

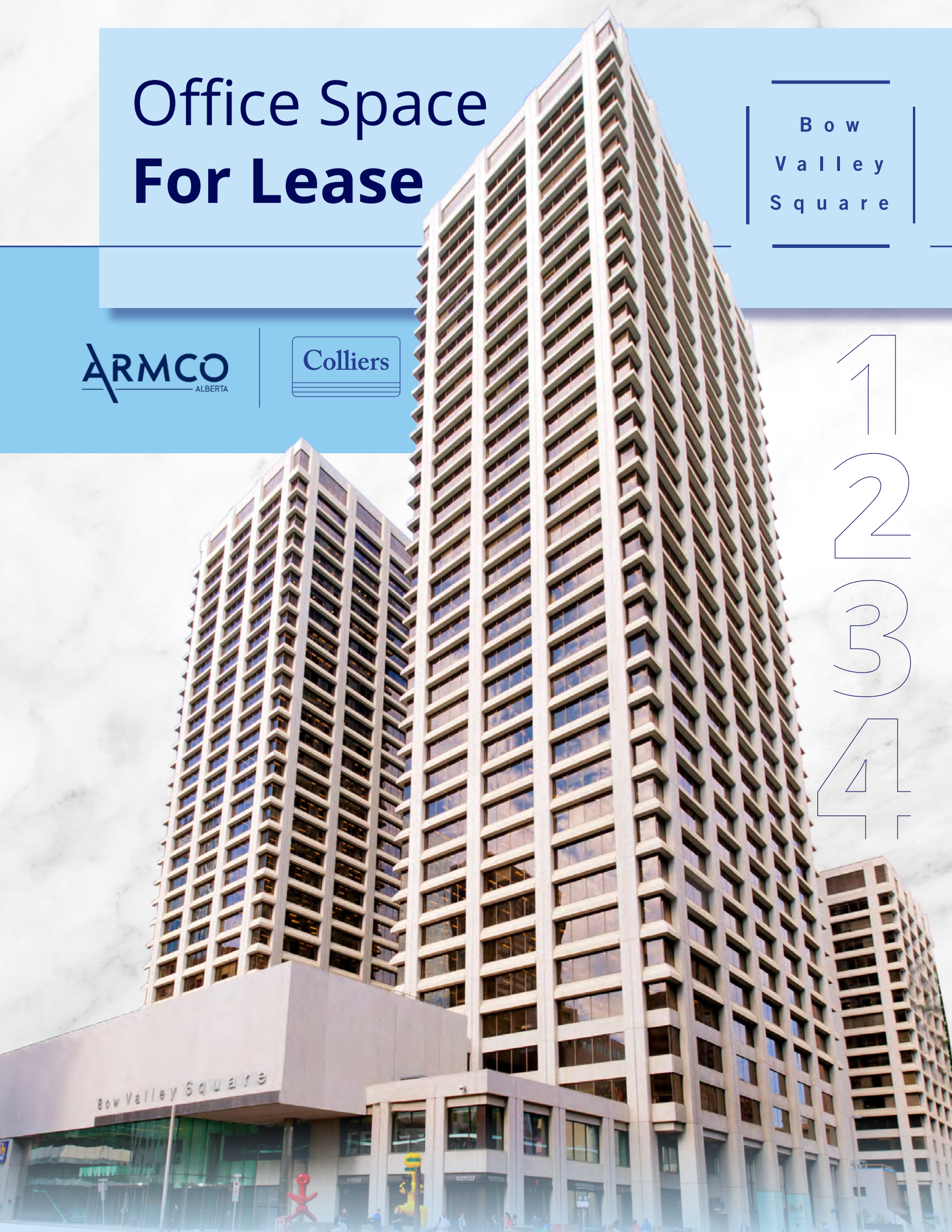
# Office Space For Lease

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<br>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<br>Secured Bike Parking: \$100/year (includes showers)<br>Executive Bike Parking: \$50/month (includes showers and a bike locker)<br>Shower Access: \$50/year |
| Conference Centre Capacity     | Angus: 40 people maximum<br>Northcote: 50 people maximum<br>Scarth: 8 people maximum<br>Hamilton: 50 people maximum<br>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.

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.

Tenant Lounge



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

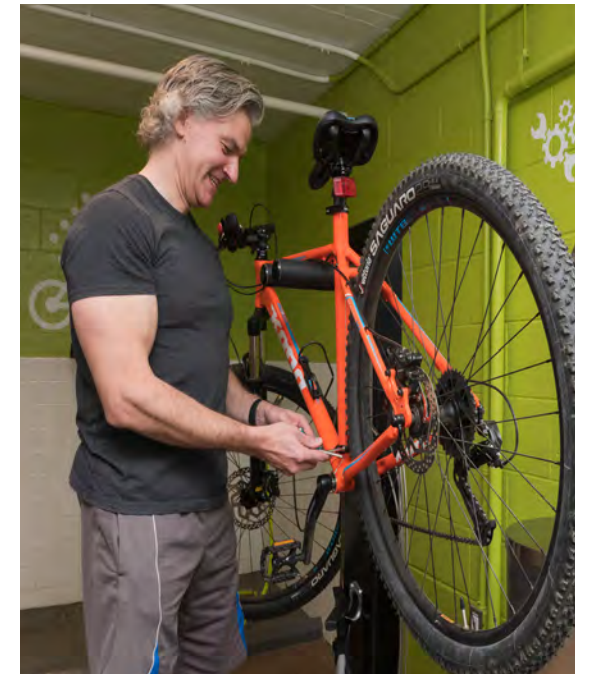
olly  
FRESCO'S  
BOW VALLEY SQUARE

## Plus 30

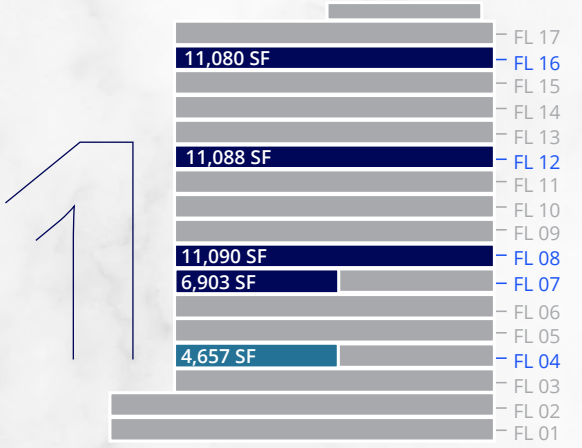
Bow Valley  
CHILD CARE CENTRE

BOW VALLEY  
BV  
ATHLETIC CLUB

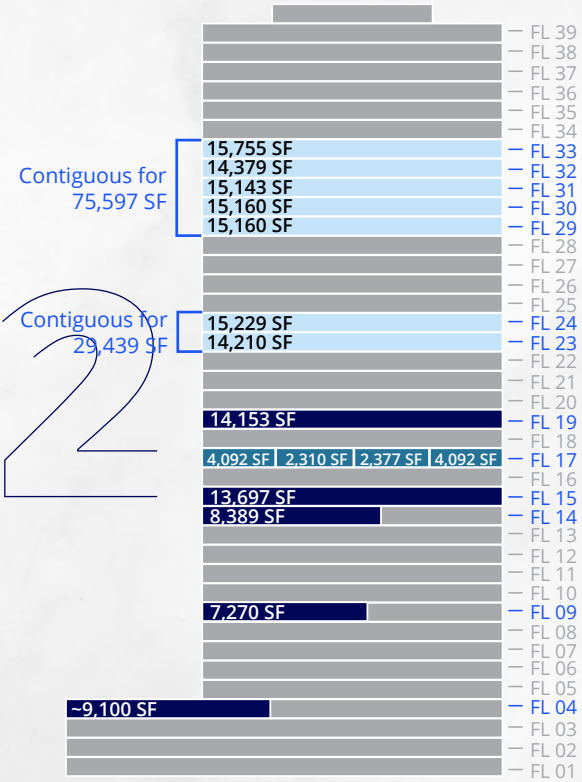
THE DOWNTOWN  
SPORTS CLINICS



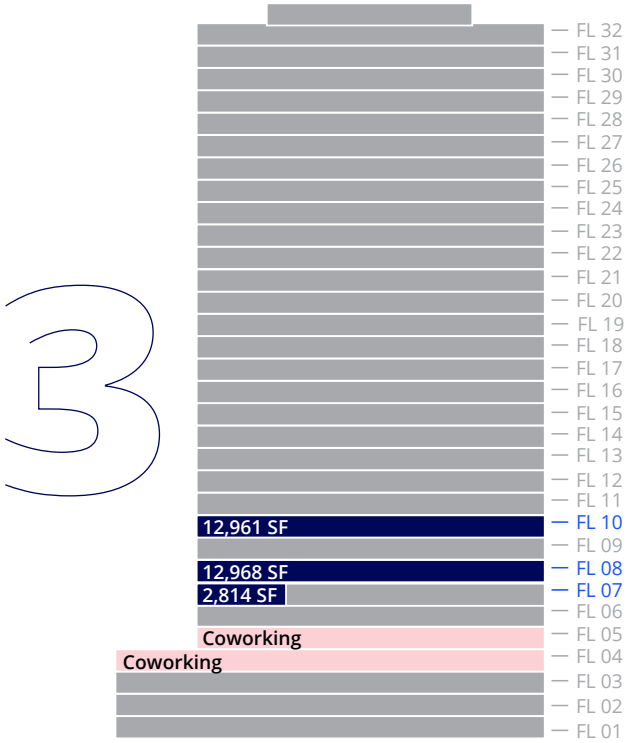
# Availabilities



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



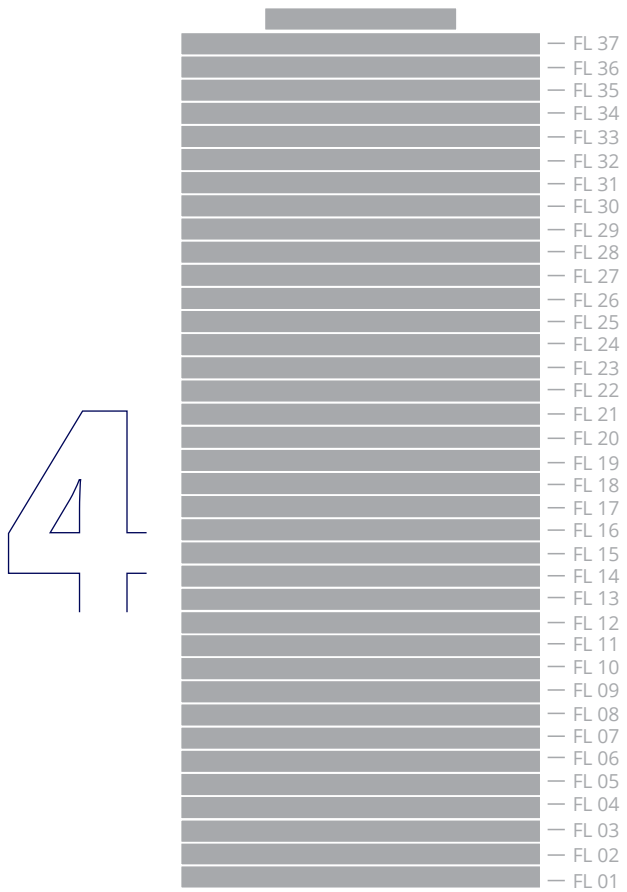
|                     |      |        |              |
|---------------------|------|--------|--------------|
|                     | 400  | ~9,100 | Immediate    |
| Furniture Available | 920  | 7,270  | Immediate    |
| Partially Furnished | 1410 | 8,389  | Immediate    |
| Partially Furnished | 1500 | 13,697 | Immediate    |
| Future Show Suite   | 1700 | ~2,377 | May 2026     |
| Future Show Suite   | 1710 | ~2,310 | May 2026     |
| Future Show Suite   | 1720 | ~4,092 | May 2026     |
| Future Show Suite   | 1730 | ~4,092 | May 2026     |
|                     | 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 |



