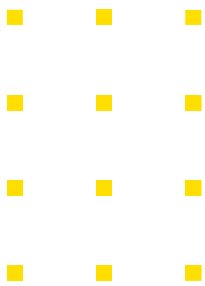




savills



FOR SUBLEASE

High-end
office
space with
expansive
views of
downtown

Bow Valley Square III
255 - 5 Avenue SW
Calgary, AB



PROPERTY OVERVIEW

Bow Valley Square III is a premier Class A office tower located in the heart of Calgary's downtown core.

As part of the iconic four-building Bow Valley Square complex, it offers direct access to the +15 network, CTrain, and Calgary's best dining, retail, and business amenities. Tenants enjoy a modern workplace experience with premium amenities including a fitness centre, conference facilities, rooftop patio, tenant lounge and secure bike storage.





SPACE PROFILE

#2320

Suite number

5,000 SF

Available

July 30, 2030

Term Expiry

Market

Sublease rate

\$19.95 psf/yr

Op Costs (2026)

Available

Immediately

KEY HIGHLIGHTS

- Beautifully designed office space in the heart of downtown
- Measured under old BOMA standard, creating more functional space and value for rentable square footage.
- Seven (7) private offices
- Nine (9) workstations
- Two (2) meeting rooms
- One (1) large corner boardroom
- Kitchen and staff eating area
- Modern reception and client hosting area

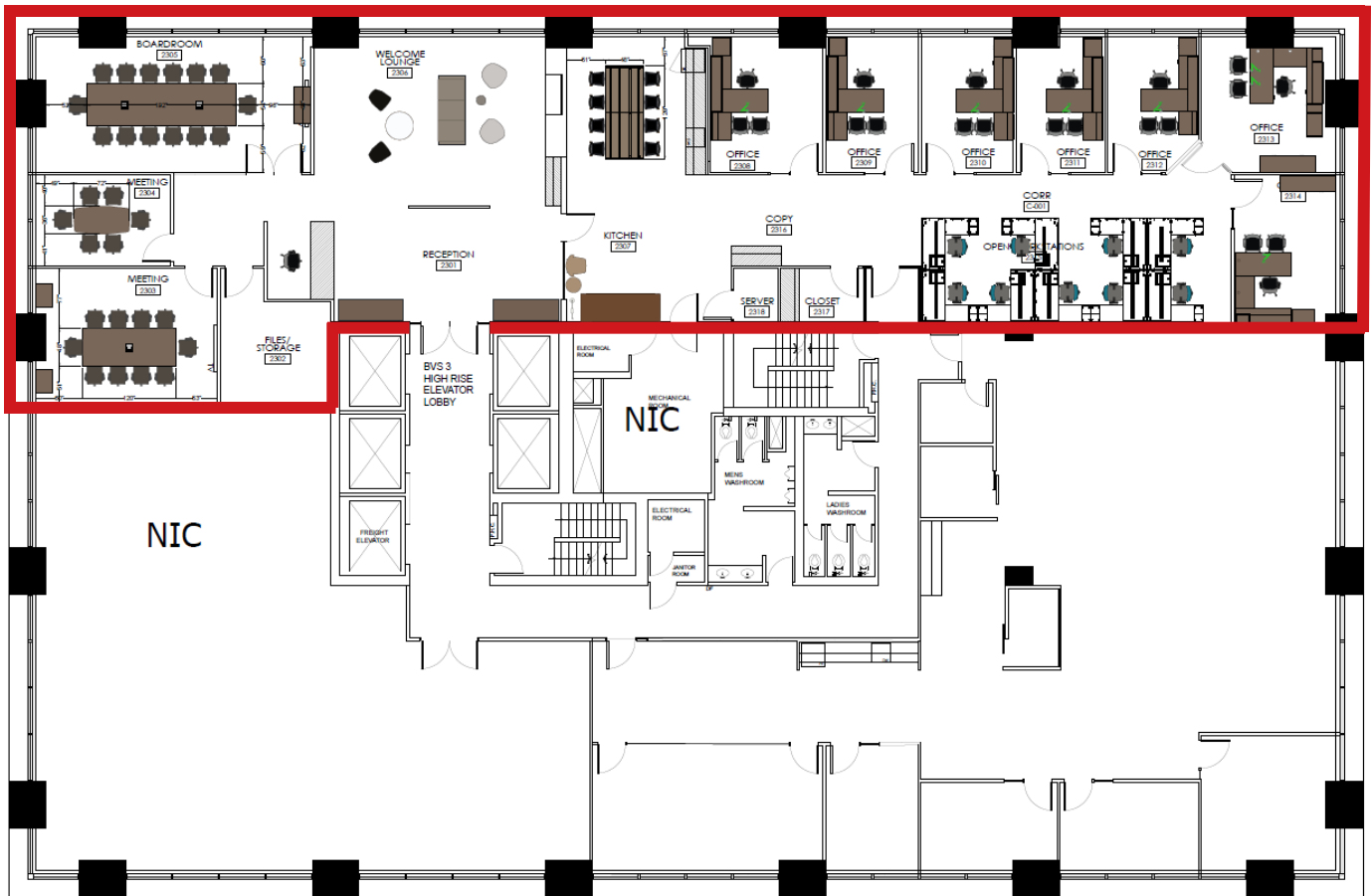
BUILDING DETAILS

- On-site fitness centre exclusive for all Bow Valley Square tenants
- Conference centre
- Tenant lounge
- Rooftop terrace and outdoor park
- Secure bicycle storage with end-of-trip facilities



SUITE 2320

5,000 SF Available







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