



7,434 SF
FOR SUBLEASE

Bow Valley Square 3

255 5 Avenue SW

Calgary, AB

CBRE

BOW VALLEY SQUARE

Bow Valley Square is a premier Class A office building offering an unparalleled tenant experience. Strategically located with convenient access to public transit and seamless plus 15 connections to Brookfield Place, Suncor Energy Centre and Fifth Avenue Place, the building provides unparalleled convenience. Key features include a state-of-the-art fitness center, fully equipped conference facilities, a dedicated daycare, a tenant lounge.

Tenants also enjoy the building's rooftop patio, secure underground parking with EV charging stations and two levels of retail, including a food court. With its modern amenities and prime location, Bow Valley Square is the ideal choice for businesses seeking a top-tier office environment.

Bow Valley Square boasts LEED Platinum certification, making it a leader in sustainable office space.



Building Class

A

Year Built

1972 – 1981, renovated 2011

Building Size

1,625,195 square feet

Average Floor Plate

10,758 – 14,872 square feet

Parking

1 stall per 2,200 square feet

Security

24/7 on site manned
Card access after hours

HVAC

8:00 am to 6:00 pm,
Monday to Friday

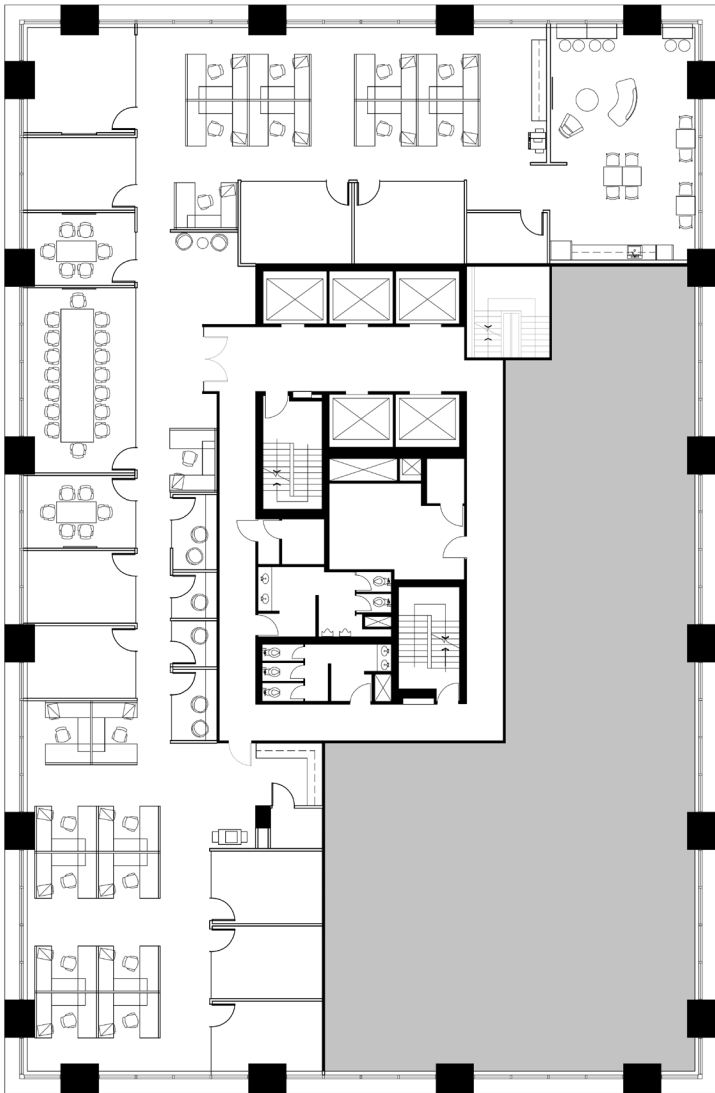
Building Amenities

HUB tenant lounge
Fitness centre
Conference centre
Underground parking
Secure bike storage
EV charging
Car wash
Daycare
Rooftop patio
2 levels of retail
Food court
Plus 15 connected

Available Premises

SUBLEASE

Availability	Suite 3010 7,434 square feet
Sublandlord	ChampionX Canada ULC
Availability	Immediate
Sublease Term	Expires September 30, 2029
Parking	4 stalls
Net Rent	Market Sublease Rates
Allowance	As – is
Op Costs & Taxes	\$19.90 per square foot