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



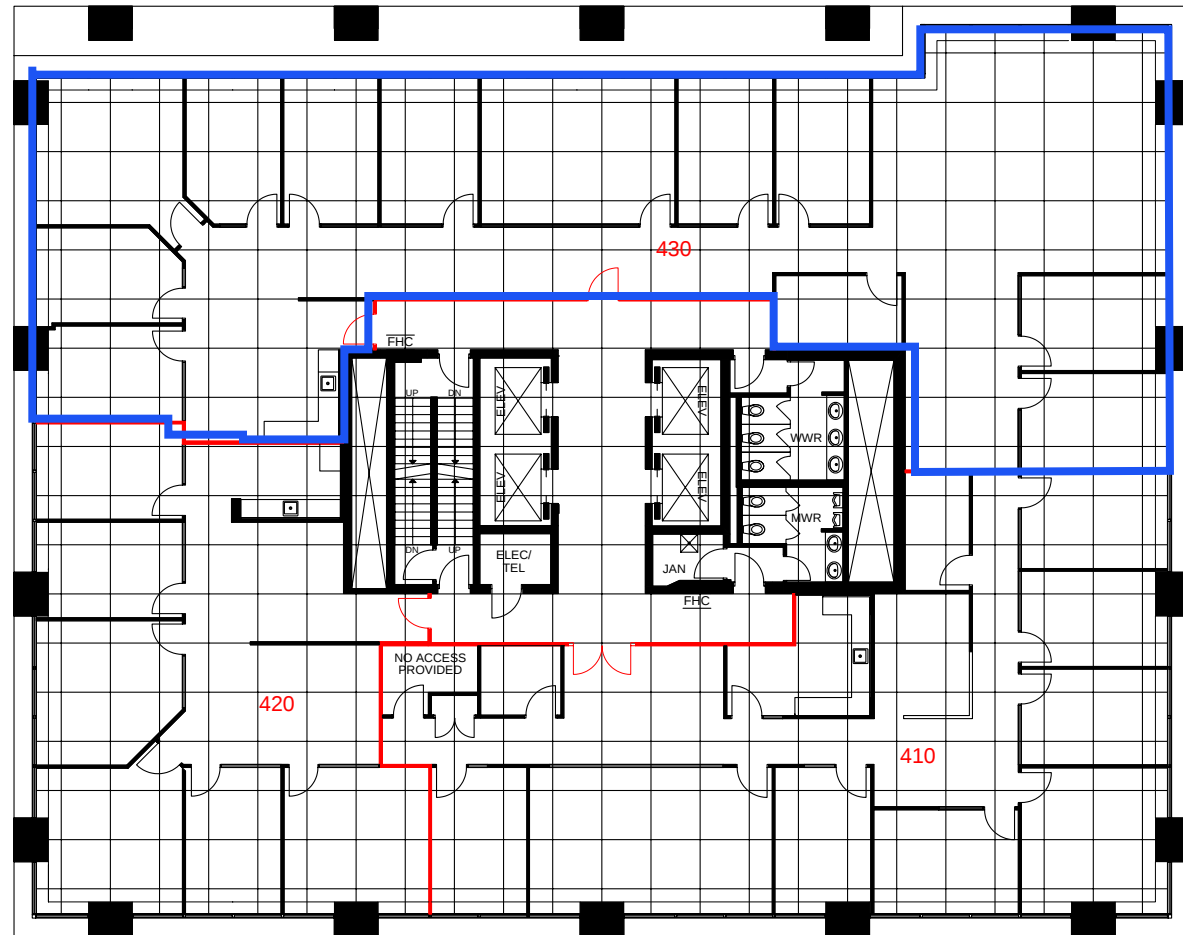
|           |          |           |
|-----------|----------|-----------|
| Suite 415 | 729 sf   | Immediate |
| Suite 440 | 978 sf   | Immediate |
| Suite 450 | 1,128 sf | Immediate |
| Suite 470 | 1,171 sf | Immediate |
| Suite 480 | 1,762 sf | Immediate |



|              |
|--------------|
| Fully Leased |
|--------------|

- Headlease Available
- Show Suite
- Upcoming Headlease
- Coworking

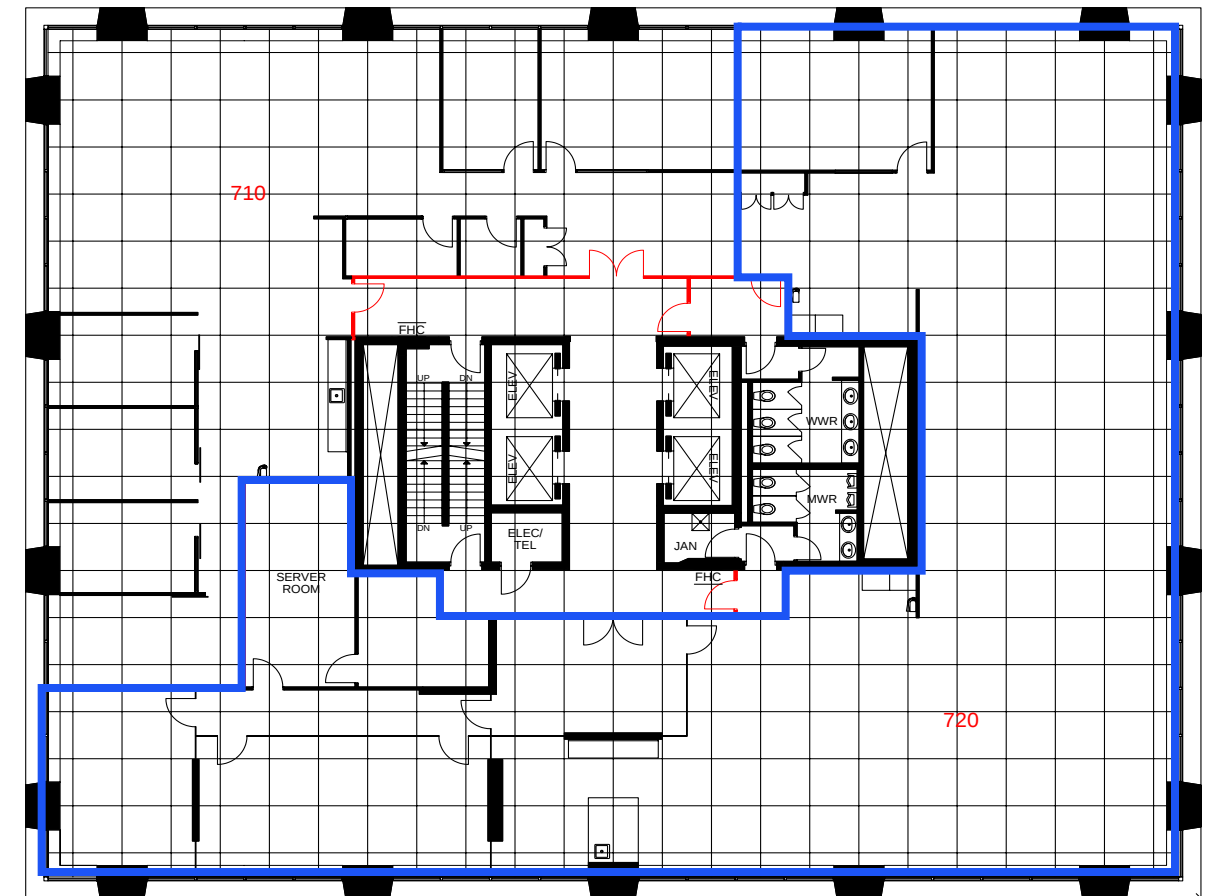
# Floorplans



## Suite 430 | 4,657 SF

[Show Suite / Mostly Furnished](#)

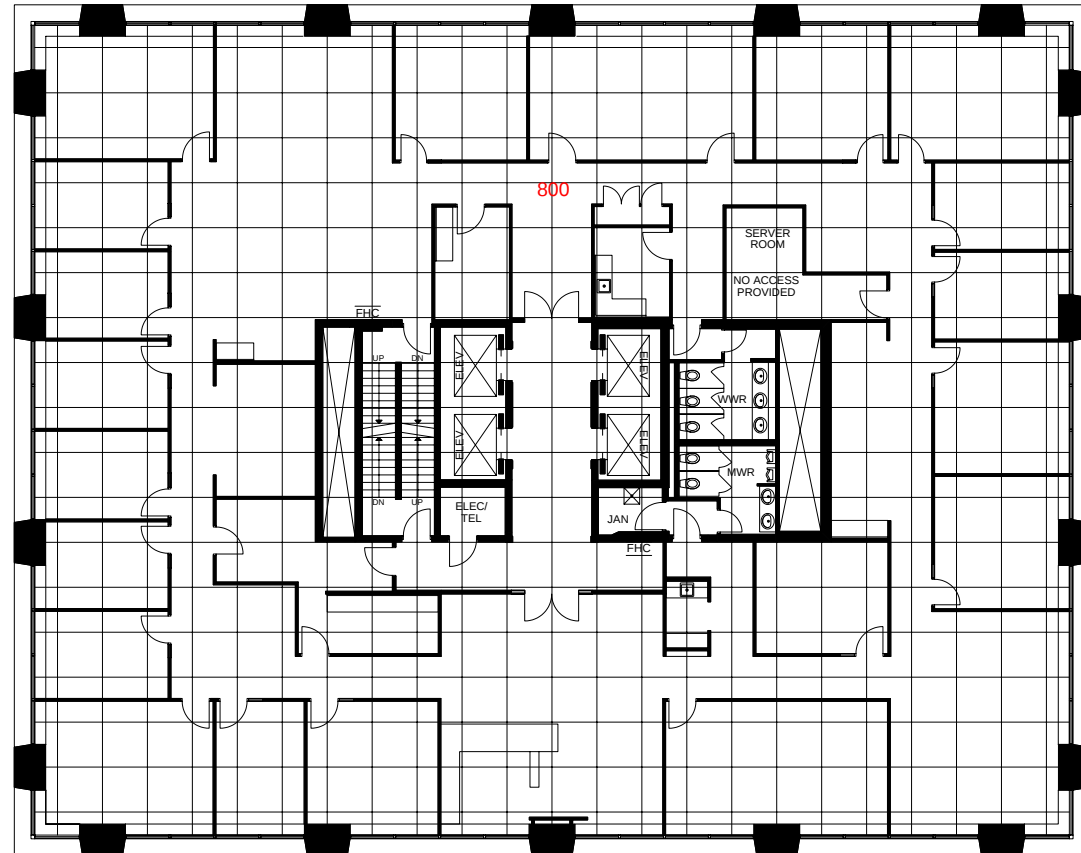
- 10 Exterior Offices
- Open Area for ~9 Workstations
- Meeting Room
- Kitchen
- Server Room
- Copy/Print Area



