

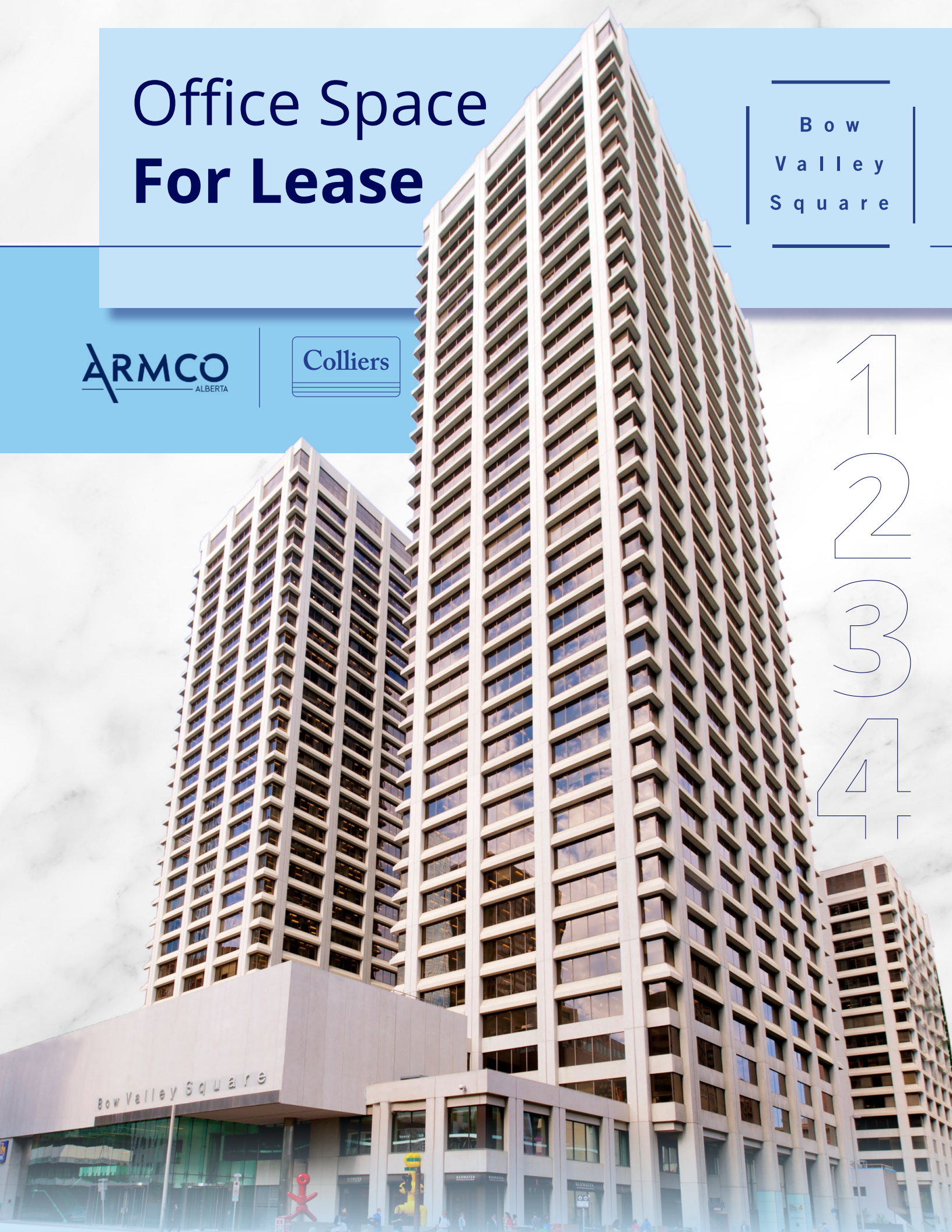
Office Space For Lease

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.

1234

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

Conference Facilities

Tenant Lounge

Rooftop Terrace & Outdoor Park

Secured Bicycle Storage & End-Of-Trip Facilities

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.

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.

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.

