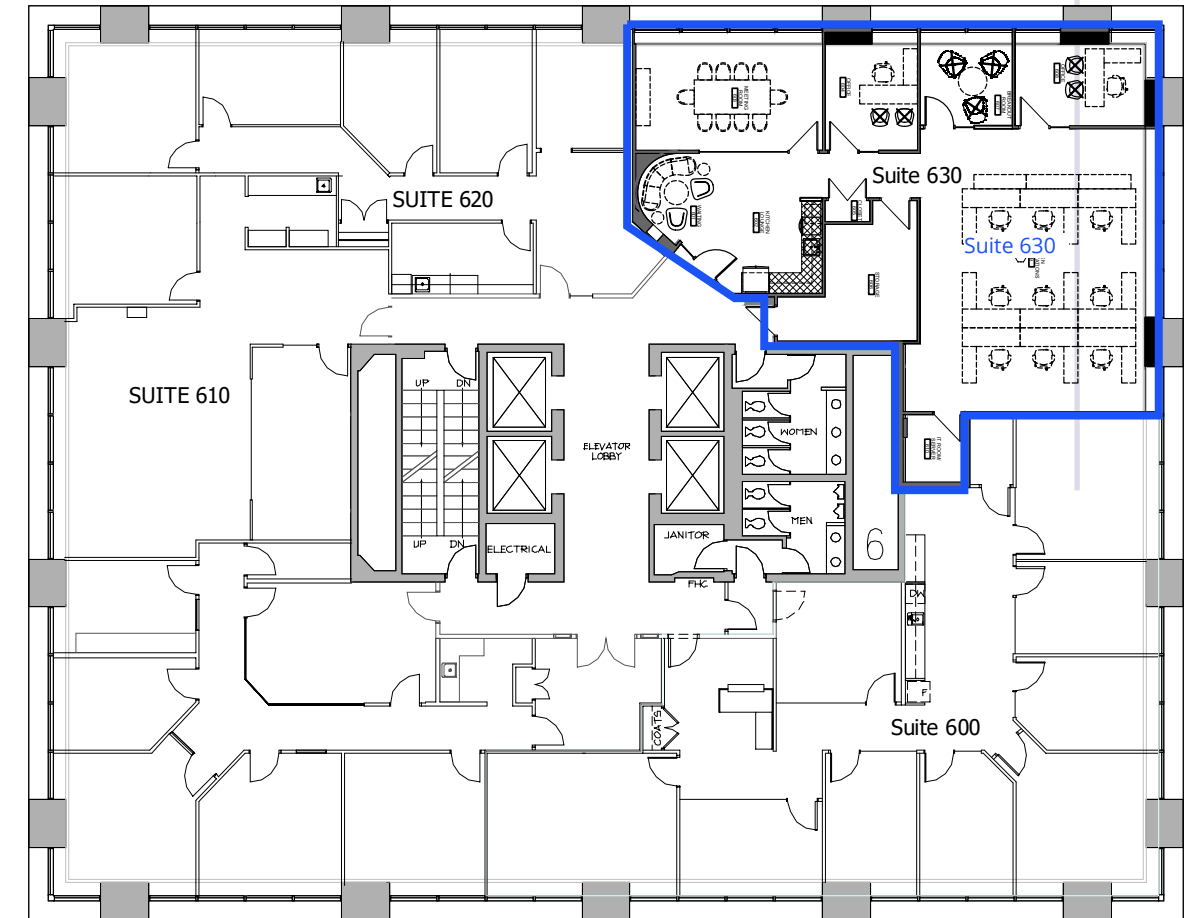
# Floorplans



## Suite 430 | 4,657 SF

[Show Suite](#)

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

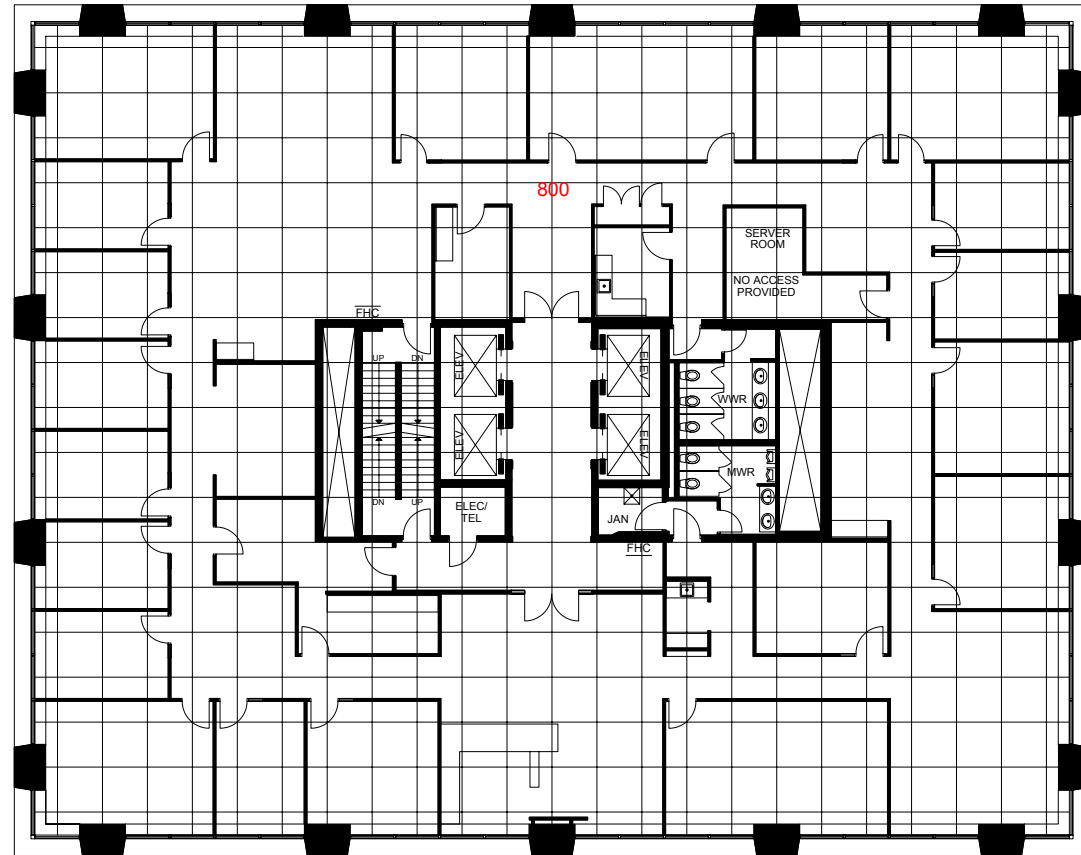


## Suite 630 | 2,438 SF

[Show Suite](#)

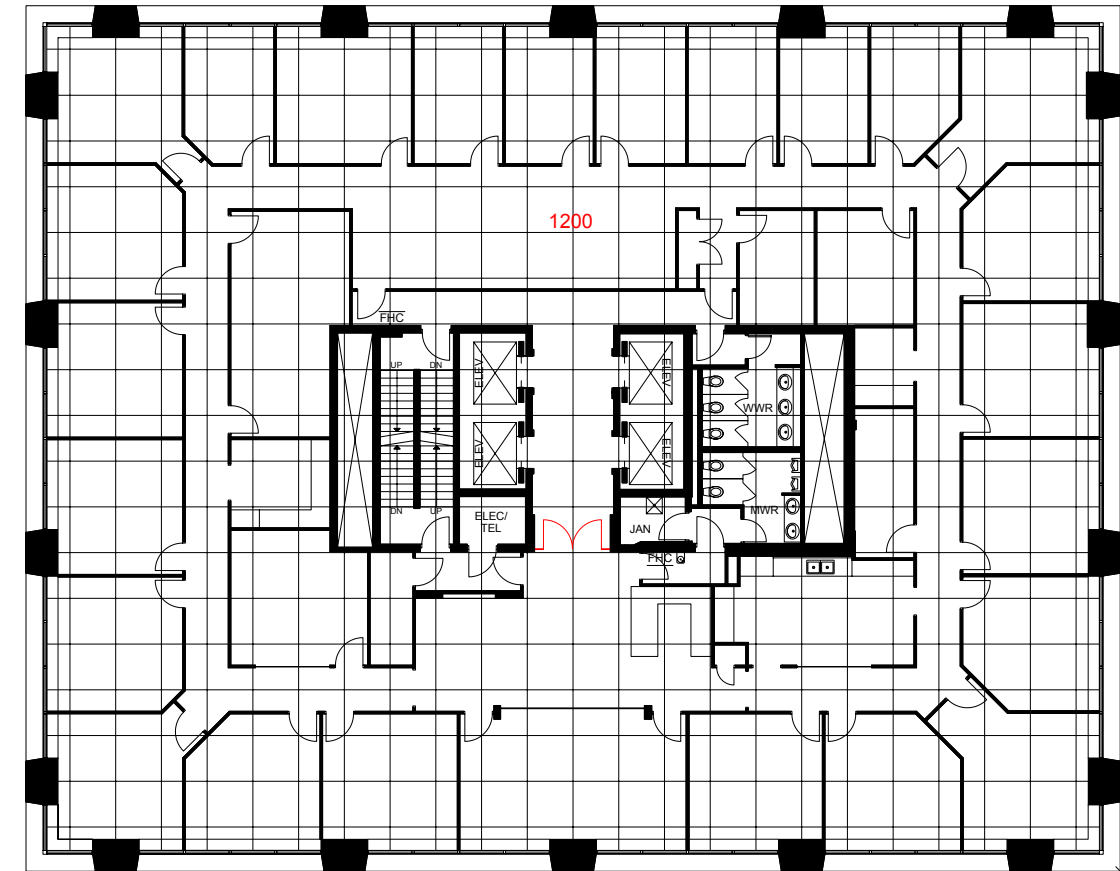
- 2 Exterior Offices
- Meeting Room
- Breakout Room
- Open Area for ~9 Workstations
- Kitchen
- Storage Room

# Floorplans



## Suite 800 | 11,090 SF

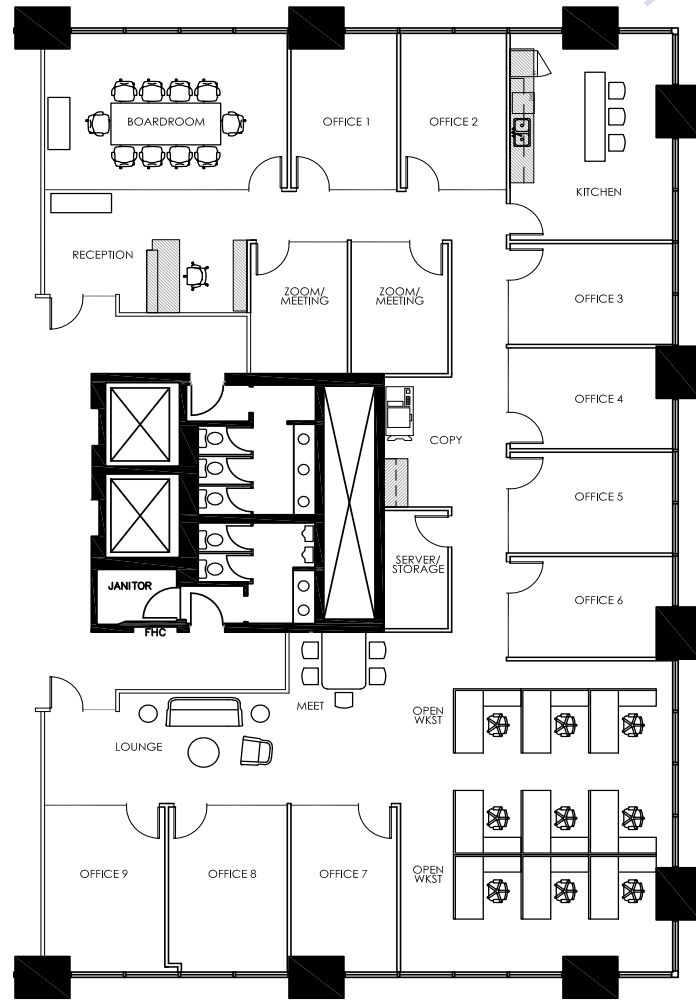
- 17 Exterior Offices
- Open Area for Workstations
- Boardroom
- 2 Meeting Rooms
- 2 Kitchens
- Server Room
- 2 Copy/Print Areas
- Reception