## Suite 720 | 6,903 SF

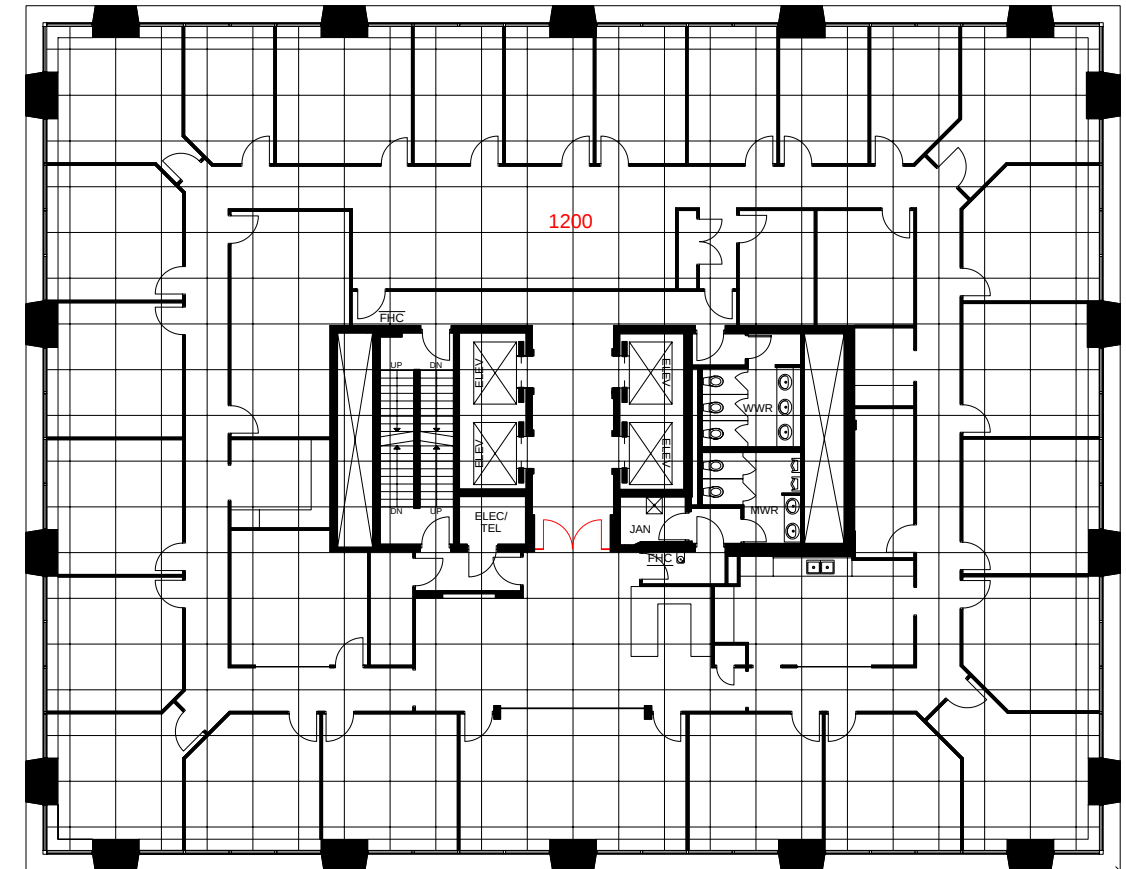
- Open Area for Workstations
- 2 Meeting Rooms
- Boardroom
- Kitchen
- Server/Storage Room
- Reception
- 2 Copy/Print Areas