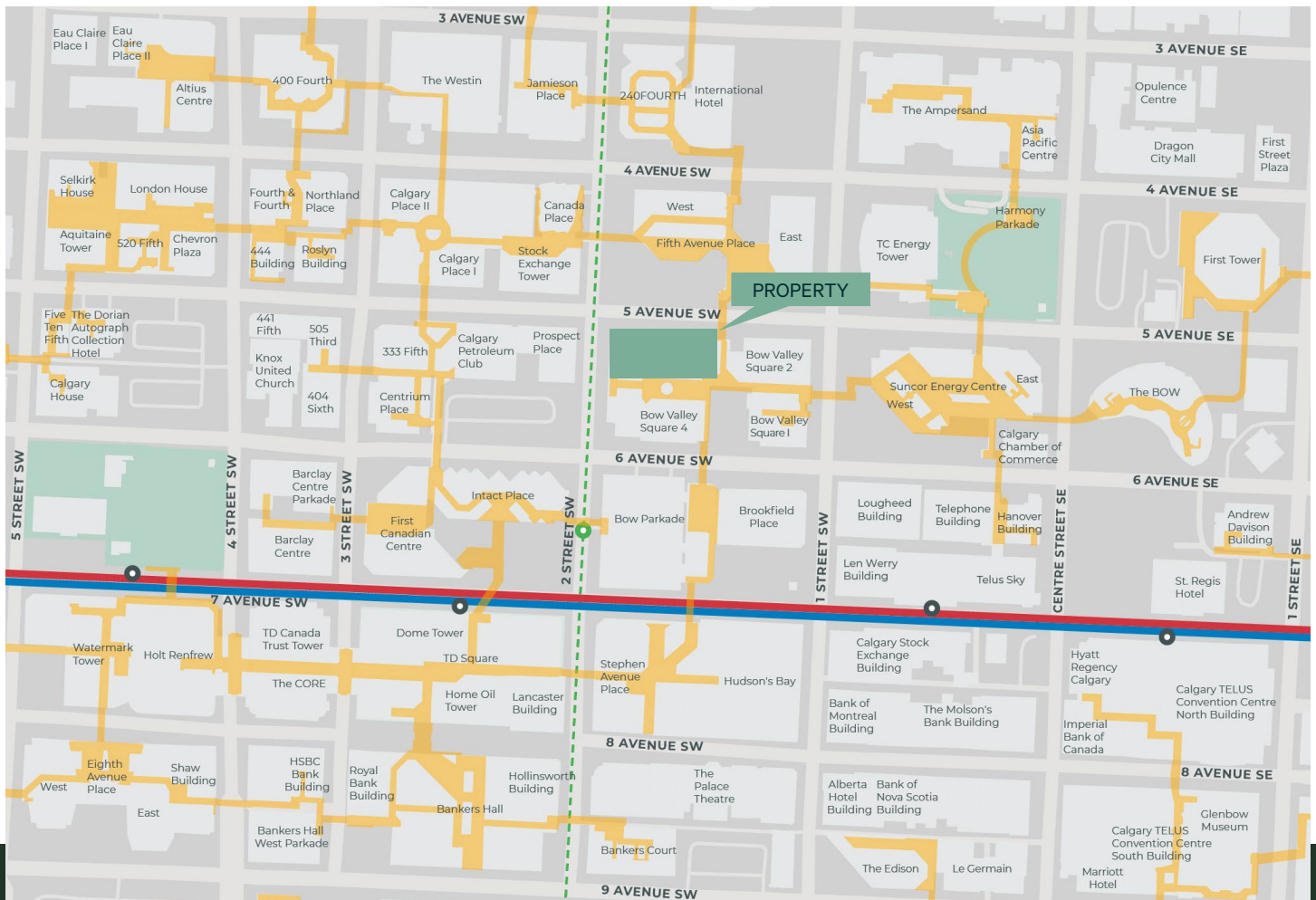
- 4 exterior offices
- 5 interior offices
- 19 workstations
- Boardroom
- 2 meeting rooms
- 4 phone rooms
- Reception
- Kitchen
- 2 copy areas
- Server room



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BUILDING HIGHLIGHTS

- Plus 15 connected to Brookfield Place, Suncor Energy Centre and Fifth Avenue Place
- Abundant amenities in the building including fitness facility with showers and lockers, conference facilities, day care, food court, tenant lounge, outdoor rooftop terrace and green space
- Convenient LRT and transit access
- Walking distance to many amenities in the immediate area including banks, restaurants, shopping and services

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