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

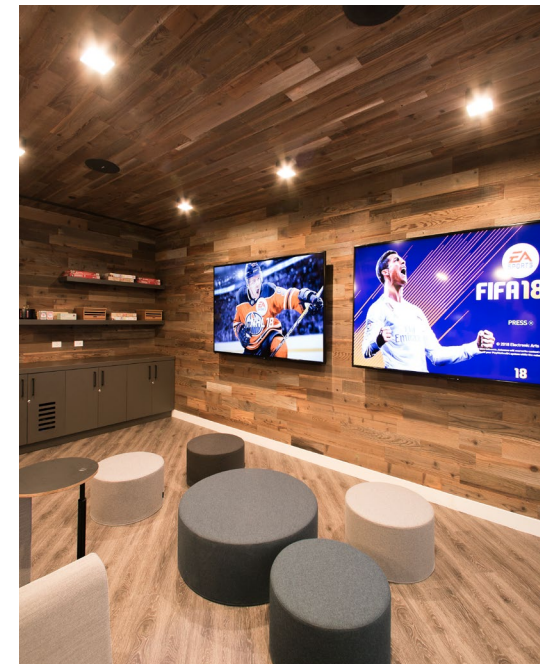
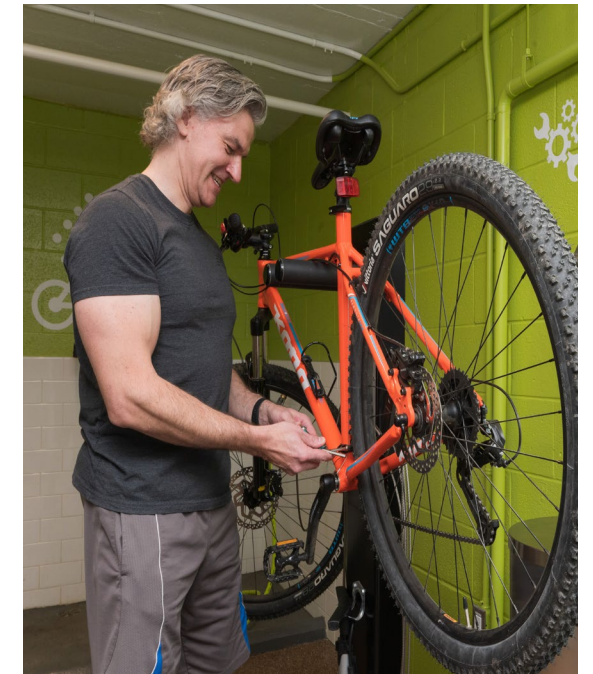
olly
FRESCO'S
BOW VALLEY SQUARE