# 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

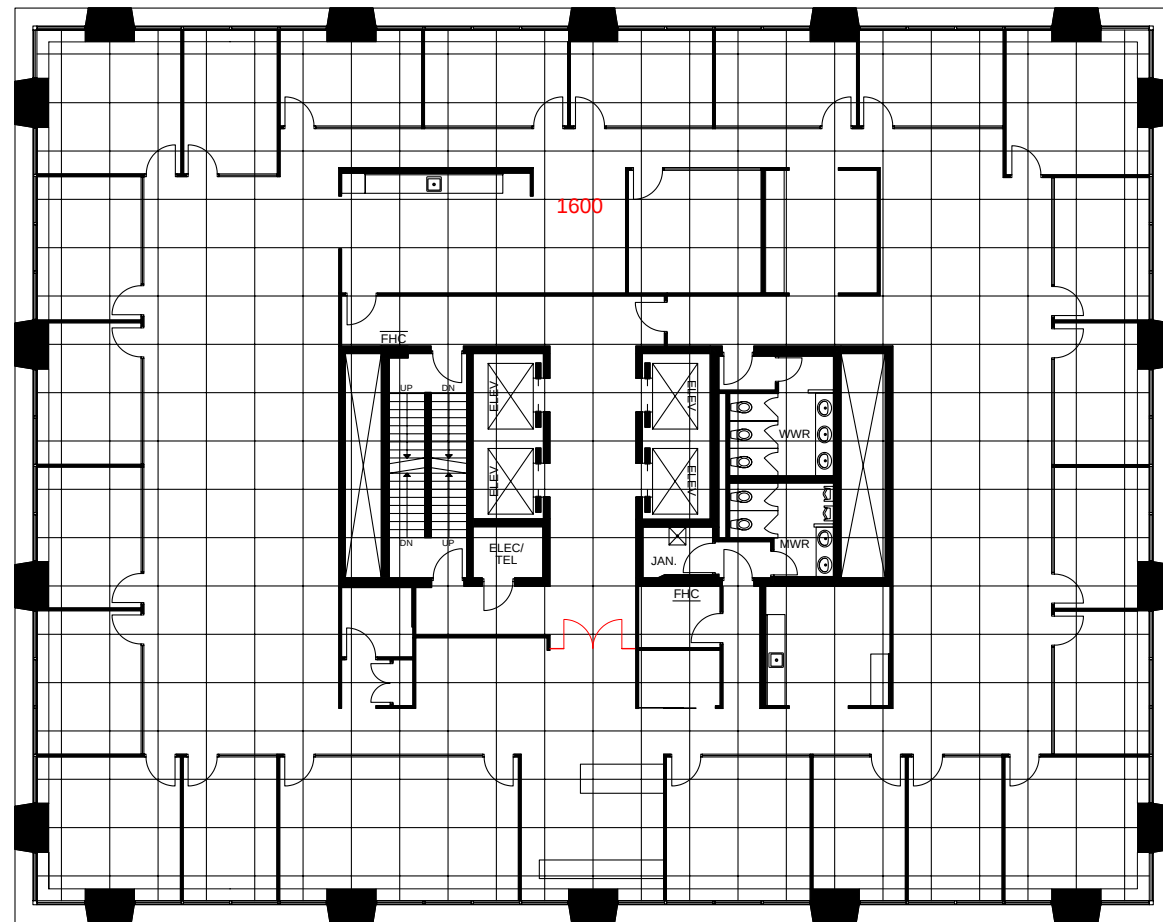


## Suite 1200 | 11,088 SF

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

# Floorplans

1

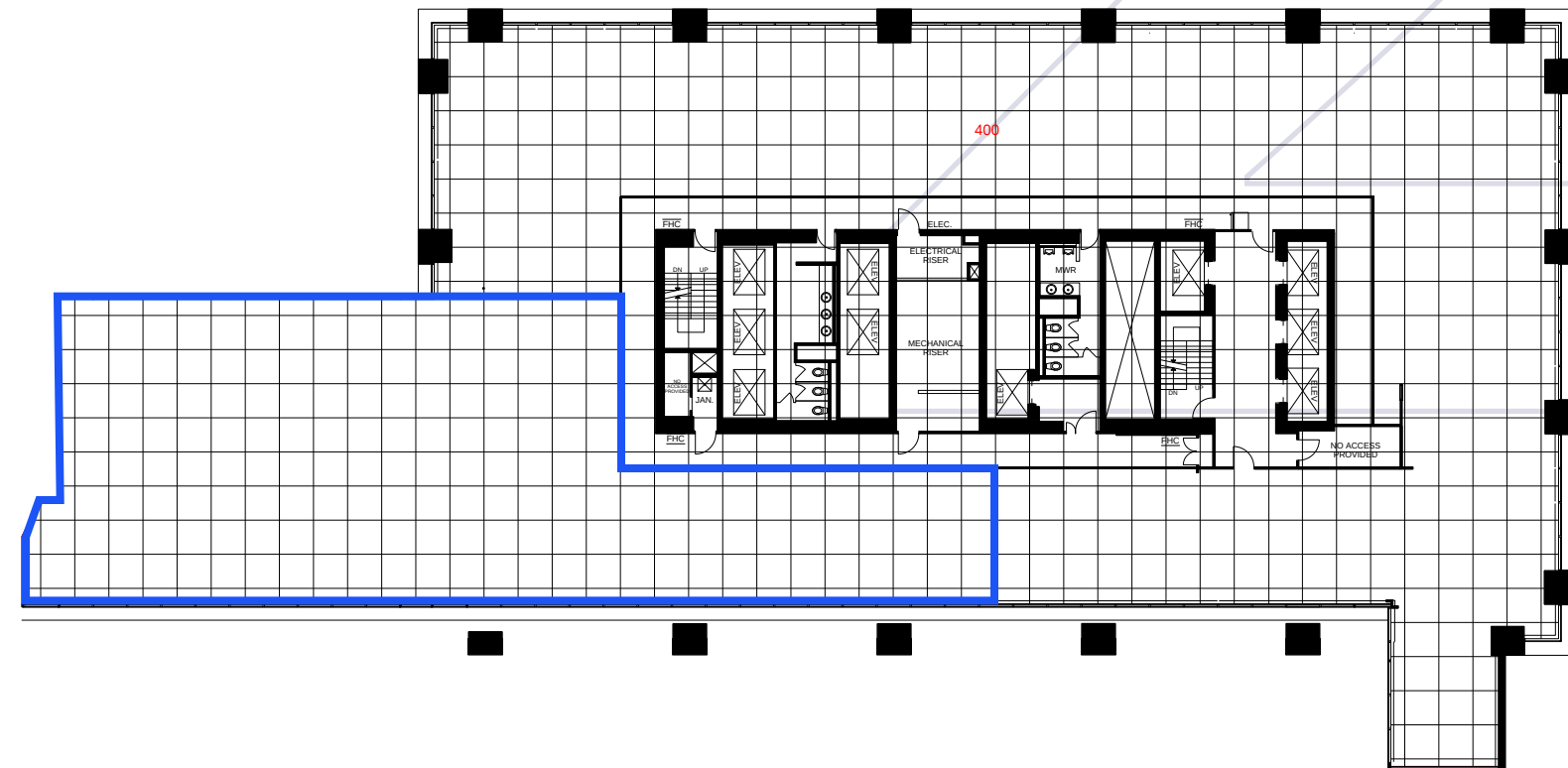


## Suite 1600 | 11,080 SF

- 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

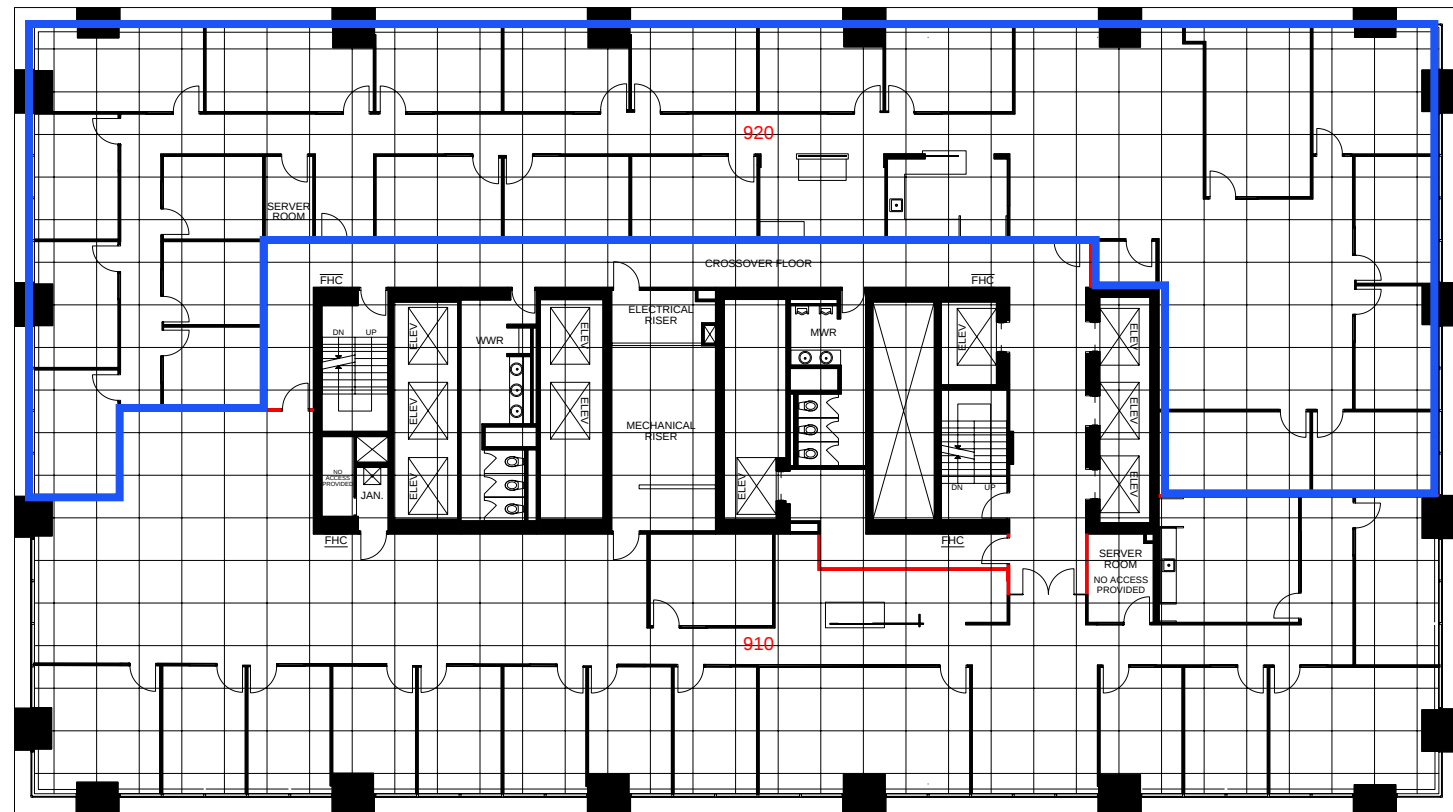
2



## Suite 400 | ~9,100 SF

- Whiteboxed condition

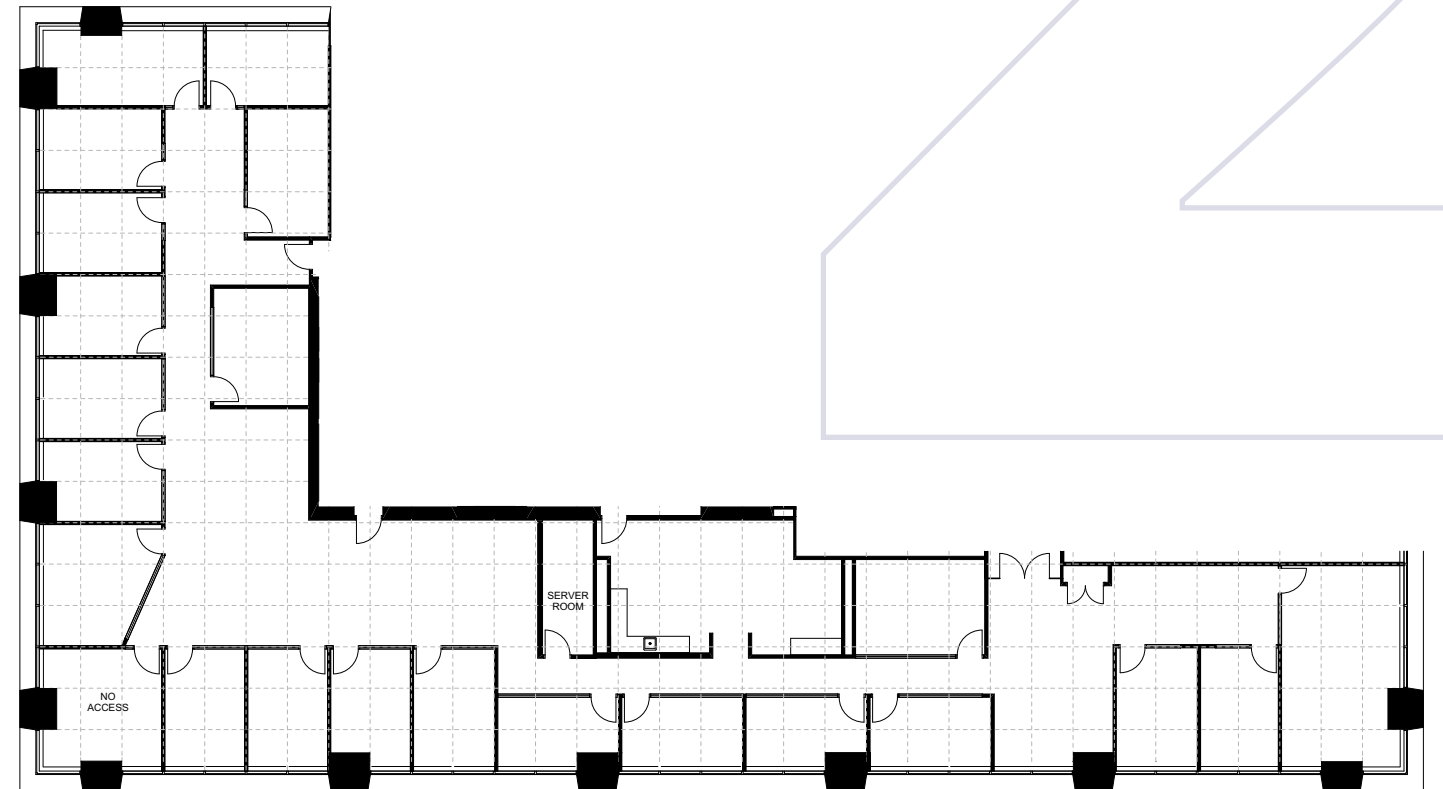
# Floorplans 2



## 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

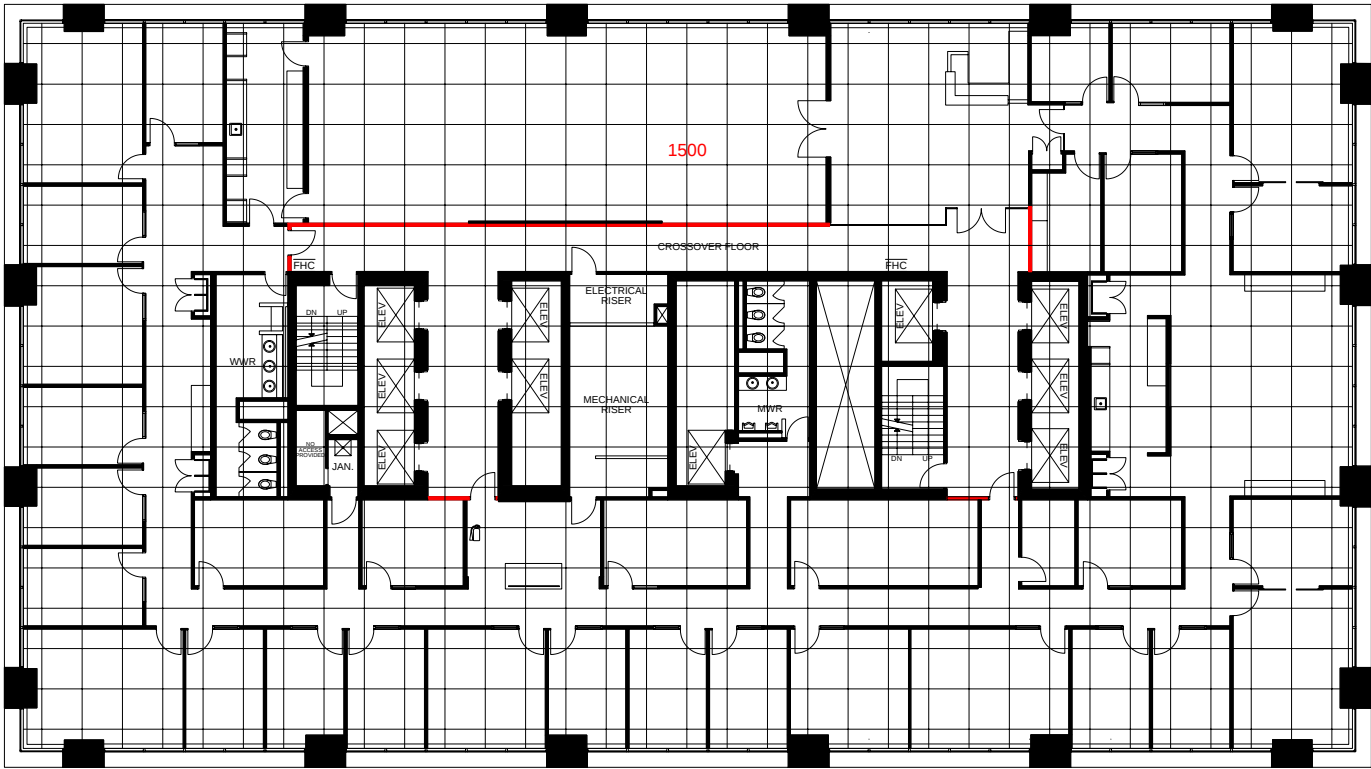


## Suite 1410 | 8,389 SF

*\*Partially Furnished*

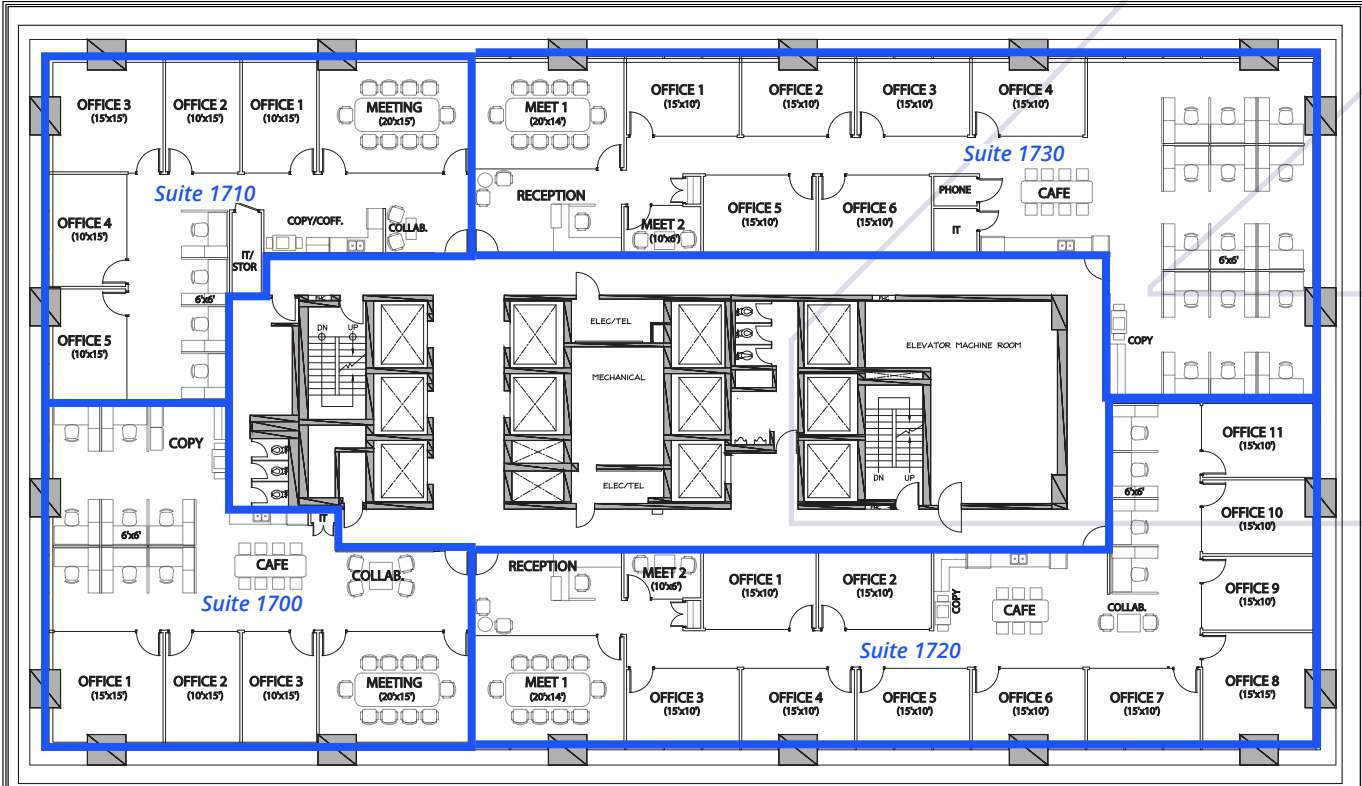
- 19 Exterior Offices
- Open Area for Workstations