## 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

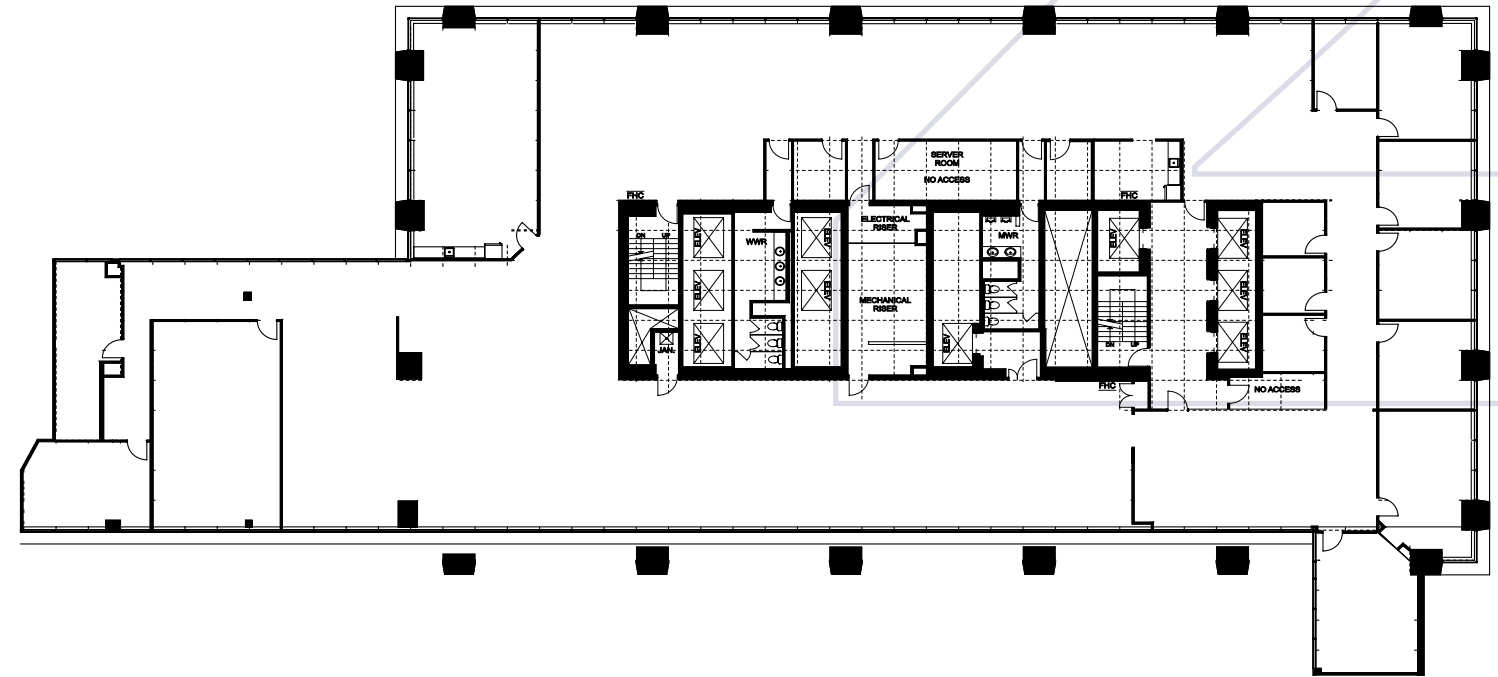


## Suite 1430 | 5,223 SF

[Show Suite](#)

- 9 Exterior Offices
- Open Area for ~9 Workstations
- 2 Interior Meeting/Phone Rooms
- Open Meeting Space
- Kitchen/Lounge
- Reception
- Server/Storage Room

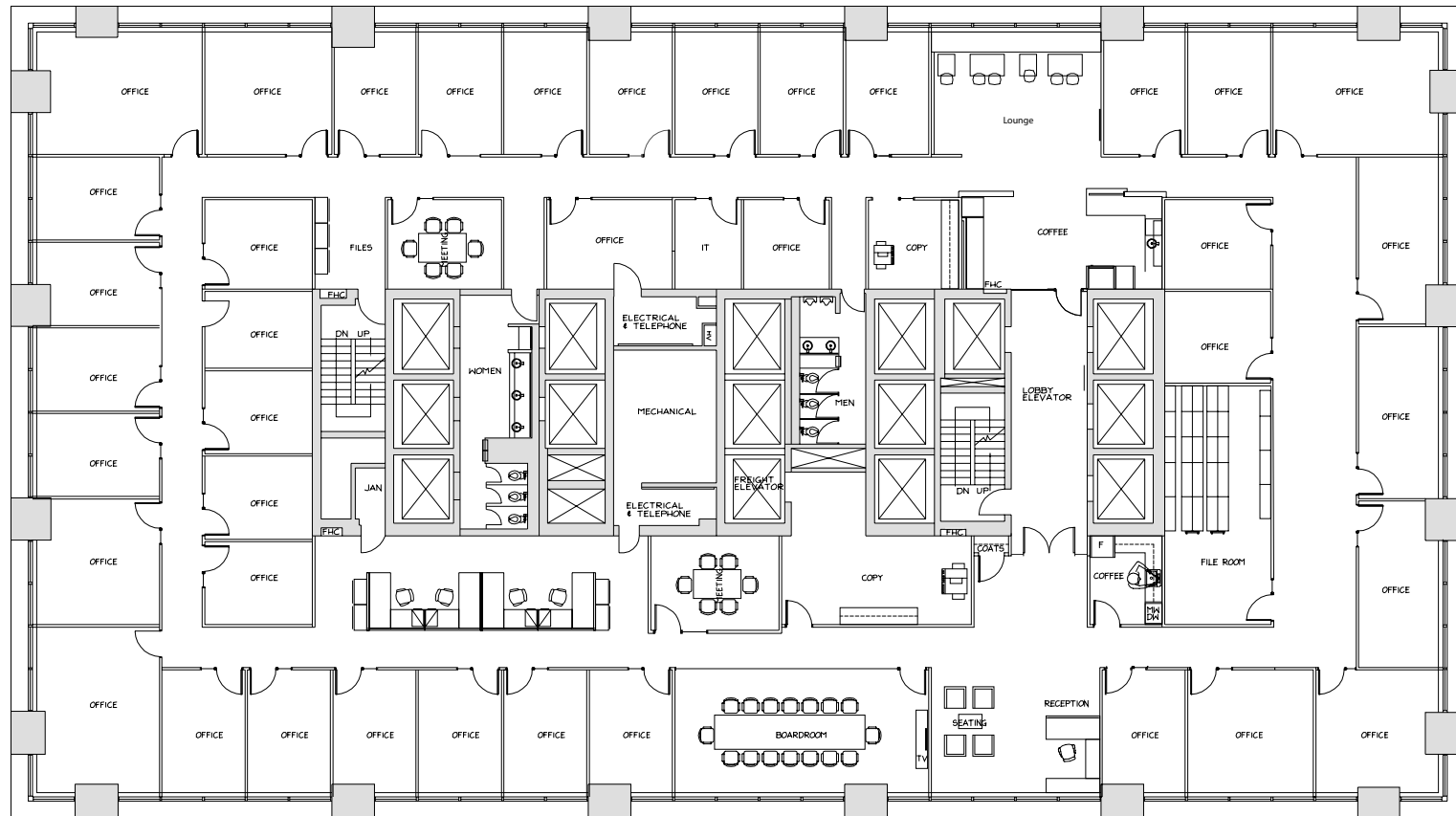
# Floorplans 2



## Suite 400 | 17,486 SF

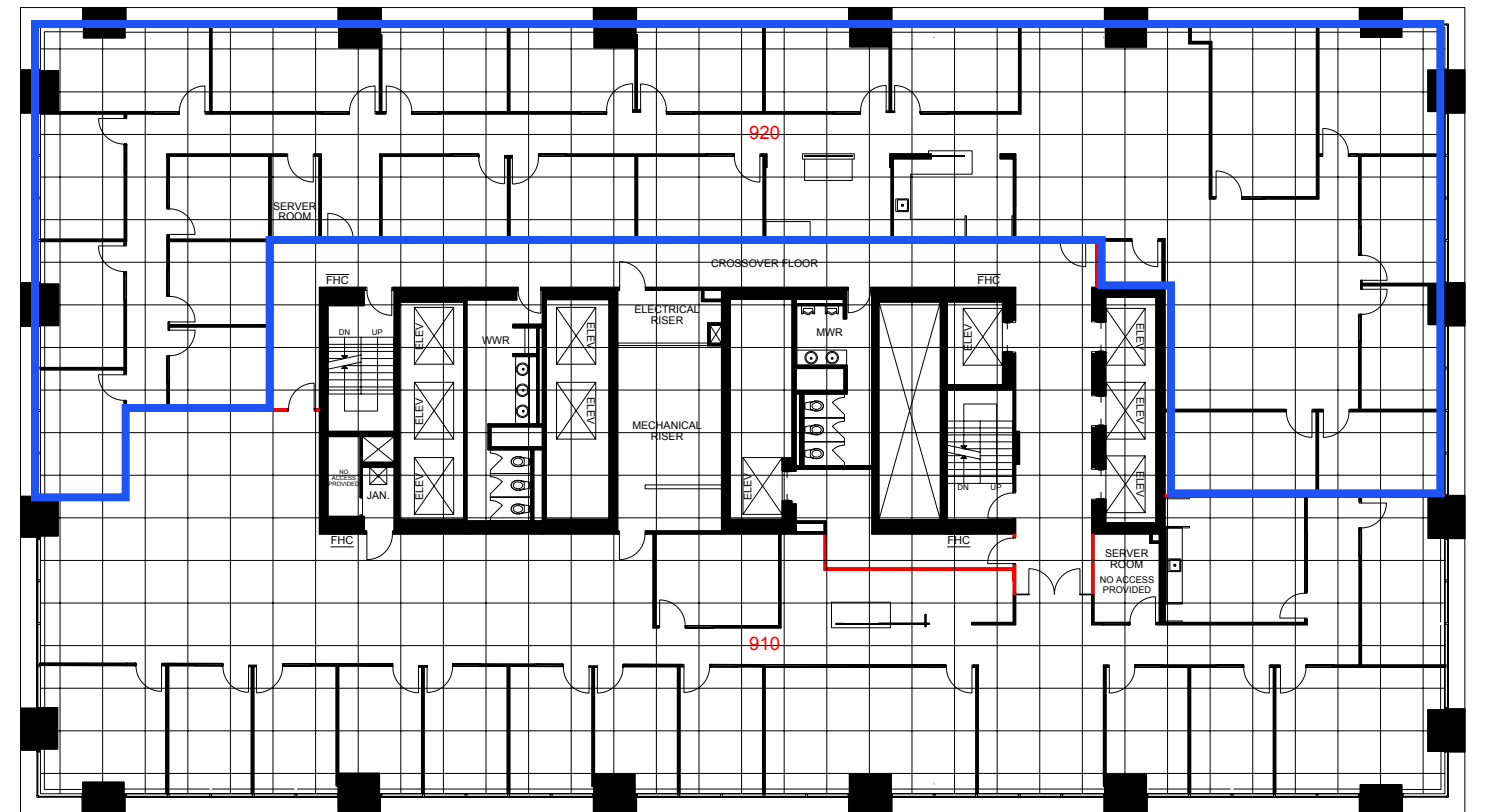
- 7 Exterior Offices
- 3 Small Interior Offices/Phone Rooms
- Large Open Area for Workstations
- 2 Boardrooms
- Meeting Room
- Kitchen
- Reception
- Copy Room
- Server Room

# Floorplans 2



## Suite 800 | 14,913 SF

- 30 Exterior Offices
- 9 Interior Offices
- Open Area for ~4 Workstations
- Boardroom
- 2 Meeting Rooms
- Kitchen/Lounge
- Reception
- Large Copy/Print Room
- Print Area