Plus 30

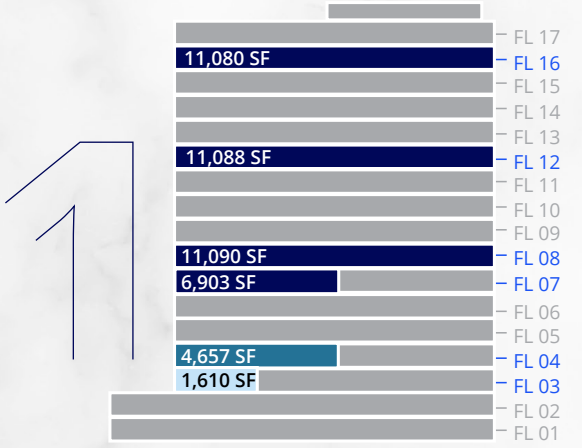
Bow Valley
CHILD CARE CENTRE

BOW VALLEY
BV
ATHLETIC CLUB

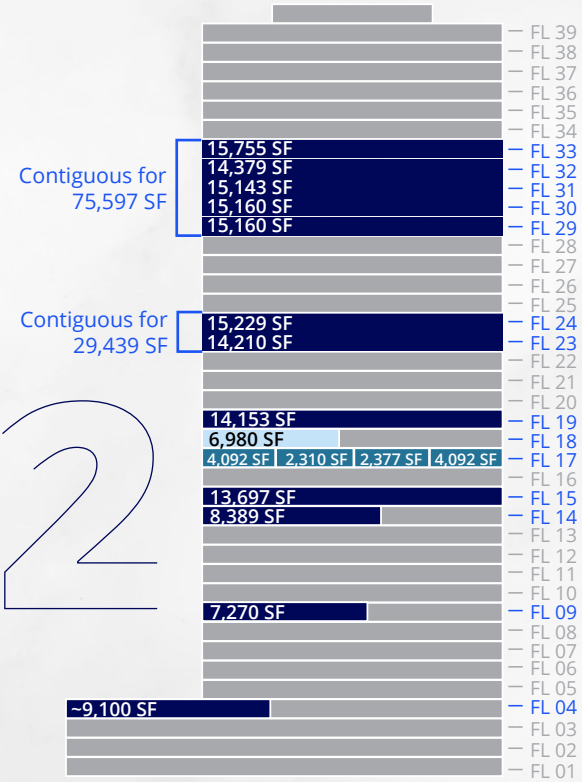
THE DOWNTOWN
SPORTS CLINICS



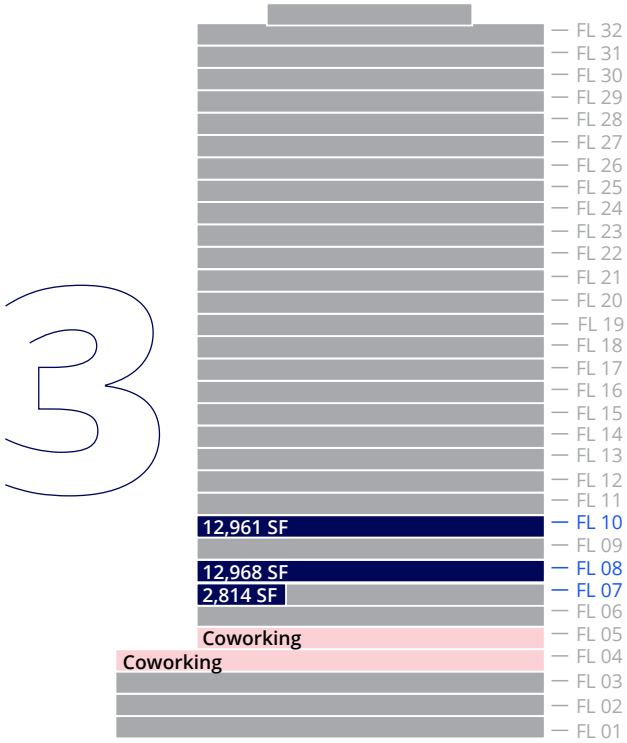
Availabilities



	340	1,610	October 1, 2026
Show Suite / Mostly Furnished	430	4,657	Immediate
	720	6,903	Immediate
	800	11,090	Immediate
	1200	11,088	Immediate
	1600	11,080	Immediate



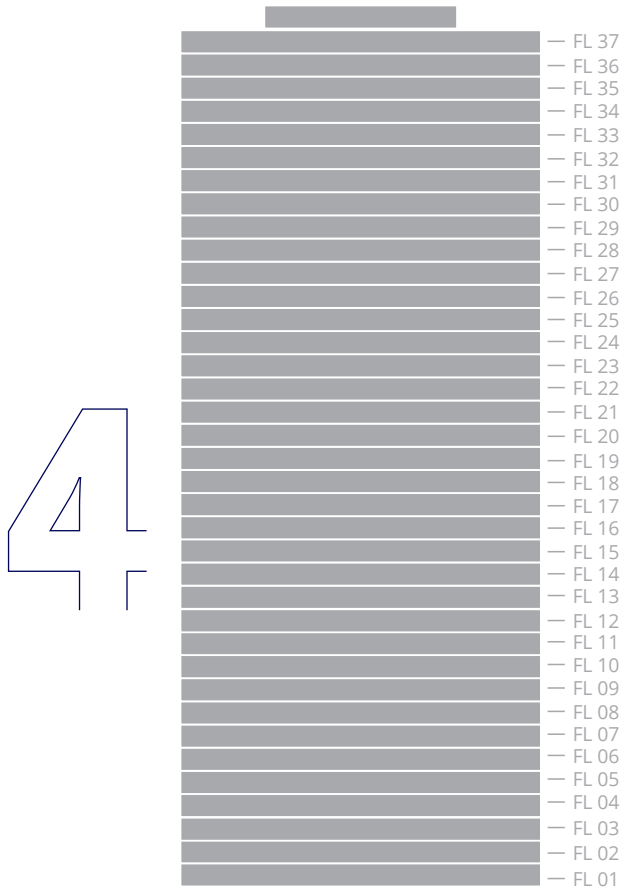
	400	~9,100	Immediate
Furniture Available	920	7,270	Immediate
Partially Furnished	1410	8,389	Immediate
Partially Furnished	1500	13,697	Immediate
Show Suite	1710	2,418	Immediate
Show Suite	1720	2,326	Immediate
Show Suite	1760	4,553	Immediate
Potential Show Suite (Currently Whiteboxed)	1730	4,558	Immediate
	1830	6,980	May 1, 2027
	1900	14,153	Immediate
	2400	15,229	Immediate
	2900	15,160	Immediate
	3000	15,160	Immediate
	3100	15,143	Immediate
	3200	14,379	Immediate
	3300	15,755	Immediate