- Boardroom
- 3 Meeting Rooms
- Kitchen/Lounge
- Reception
- Server Room

# 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 1700 | ~2,377 SF *Future Show Suite*

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

## Suite 1710 | ~2,310 SF *Future Show Suite*

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

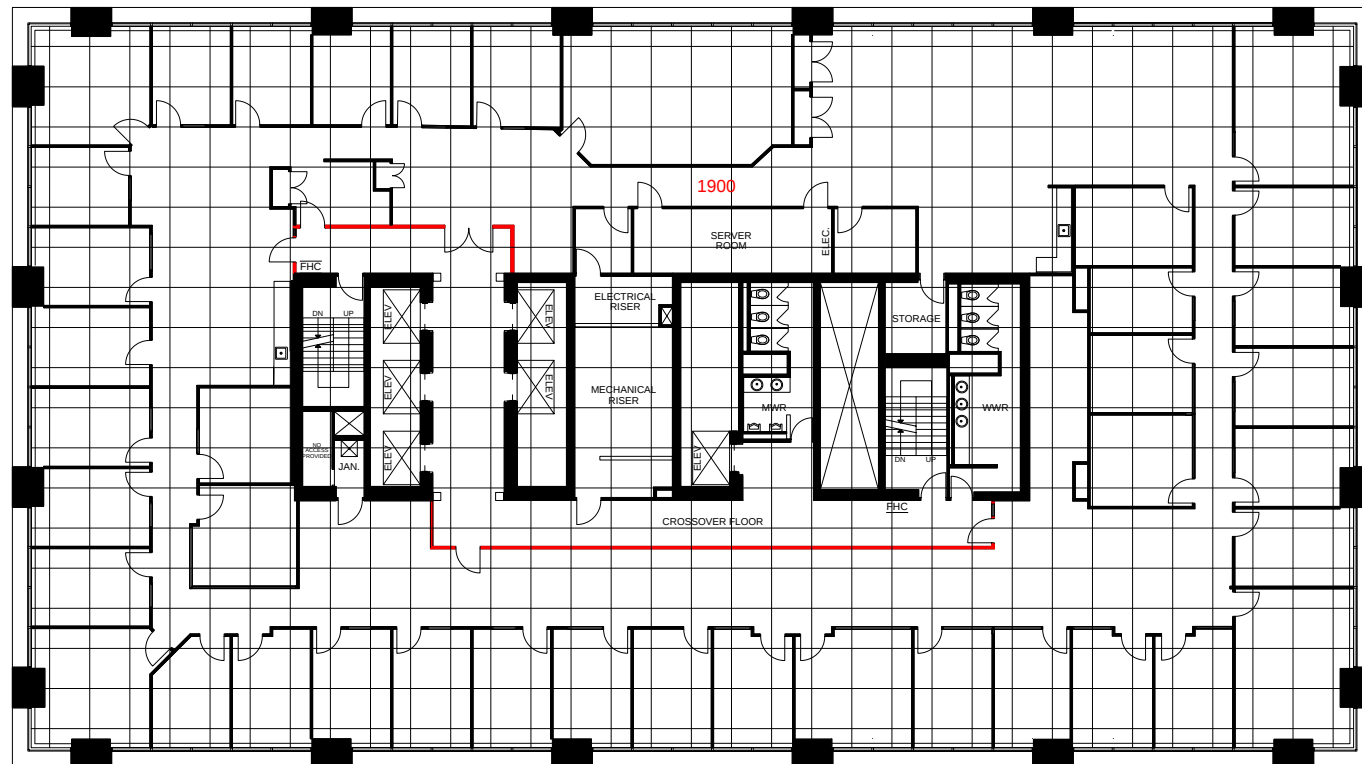
## Suite 1720 | ~4,092 SF *Future Show Suite*

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

## Suite 1730 | ~4,092 SF *Future Show Suite*

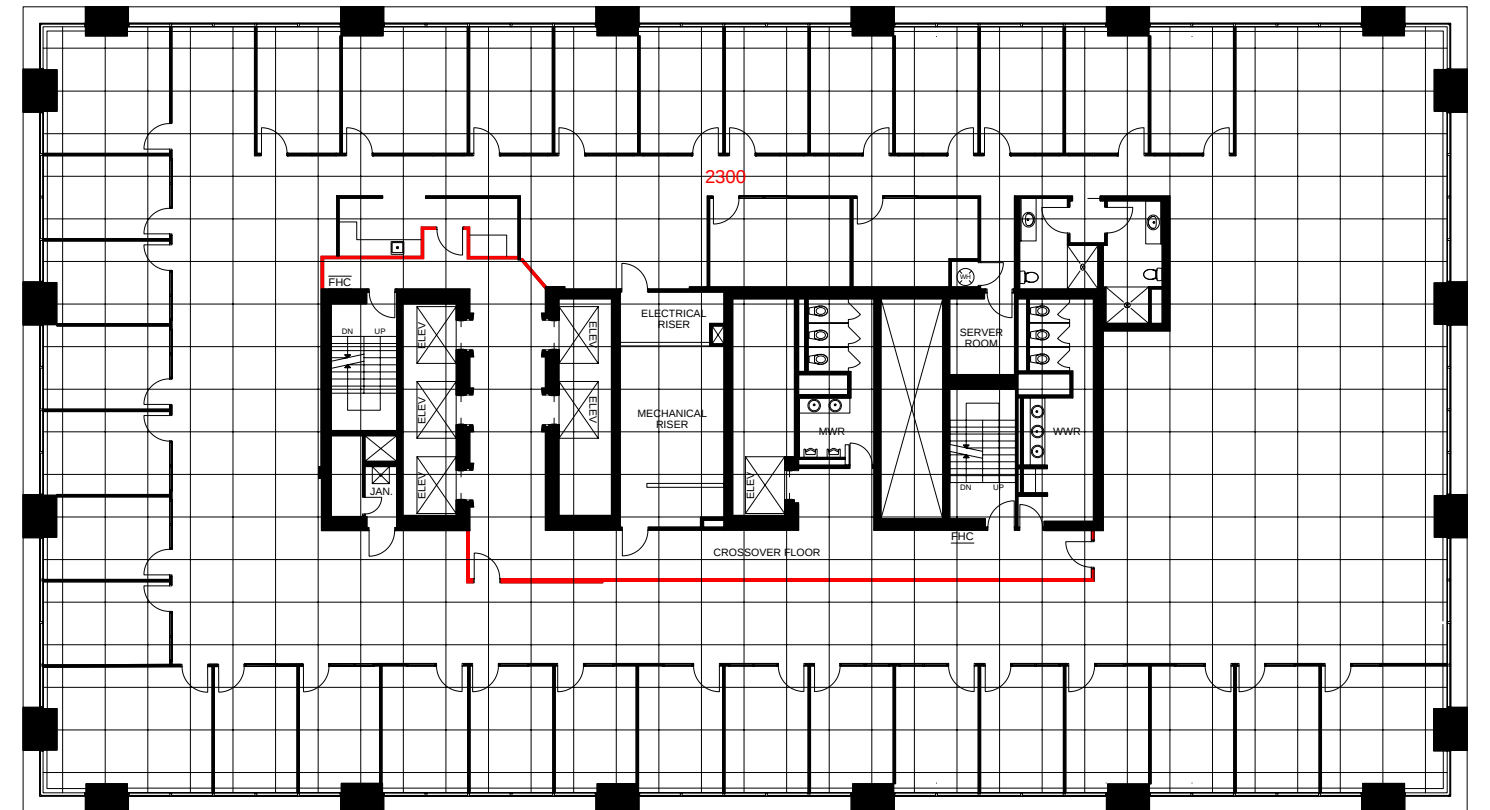
- 4 Exterior Offices
- 2 Interior Offices
- Open Area for ~15 Workstations
- Meeting Room
- Boardroom
- Phone Room
- Kitchen
- Reception
- Server Room