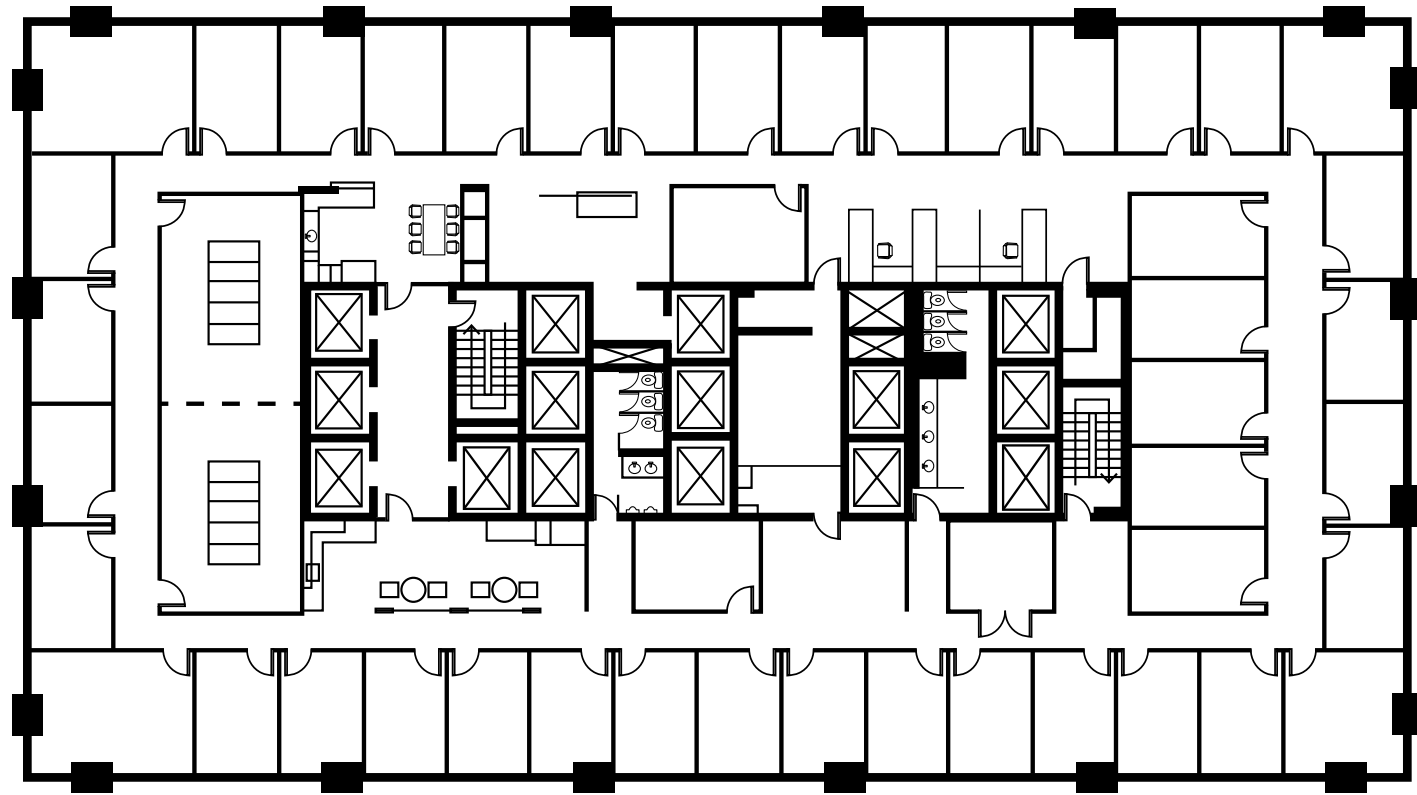


## Suite 920 | 7,270 SF

*\*Furniture Available*

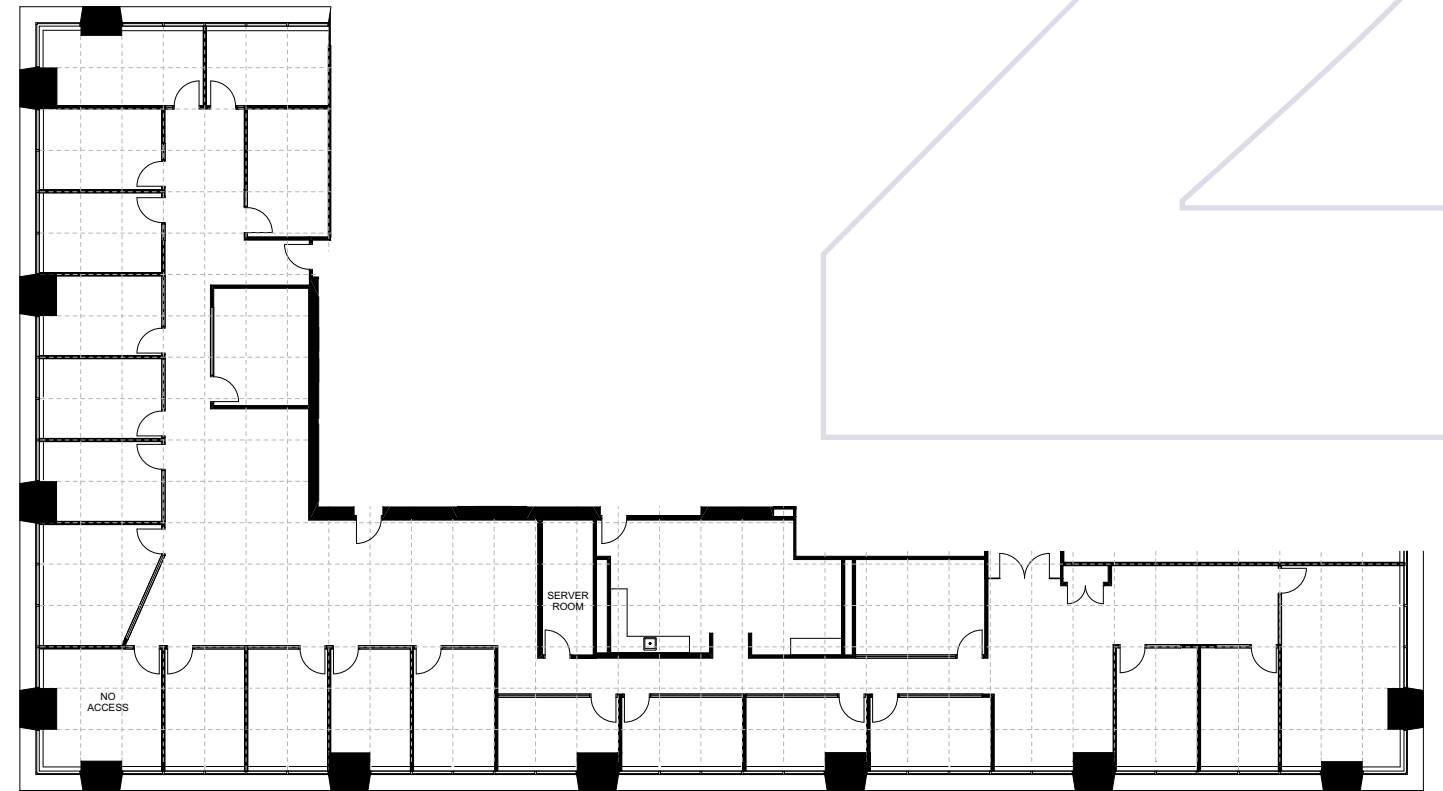
- 13 Exterior Offices
- 6 Interior Offices
- Open Area for 6 Workstations
- Boardroom
- Meeting Room
- Kitchen
- Reception
- Server Room
- Storage/Copy/Print Room

# Floorplans 2



## Suite 1000 | 14,914 SF

- 38 Exterior Offices
- 7 Interior Offices
- Open Area for ~3 Workstations
- Large Boardroom
- Meeting Room
- 2 Kitchens/Staff Lounges
- Reception