Base Building Condition	730	2,814	Immediate
	800	12,968	Immediate
	1000	12,961	Immediate



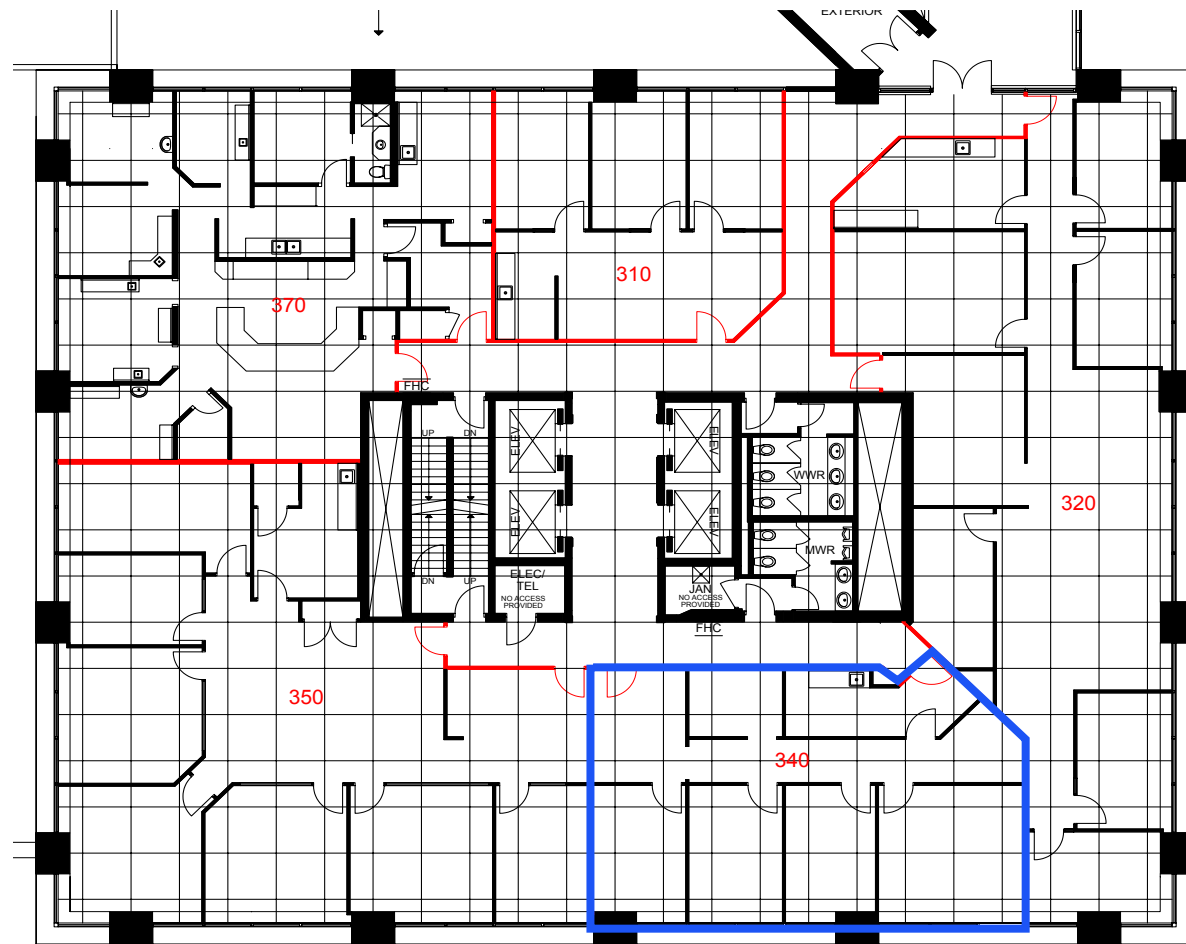
	Suite 420	1,286 sf	July 1, 2026
	Suite 450	1,128 sf	Immediate
	Suite 470	1,171 sf	Immediate
	Suite 490-4	Single Office	July 1, 2026
	Suite 565	1,237 SF	Immediate