# Floorplans 2



## Suite 1900 | 14,153 SF

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

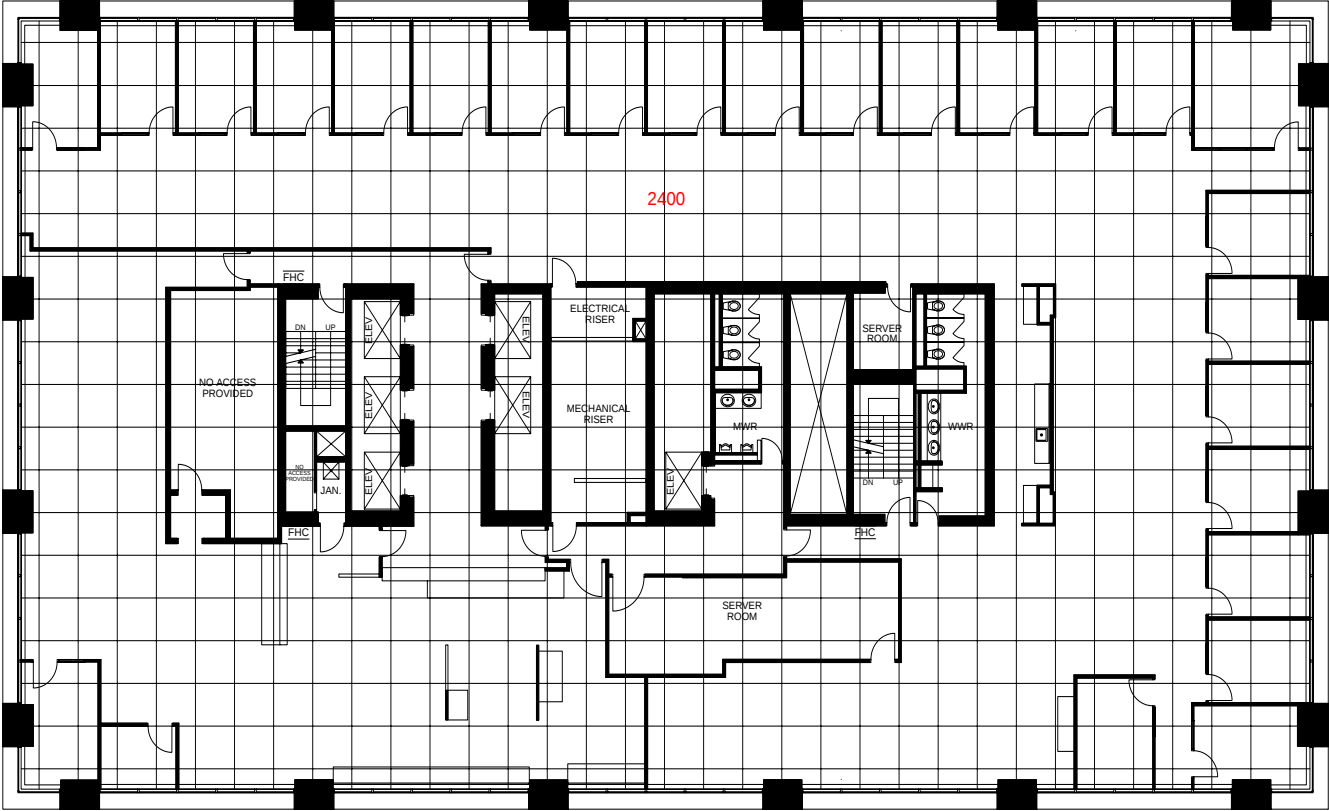


## Suite 2300 | 14,210 SF

*\*Available June 1, 2026*

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

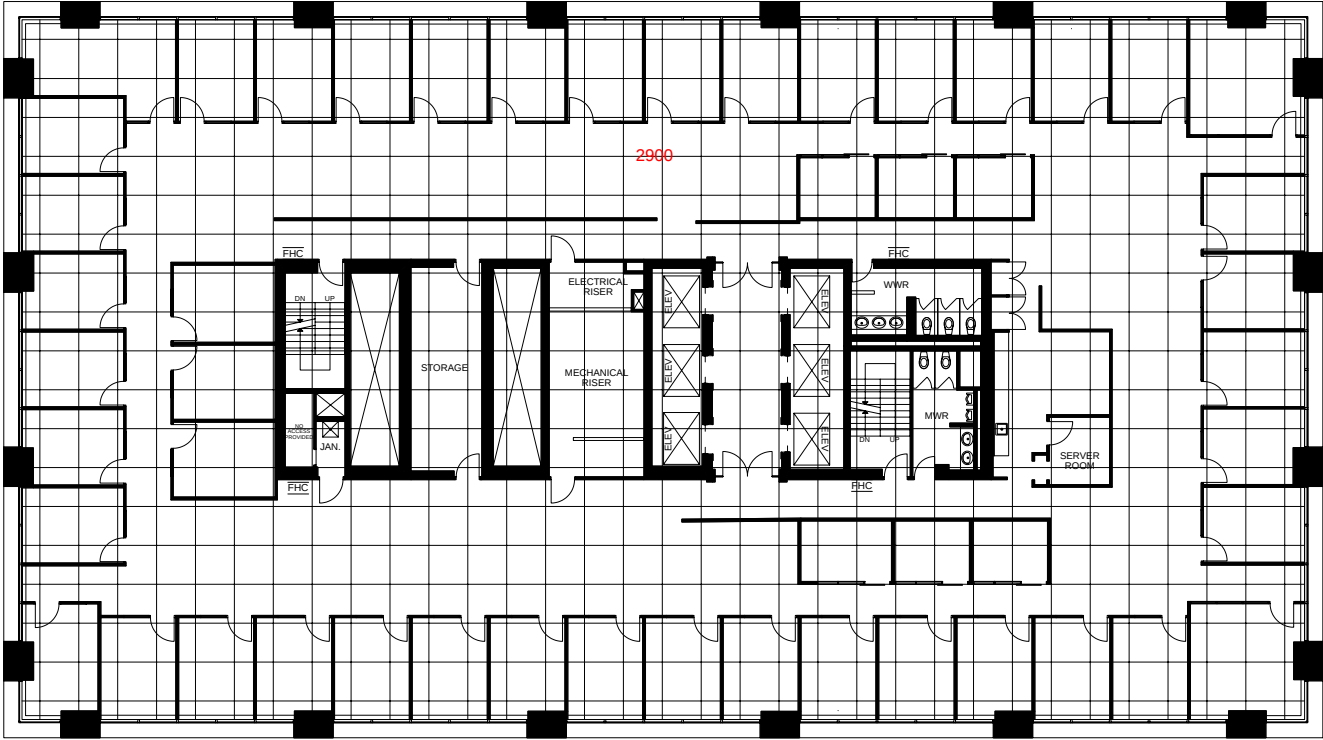
# Floorplans 2



**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

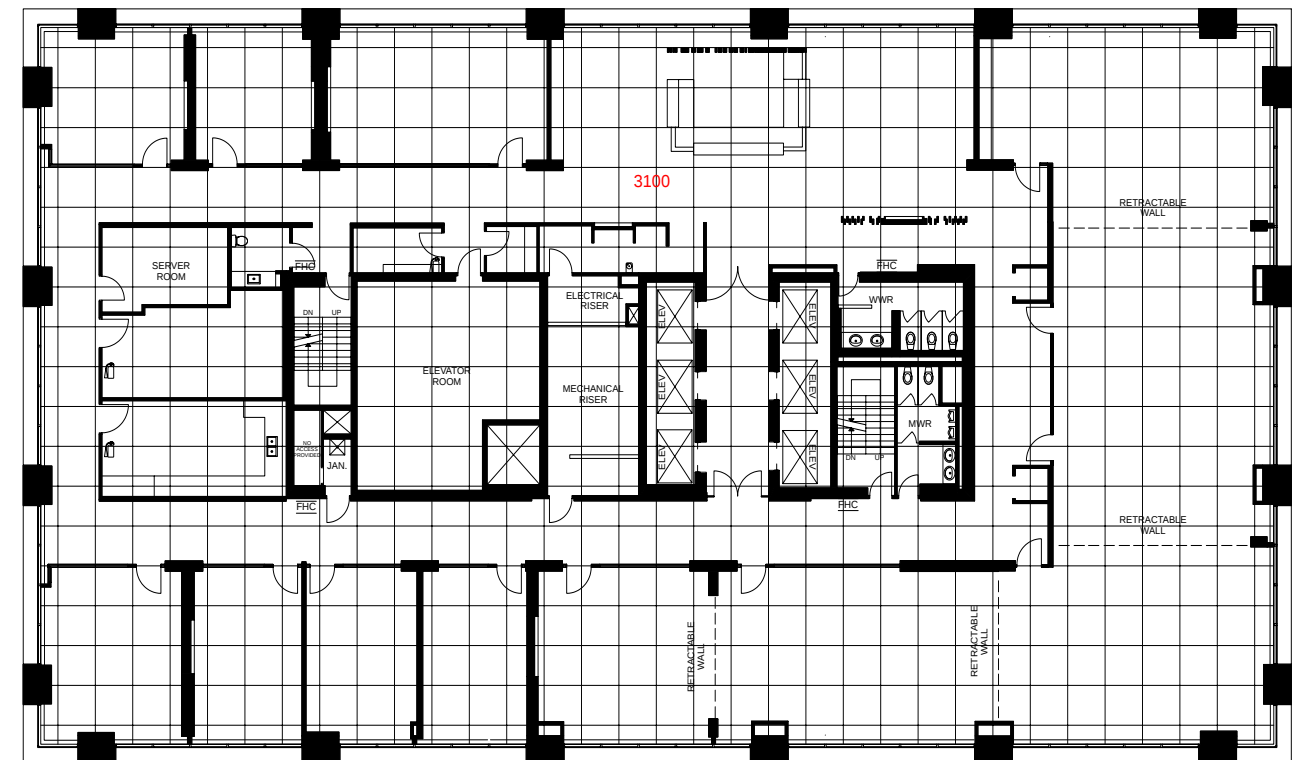
# Floorplans 2



## 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

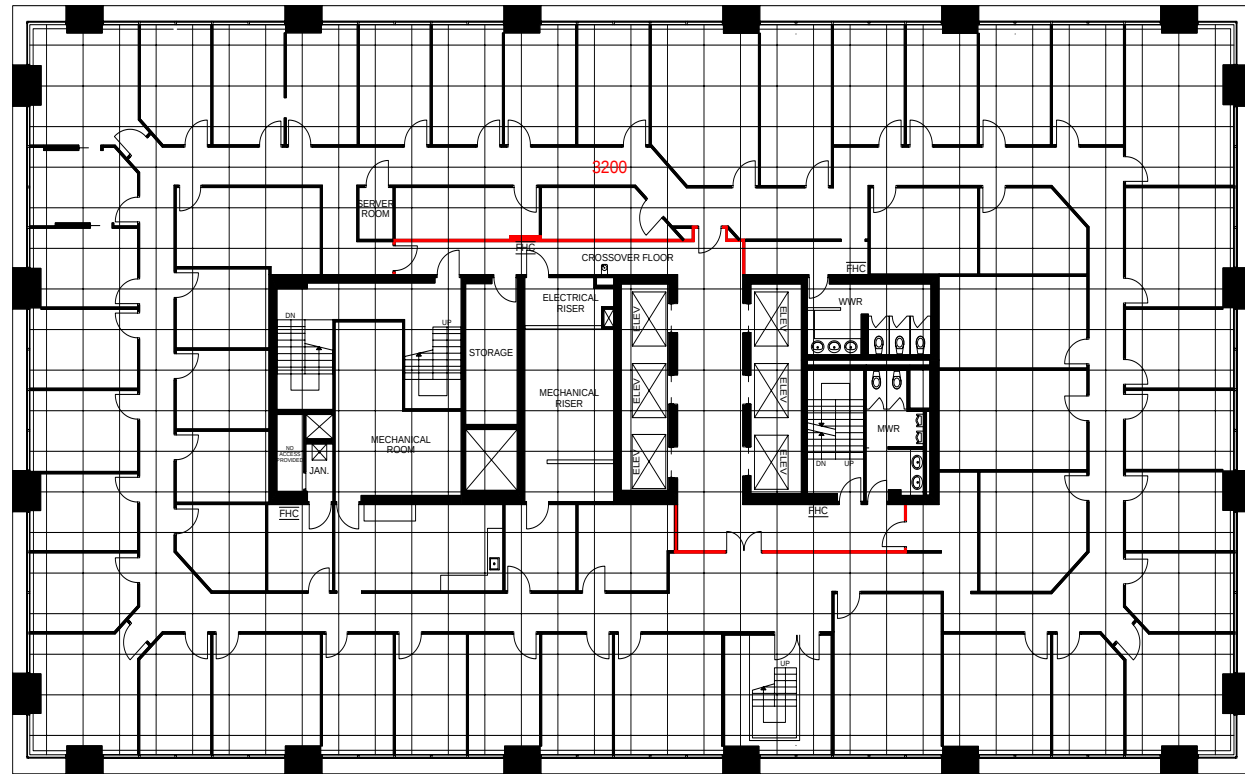


## Suite 3100 | 15,143 SF

*\*Available June 1, 2026*

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

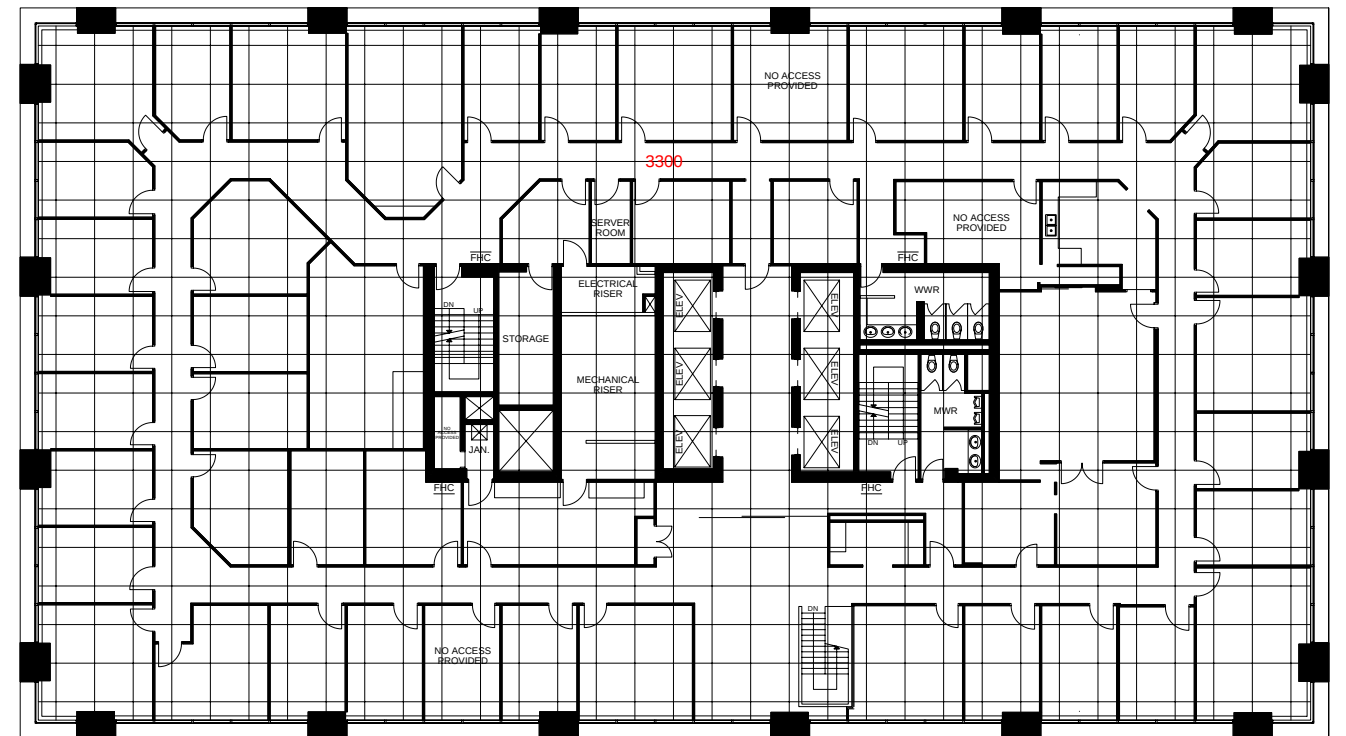