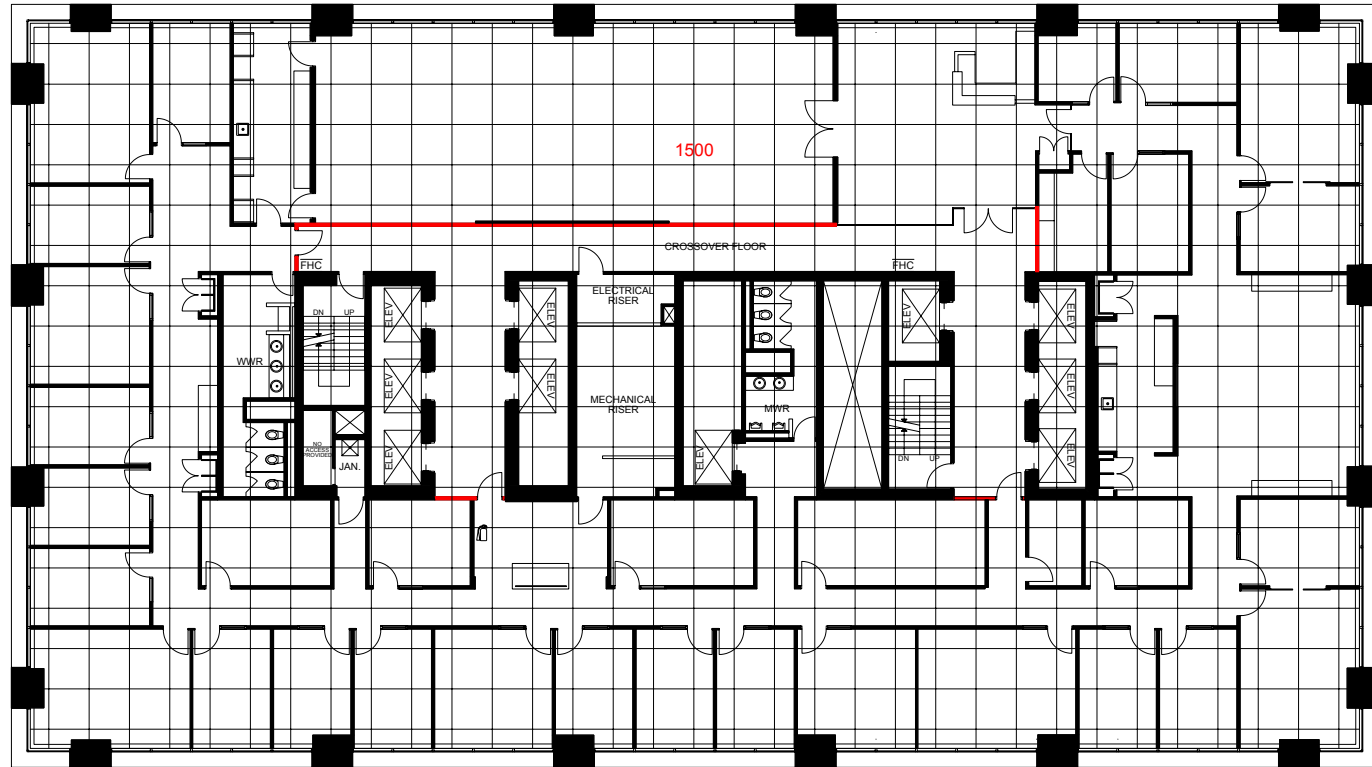


## Suite 1410 | 8,389 SF

*\*Furniture Available*

- 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*

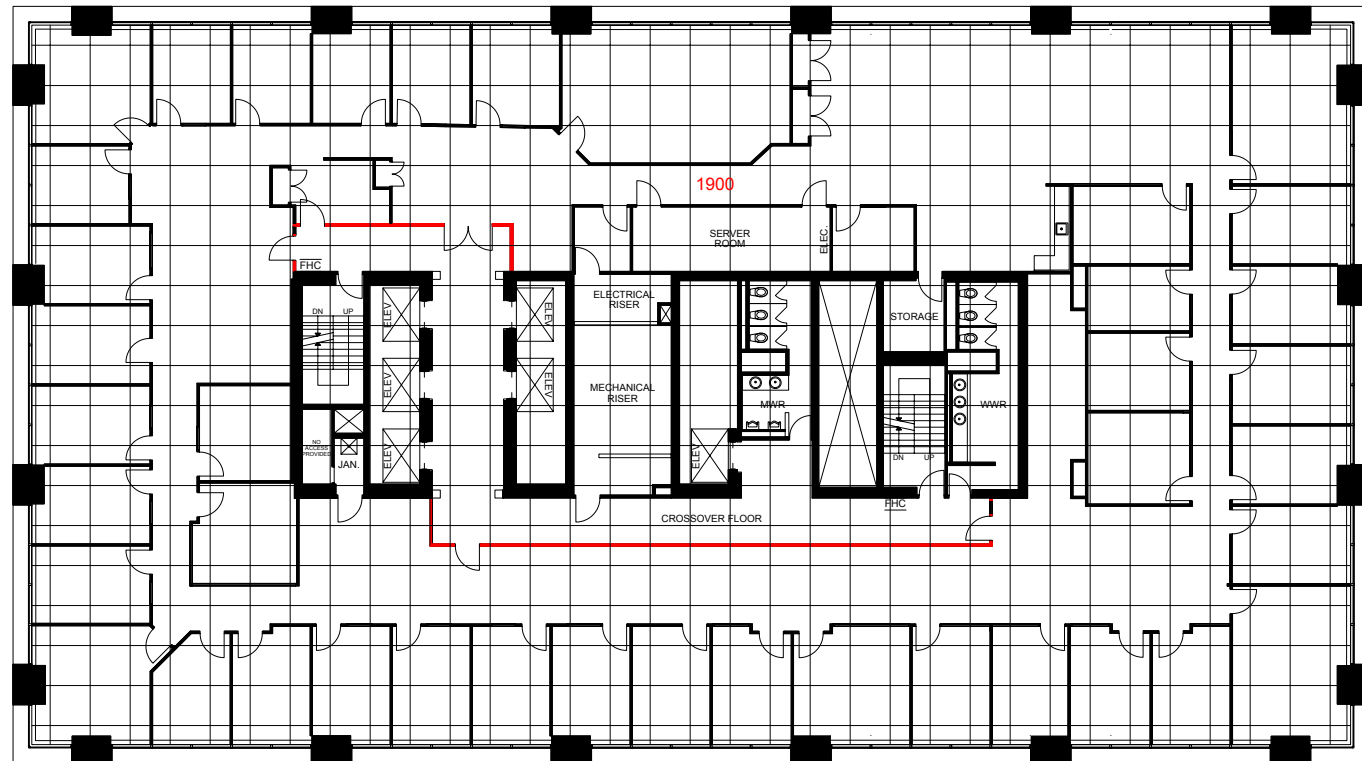
- 22 Exterior Offices
- 5 Interior Offices
- Large Boardroom
- 2 Meeting Rooms
- Kitchen/Staff Lounge
- Servery
- Reception
- Storage/Copy/Print Area



## Suite 1700 | 13,544 SF

- 27 Exterior Offices
- 3 Interior Offices
- Meeting Room
- Boardroom
- 2 Kitchens
- Reception
- Large Storage Area

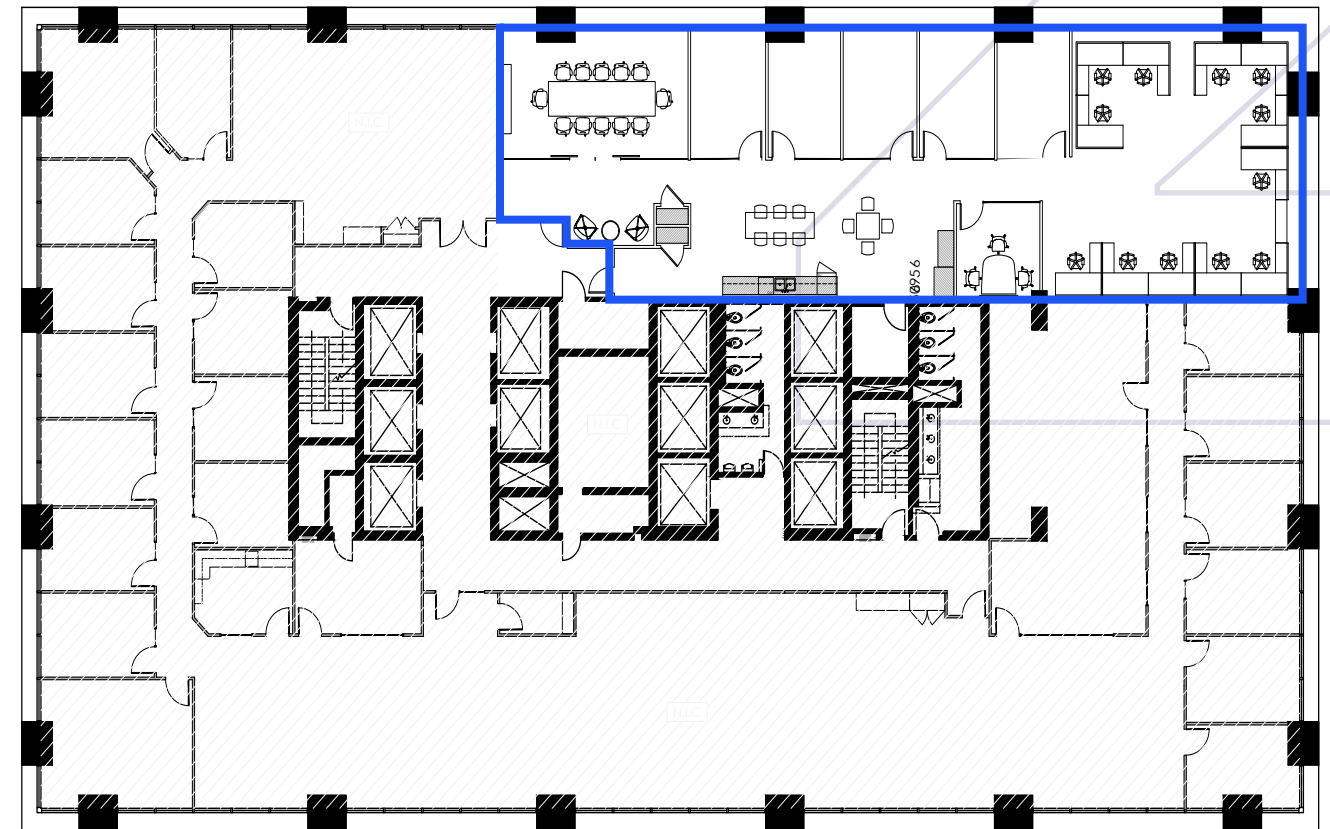
# Floorplans 2



## Suite 1900 | 14,153 SF

*\*Available December 1, 2025*

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

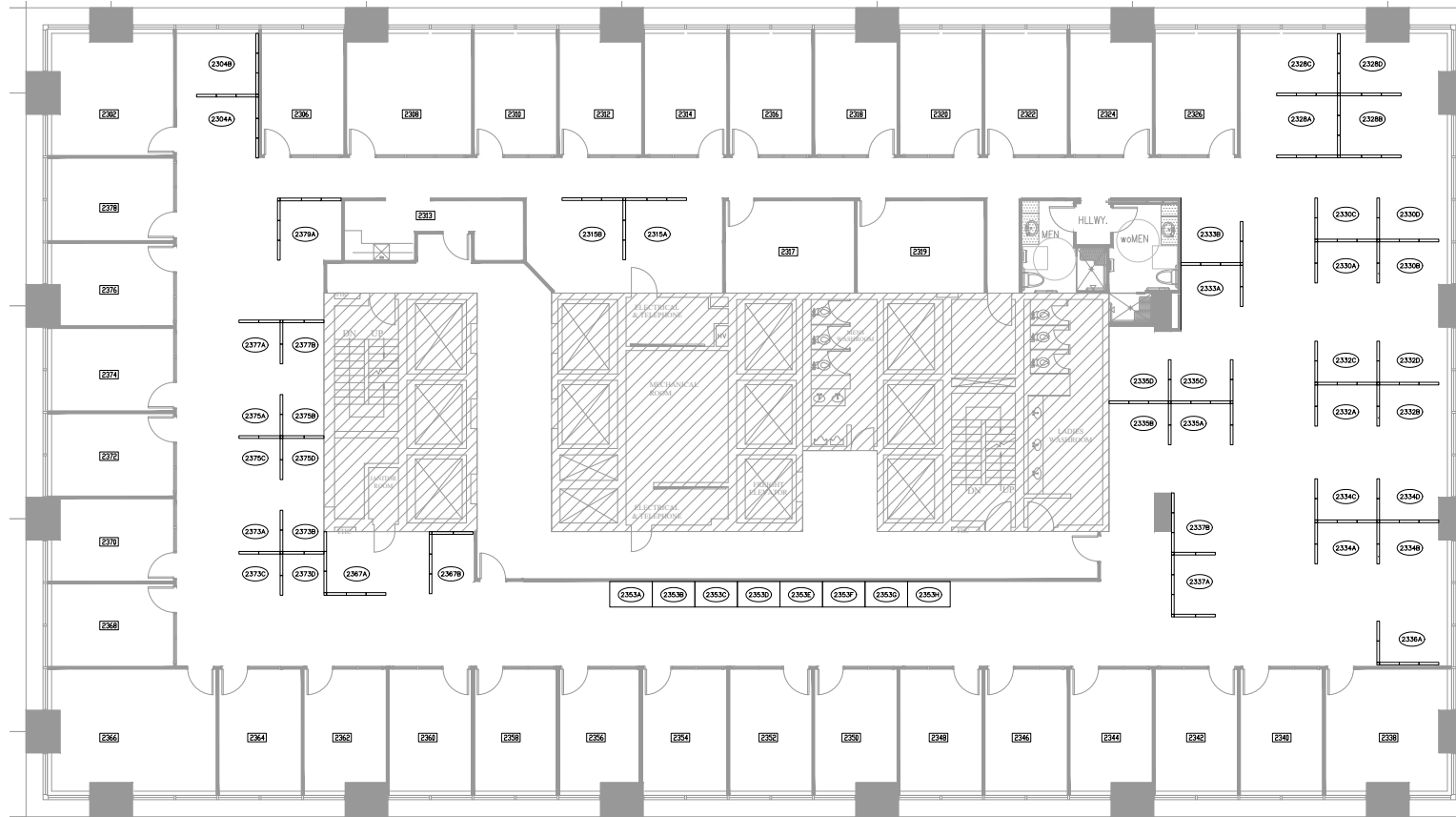


## Suite 2030 | 4,068 SF

[Show Suite](#)

- 5 Exterior Offices
- Breakout Room
- Open Area for 10-12 Workstations
- Meeting Room
- Kitchen/Lounge
- Copy Area
- Reception