# Floorplans 2



## Suite 3200 | 14,379 SF

*\*Available June 1, 2026*

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

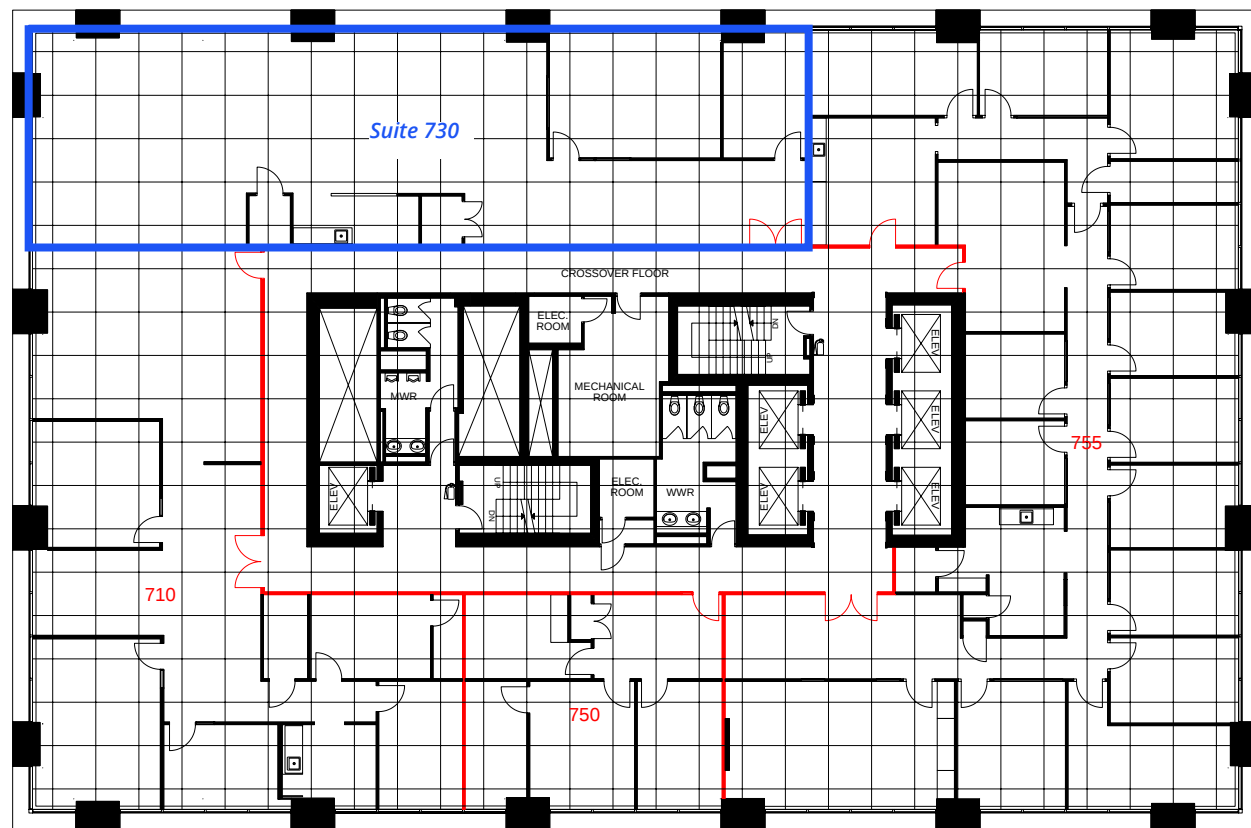


## Suite 3300 | 15,755 SF

*\*Available June 1, 2026*

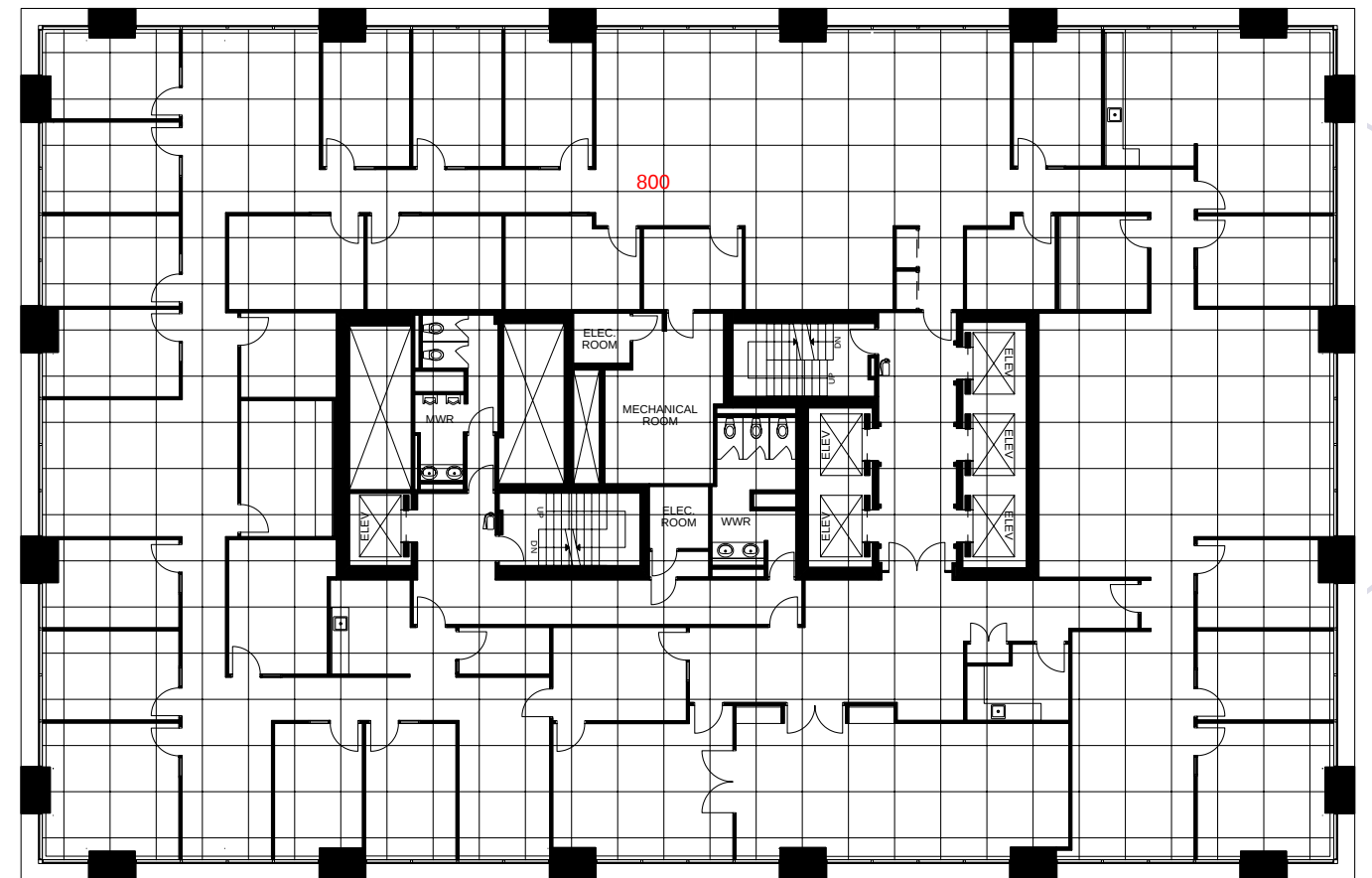
- 33 Exterior Offices
- 2 Interior Offices
- 4 Meeting Rooms
- Kitchen
- Storage/Filing Areas

# Floorplans 3



## Suite 730 | 2,814 SF

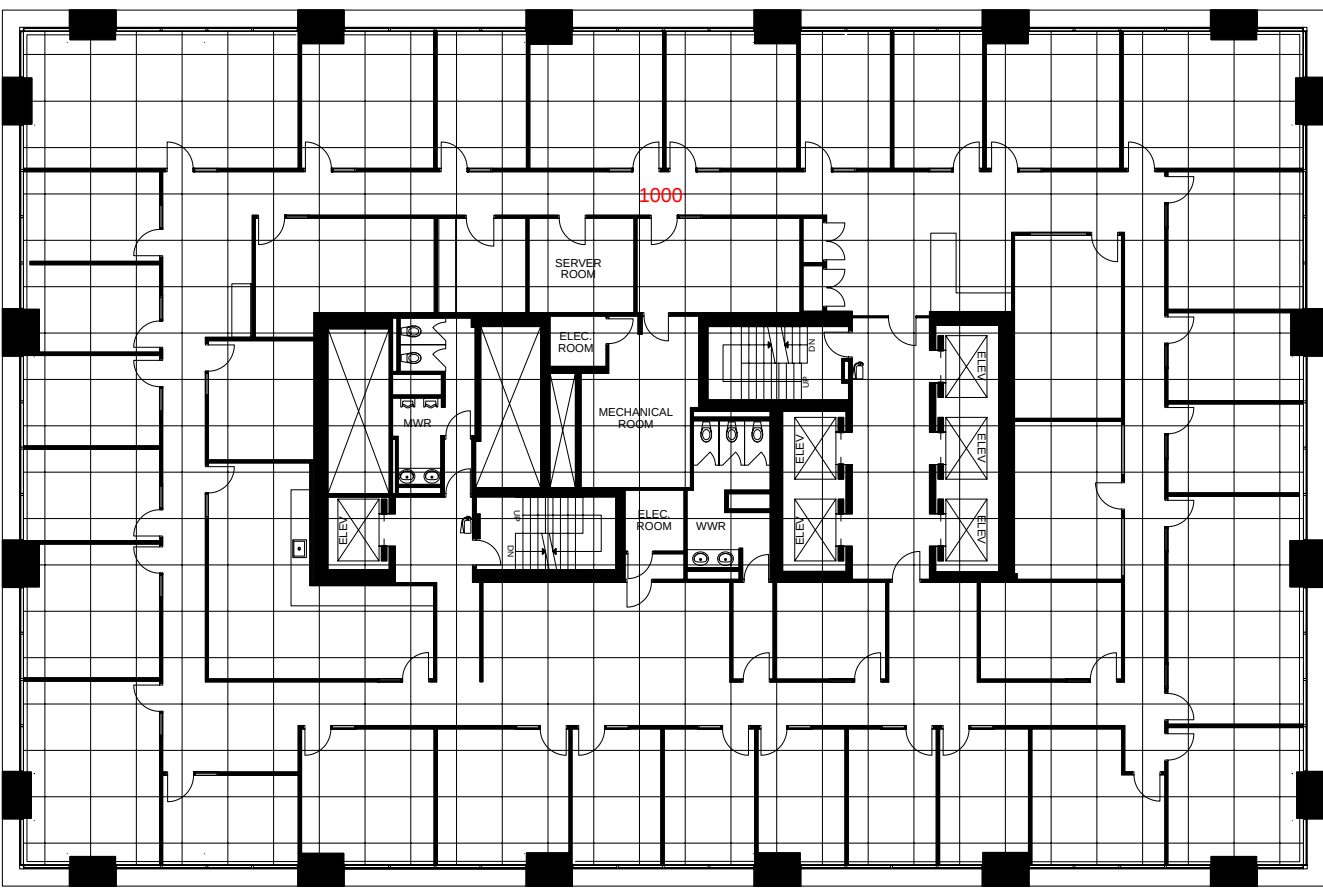
- 1 Exterior Office
- Open Area for Workstations
- Meeting Room
- Kitchen



## 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



Fully Leased



Suite 415  
729 SF

Suite 440  
978 SF

Suite 450  
1,128 SF

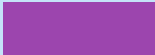
Suite 470  
1,171 SF

Suite 480  
1,762 SF

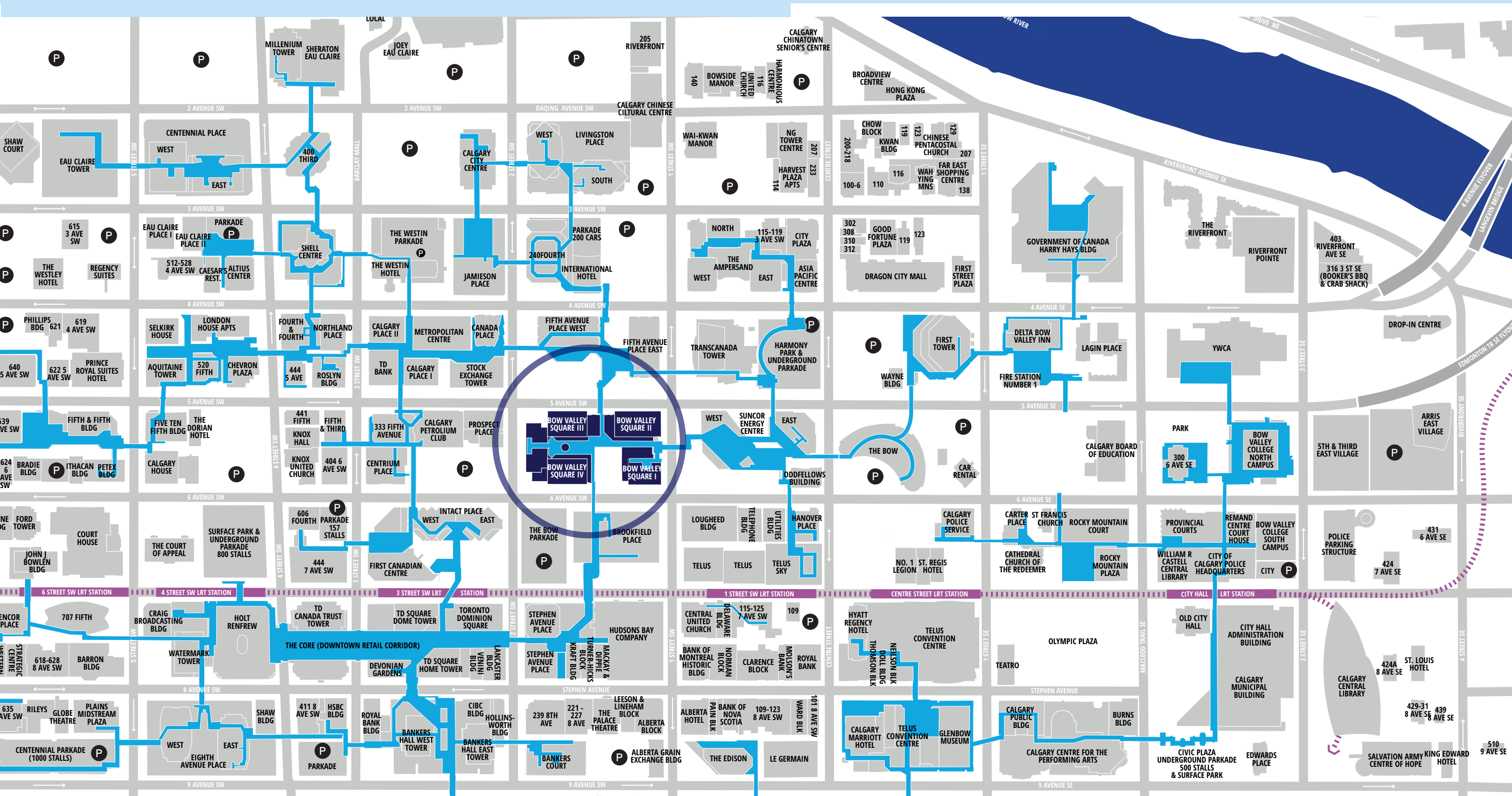
# Location



+ 15 Connections



LRT Line





## Aly Lalani

Executive Vice President | Partner  
Aly.Lalani@colliers.com  
+1 403 298 0410

## Leigh Kirnbauer

Senior Vice President | Partner  
Leigh.Kirnbauer@colliers.com  
+1 403 298 0408

## Jane Taylor

Senior Associate | Transaction Manager  
Jane.V.Taylor@colliers.com  
+1 403 298 0420

## Cassie van Kessel

Associate | Transaction Manager  
Cassie.vanKessel@colliers.com  
+1 403 298 0406

## Brett Van Hal

Associate  
Brett.VanHal@colliers.com  
+1 587 223 6373



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B o w  
V a l l e y  
S q u a r e