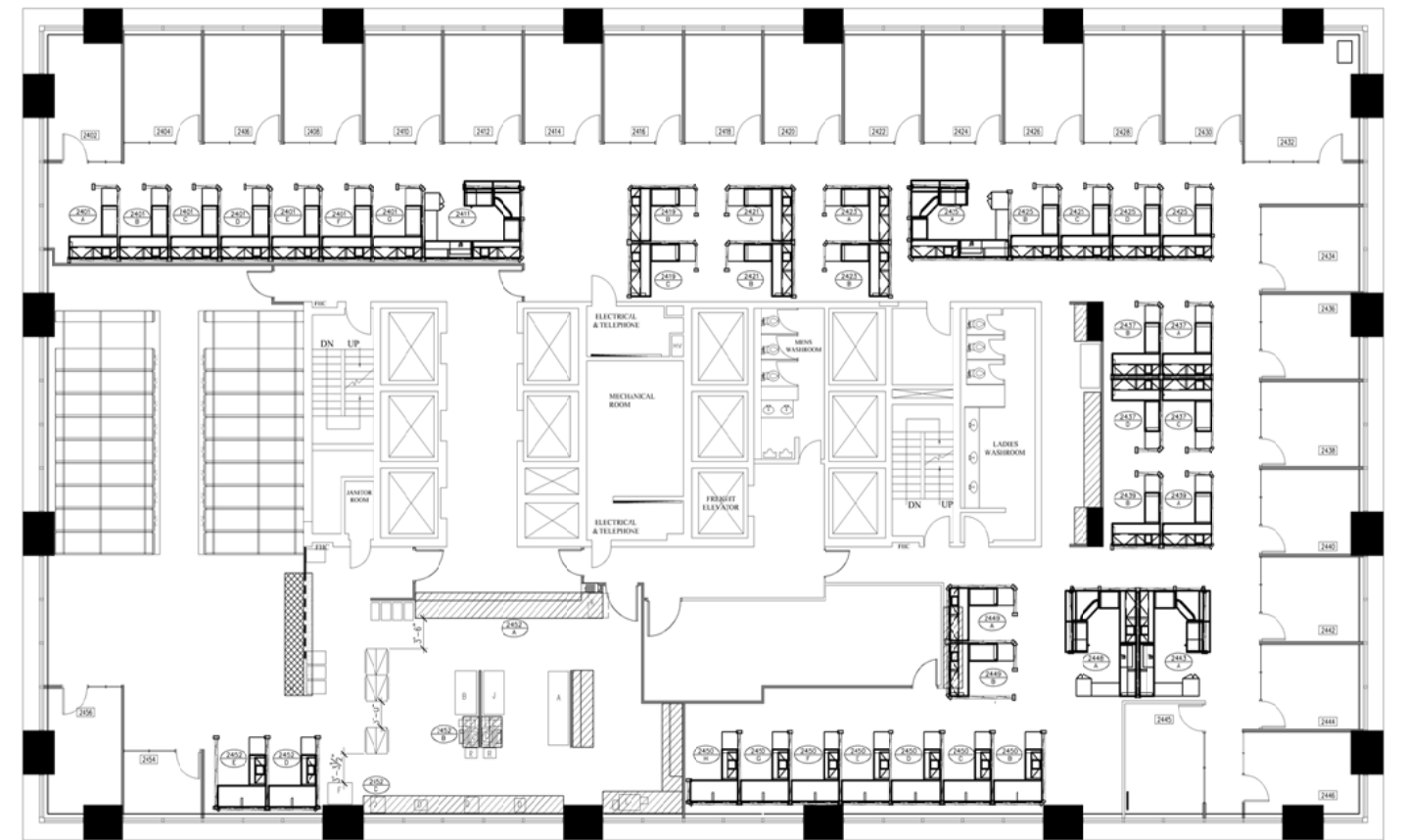
# Floorplans 2



**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

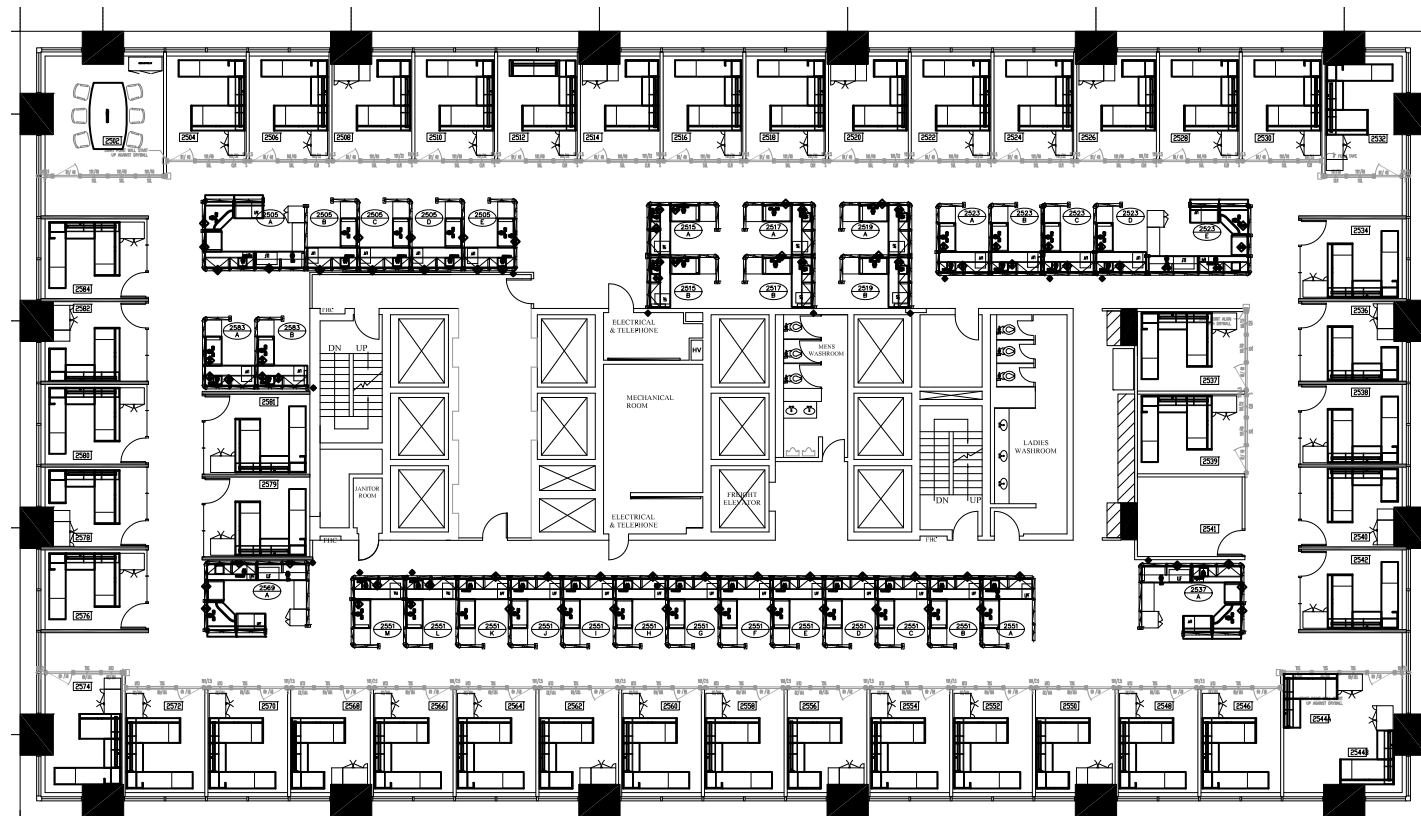


**Suite 2400 | 15,229 SF**

*\*Available June 1, 2026*

- 26 Exterior Offices
- Open Area for ~38 Workstations
- Large Boardroom
- Large Copy/Print/File Area
- Rolling Files
- Kitchen

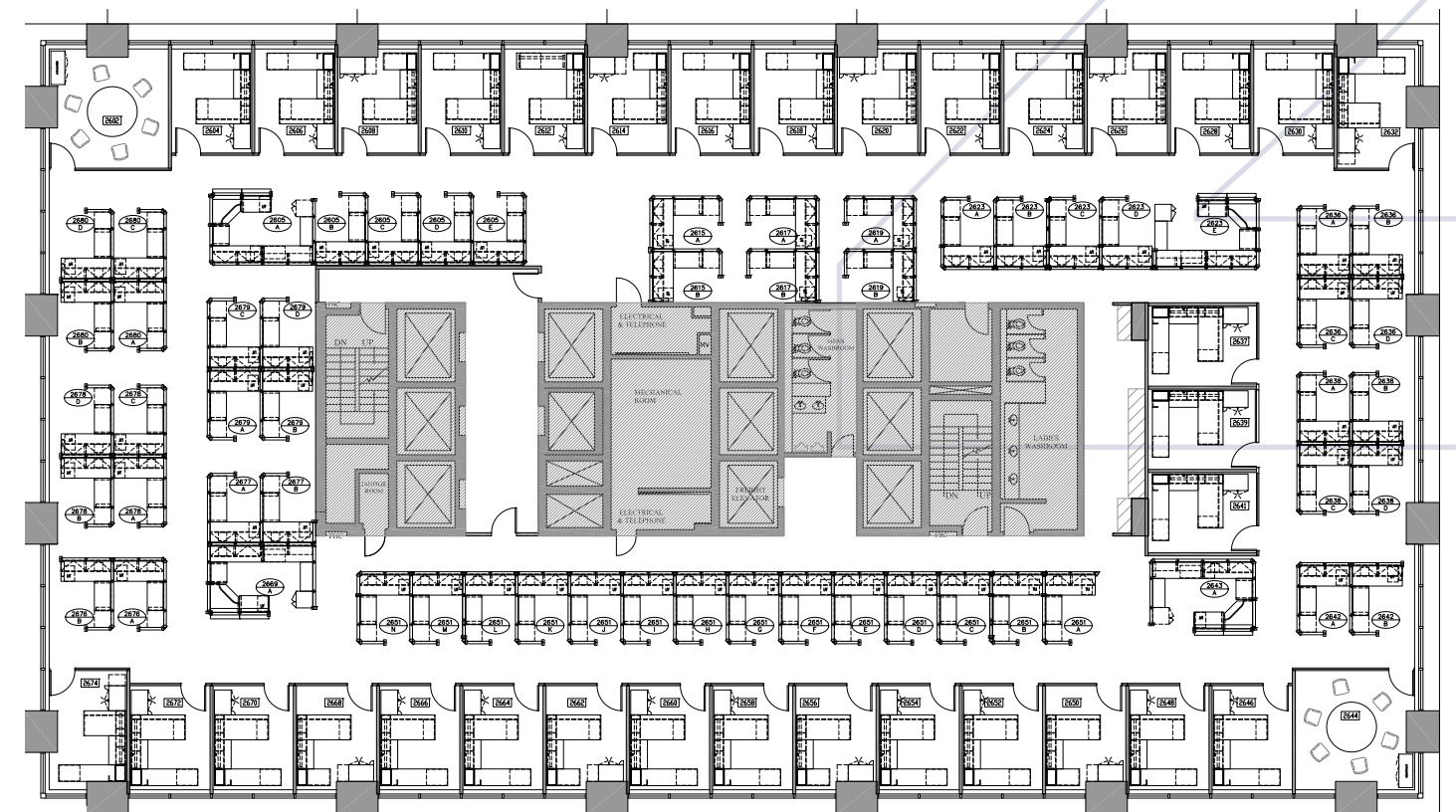
# Floorplans 2



## Suite 2500 | 15,230 SF

*\*Available June 1, 2026*

- 41 Exterior Offices
- 5 Interior Offices
- Open Area for ~32 Workstations
- Meeting Room
- Kitchen



26TH FLOOR

## Suite 2600 | 15,231 SF

*\*Available June 1, 2026*

- 30 Exterior Offices
- 3 Interior Offices
- Open Area for ~58 Workstations
- 2 Meeting Rooms
- Kitchen

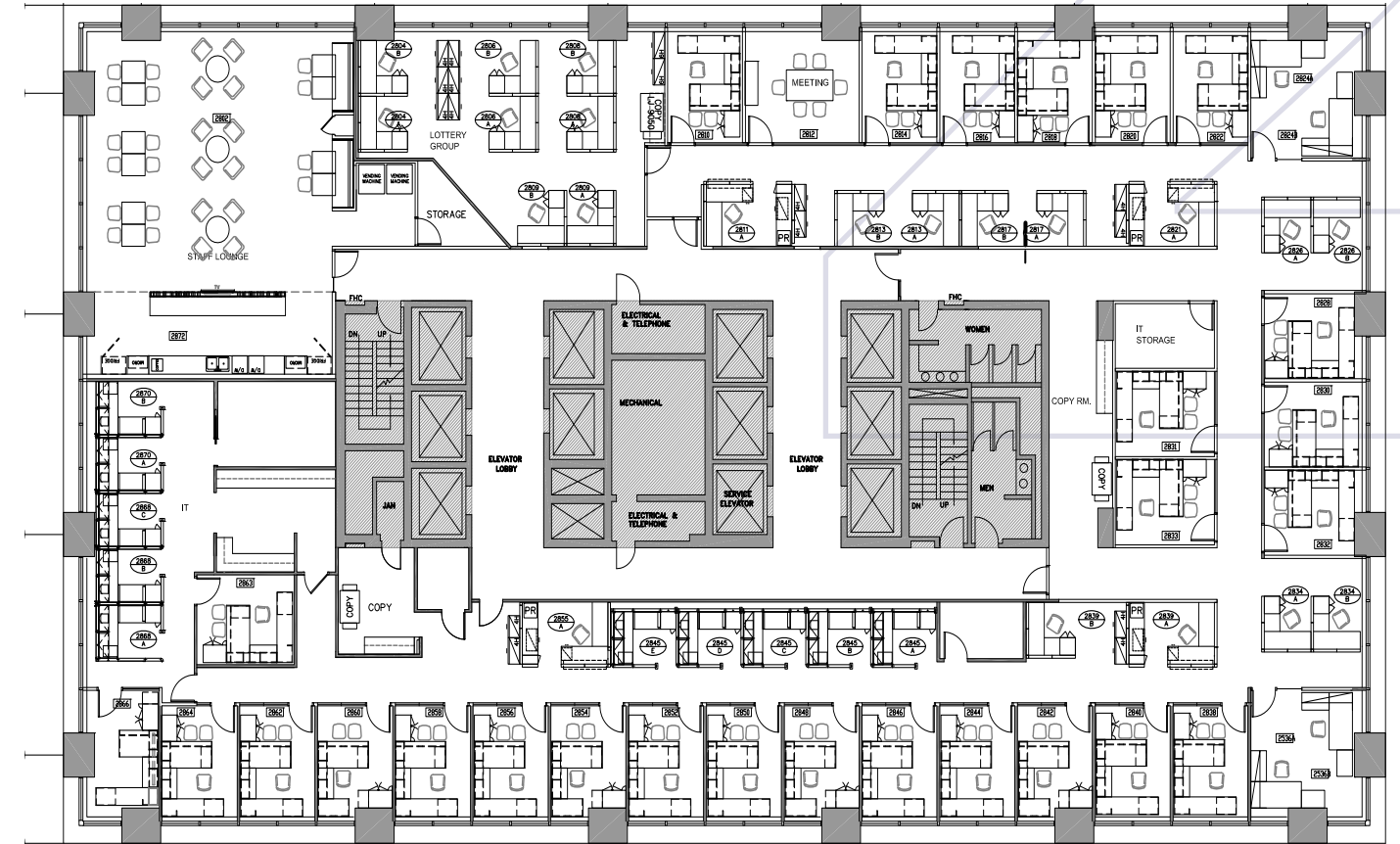
# Floorplans 2



## Suite 2700 | 15,230 SF

*\*Available June 1, 2026*

- 30 Exterior Offices
- 5 Interior Offices
- Open Area for ~54 Workstations
- 2 Meeting Rooms
- Kitchen
- Copy Area



## Suite 2800 | 13,780 SF

*\*Available June 1, 2026*

- 26 Exterior Offices
- 3 Interior Offices
- Open Area for ~33 Workstations
- Meeting Room
- Large Staff Lounge
- Copy/Print Area
- Server Room
- Storage Room

# Floorplans 2



## Suite 2900 | 15,160 SF

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

*\*Available June 1, 2026*

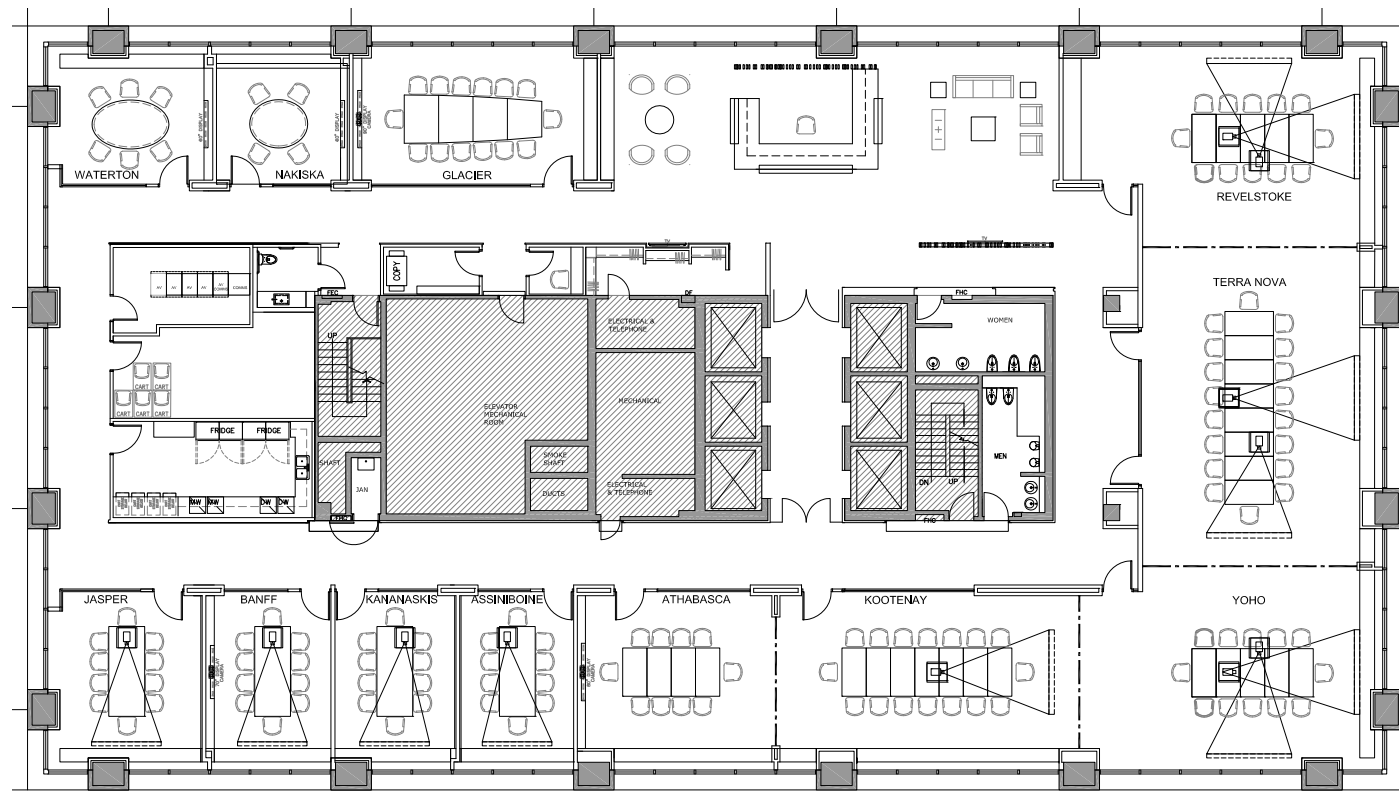


## Suite 3000 | 15,160 SF

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

*\*Available June 1, 2026*

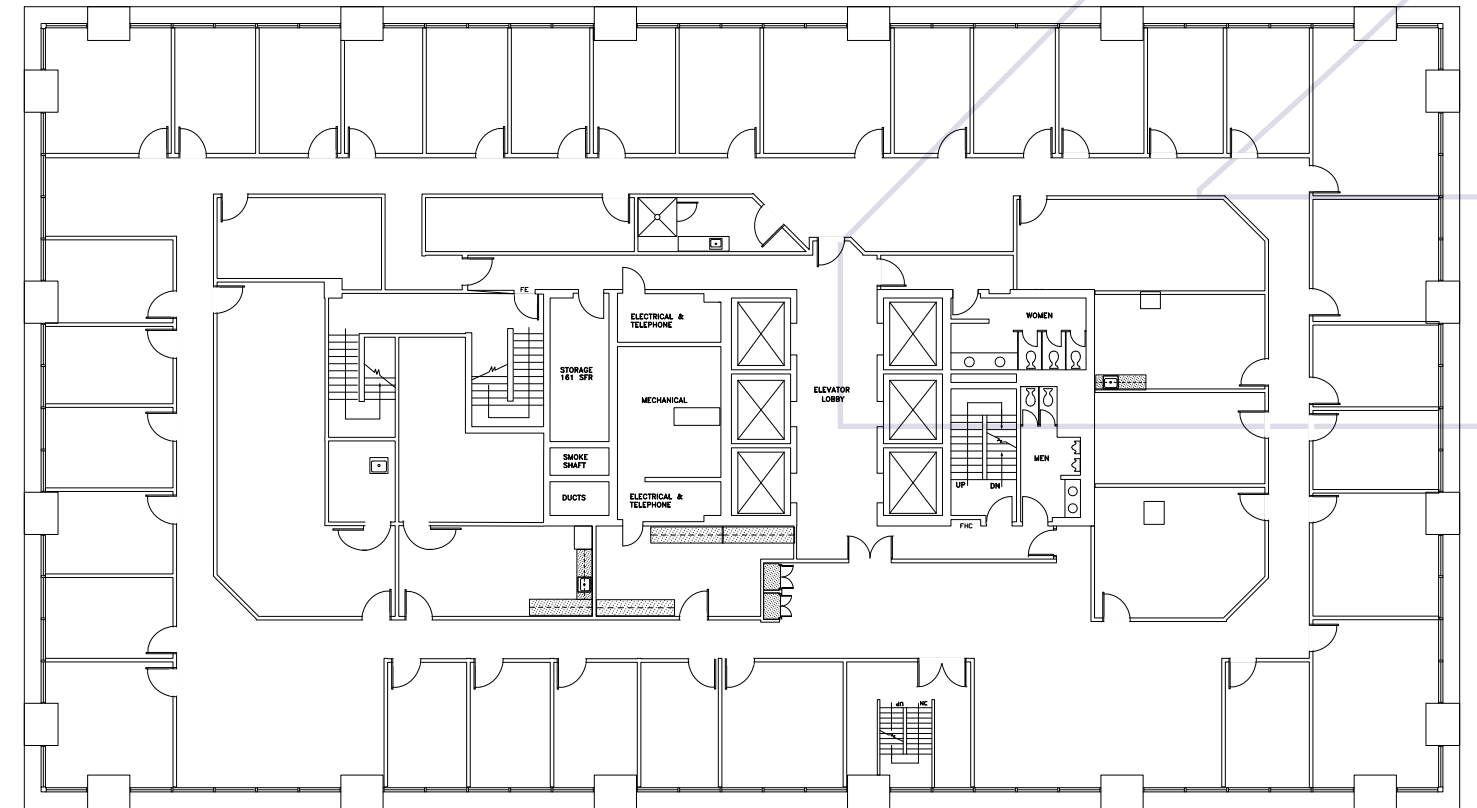
# Floorplans 2



## Suite 3100 | 15,143 SF

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

*\*Available June 1, 2026*



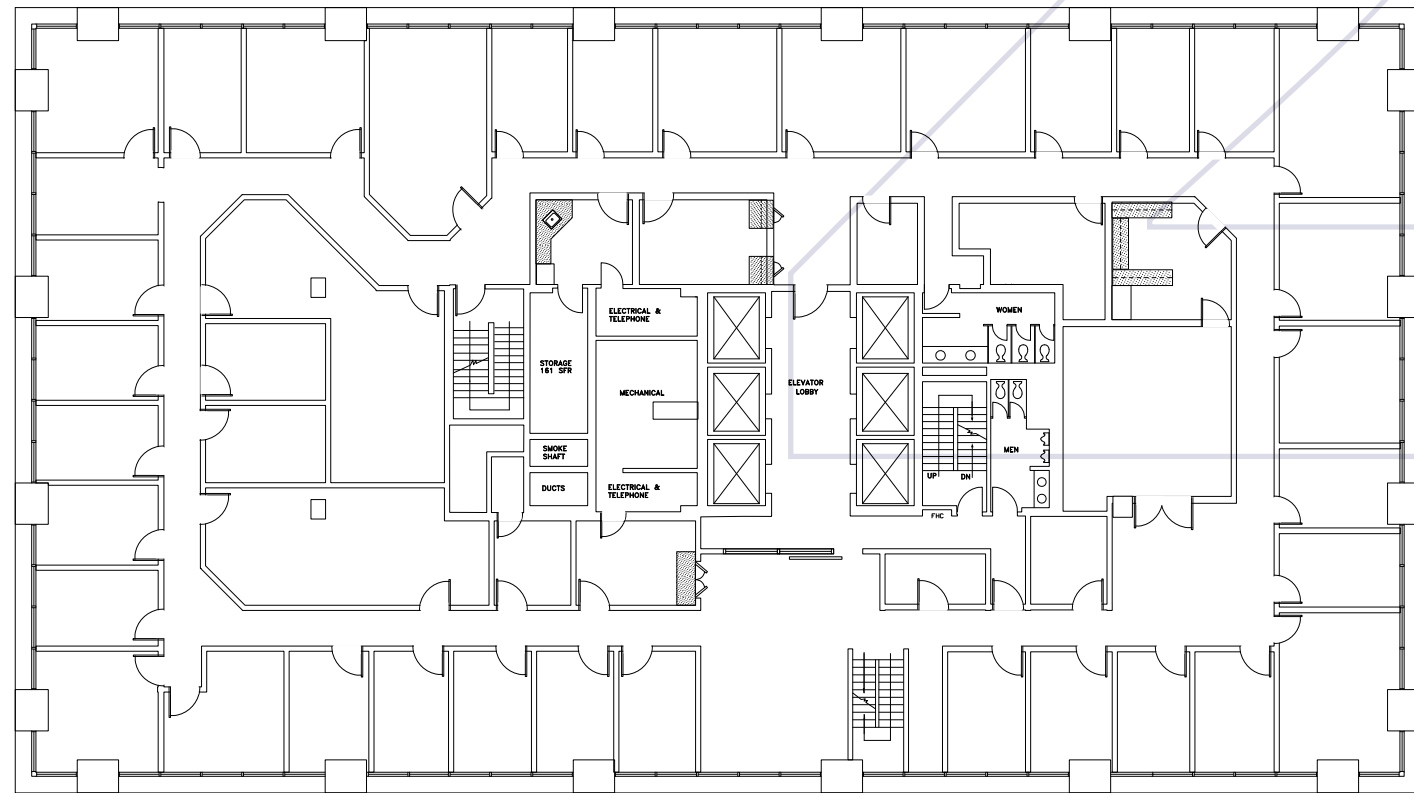
## Suite 3200 | 14,379 SF

- 32 Exterior Offices
- Small Open Area for Workstations
- 3 Meeting Rooms
- 2 Kitchens
- Copy/Print Areas
- Server Room
- Storage Room

*\*Available June 1, 2026*

# Floorplans

# 2



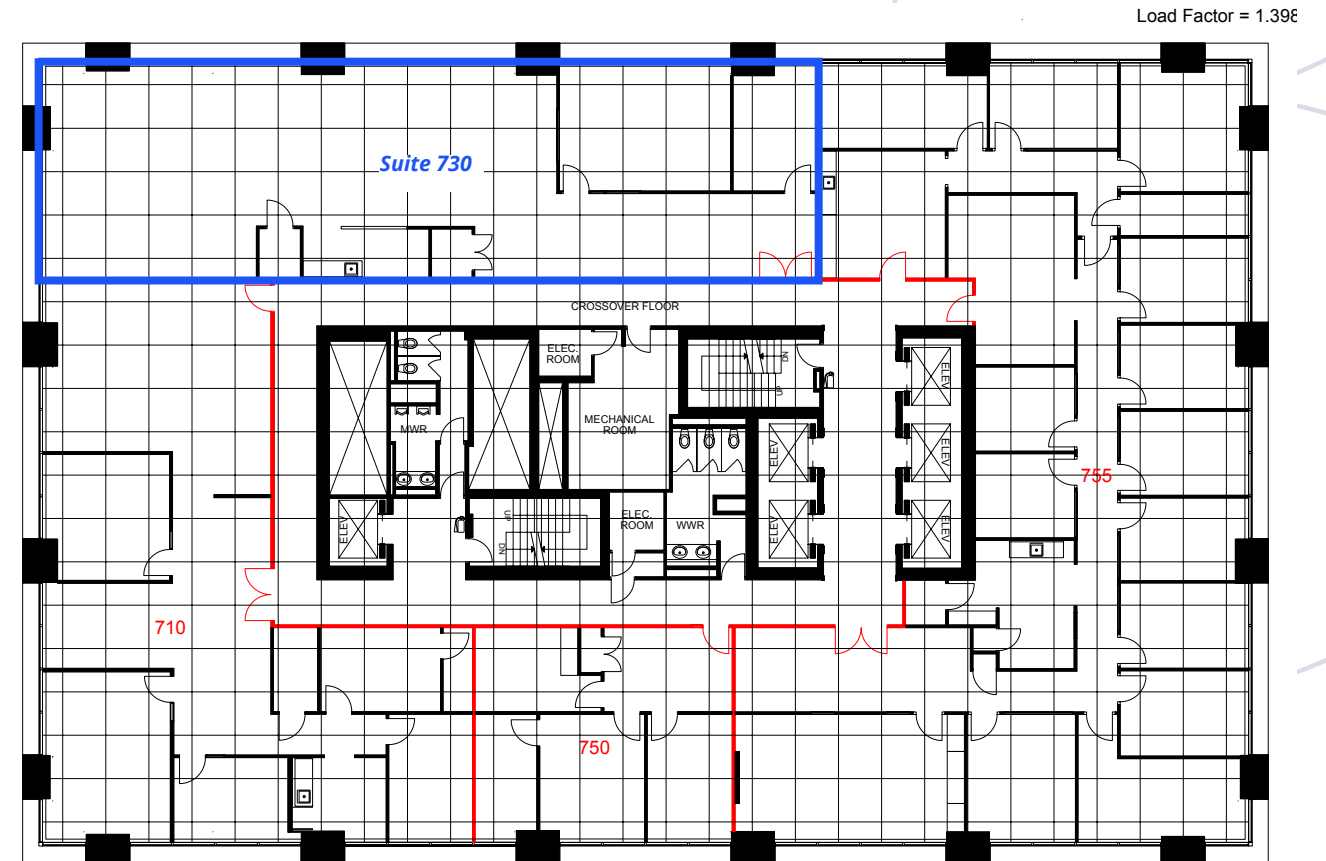
## Suite 3300 | 15,755 SF

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

*\*Available June 1, 2026*

# Floorplans

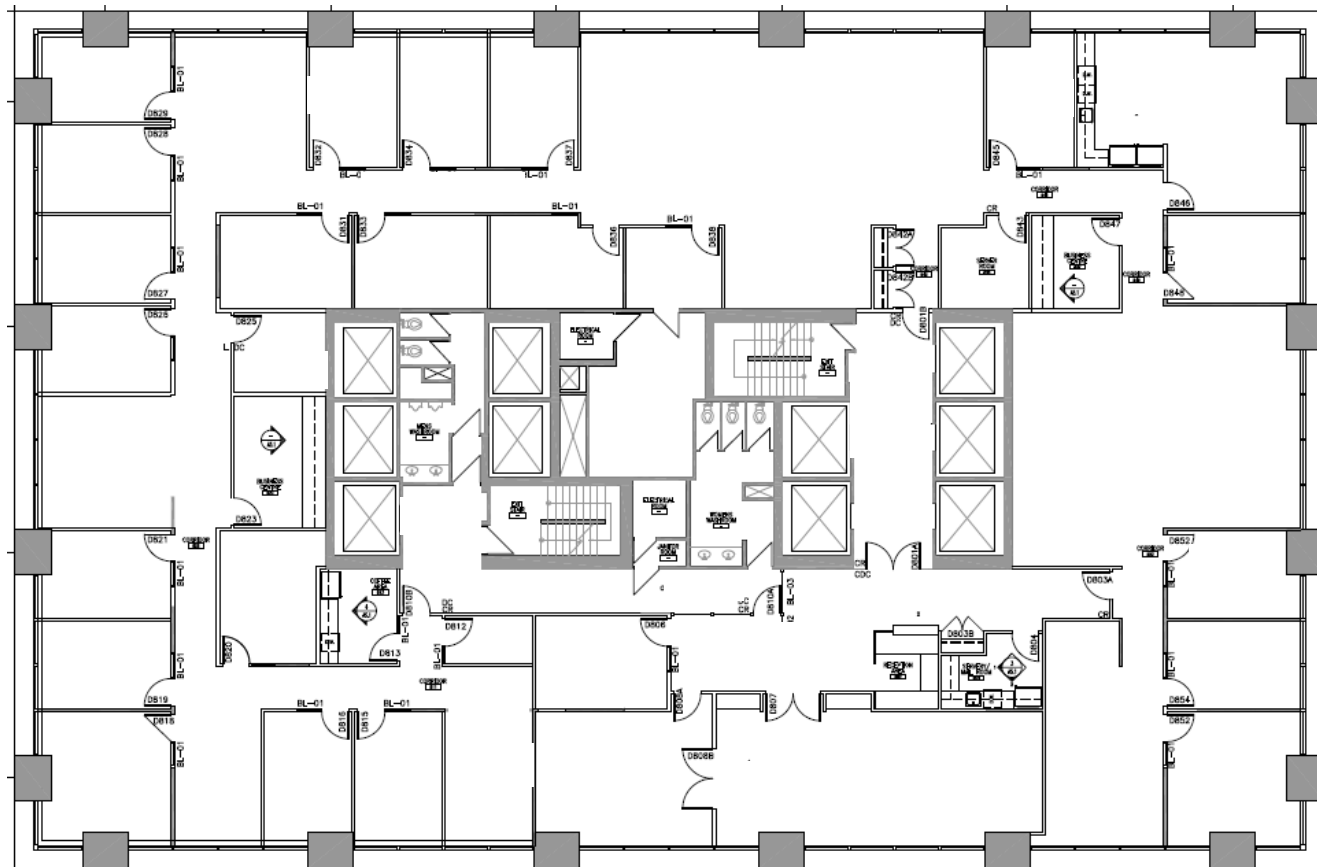
# 3



## Suite 730 | 2,814 SF

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

# Floorplans 3



## Suite 800 | 12,968 SF

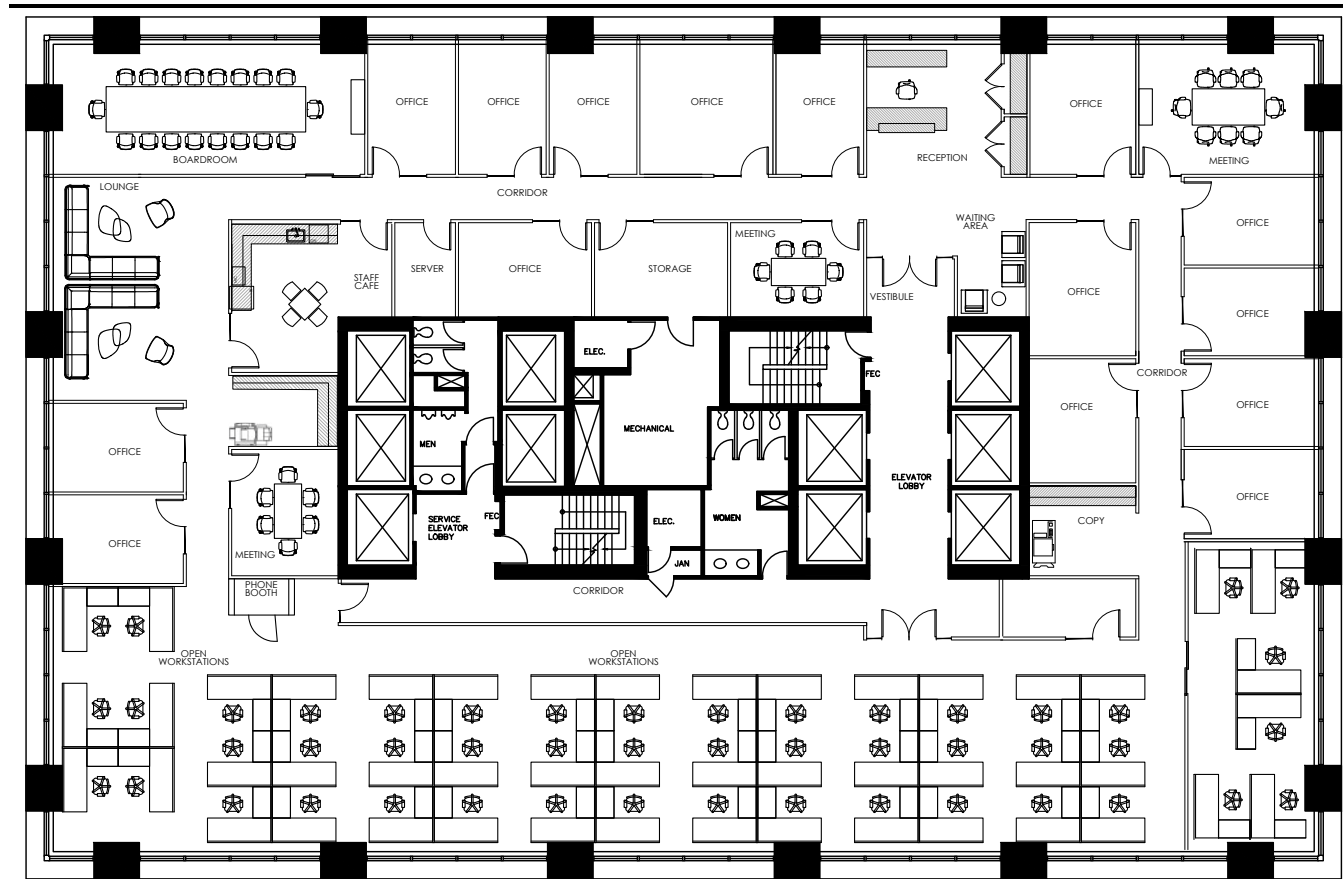
- 17 Exterior Offices
- 4 Interior Offices
- Open Area for 15-20 Workstations
- Boardroom
- 2 Meeting Rooms
- Kitchen
- Reception
- Copy/File Room
- Server Room



## Suite 1000 | 12,961 SF

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

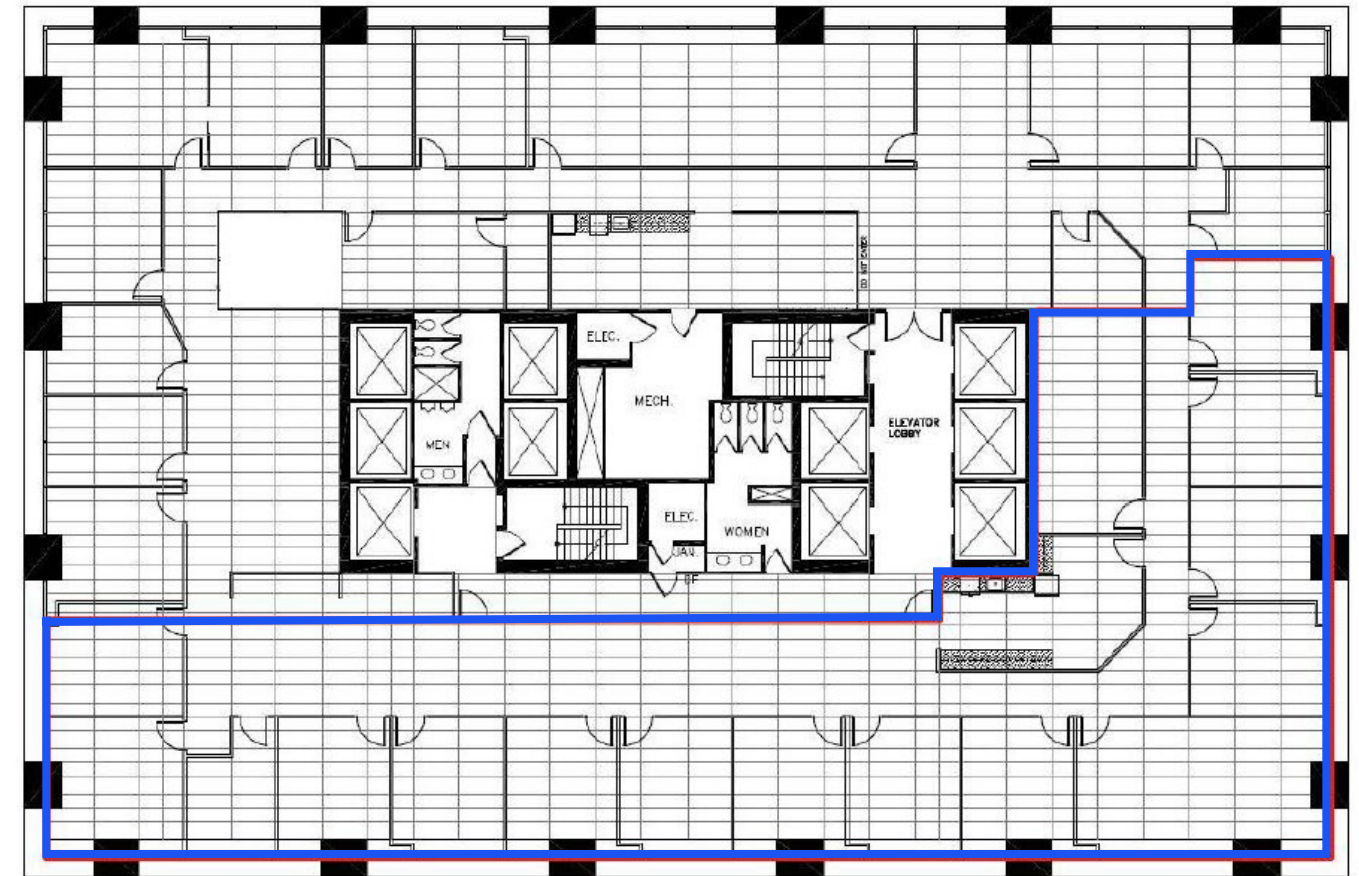
# Floorplans 3



## Suite 1600 | 12,947 SF

- 12 Exterior Offices
- 3 Interior Offices
- Large Workroom/Boardroom
- Large Open Area for ~ 42 Workstations
- Boardroom
- 3 Meeting Rooms
- Phone Room
- Kitchen/Lounge
- Reception
- 2 Copy/File Areas
- Server Room
- Storage Room

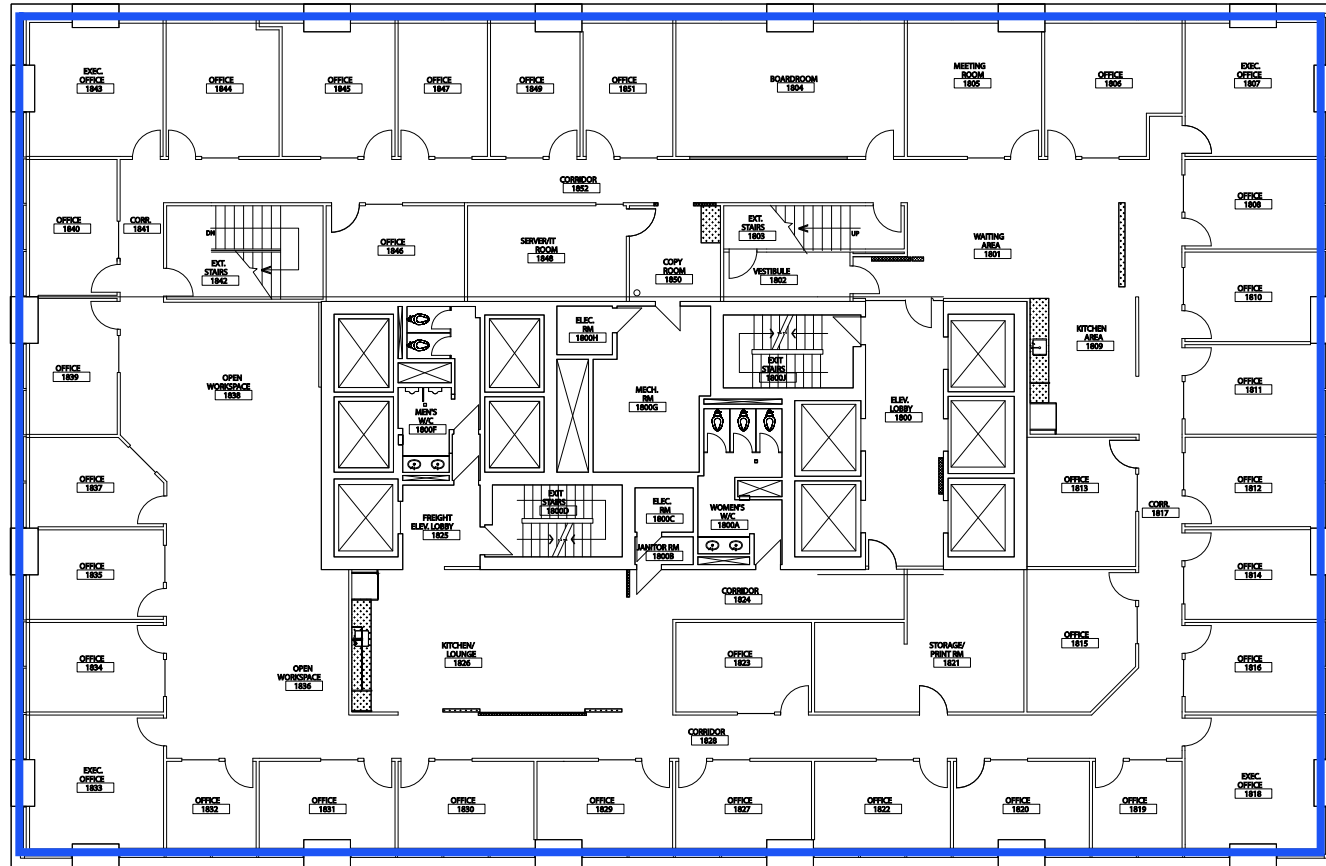
*\*Available October 1, 2025  
\*Furniture Available*



## Suite 1710 | 5,997 SF

- 14 Exterior Offices
- Boardroom
- Meeting Room
- Kitchen

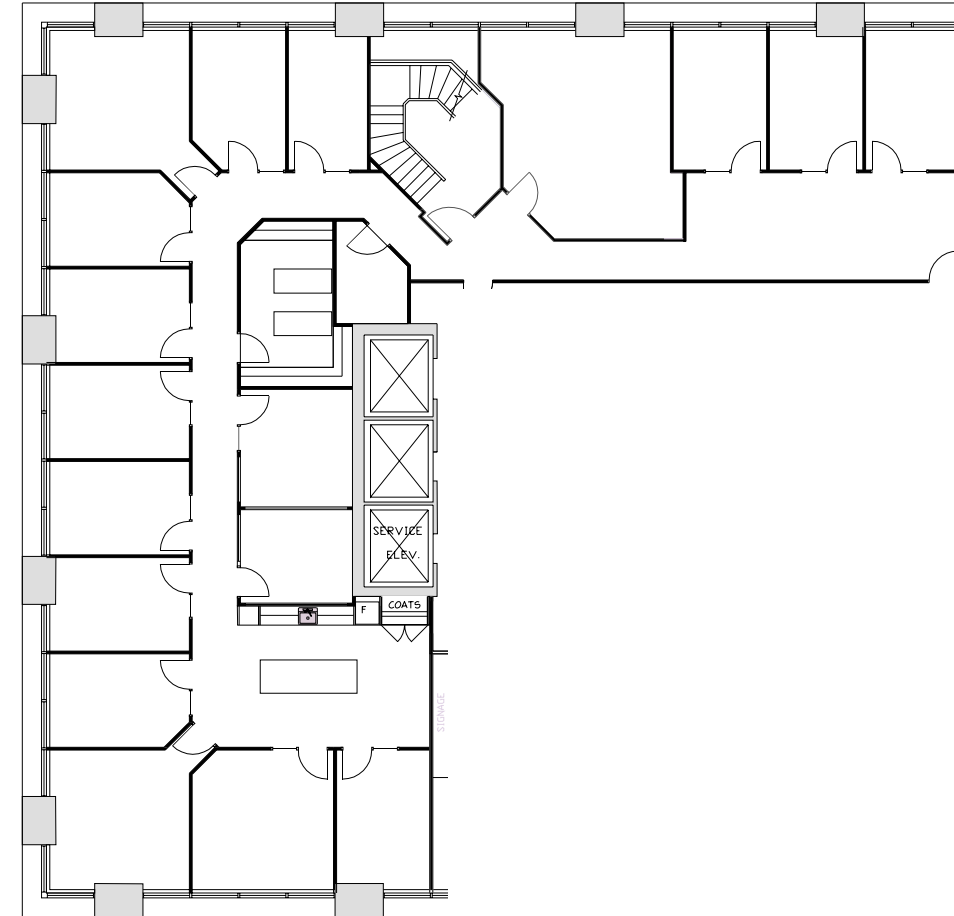
# Floorplans 3



## Suite 1800 | 12,971 SF

[Show Suite](#)

- 30 Exterior Offices
- 4 Interior Offices
- Open Area for ~5 Workstations
- Boardroom
- Kitchen
- Kitchen/Lounge
- Reception
- Server Room
- Storage/Copy/Print Room



## Suite 2470 | 6,029 SF

[Furnished Show Suite](#)

- 15 Exterior Offices
- 2 Interior Offices
- Small Open Area for Workstations
- Boardroom
- Storage Room
- Copy/Filing Room
- Kitchen

# Coworking



**Suite 565**  
1,237 SF  
**Suite 595**  
861 SF



**Suite 420**  
1,286 SF  
**Suite 430**  
1,346 SF  
**Suite 440**  
978 SF  
**Suite 450**  
1,128 SF  
**Suite 470**  
1,171 SF







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