Fully Leased

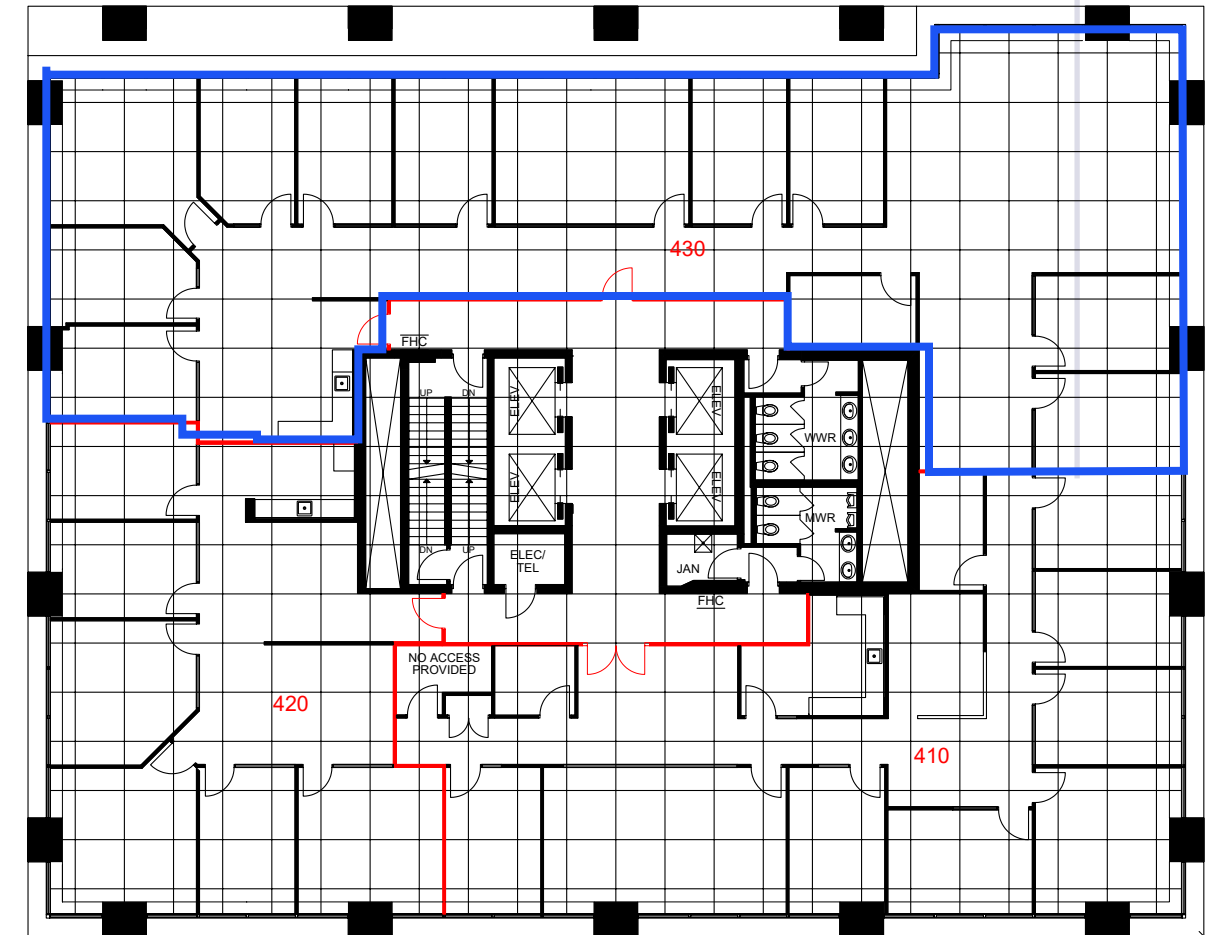
- Headlease Available
- Show Suite
- Upcoming Headlease
- Coworking

Floorplans



Suite 340 | 1,610 SF

- 3 Exterior Offices
- Meeting Room
- Kitchen
- Copy/Print Area
- Small Reception

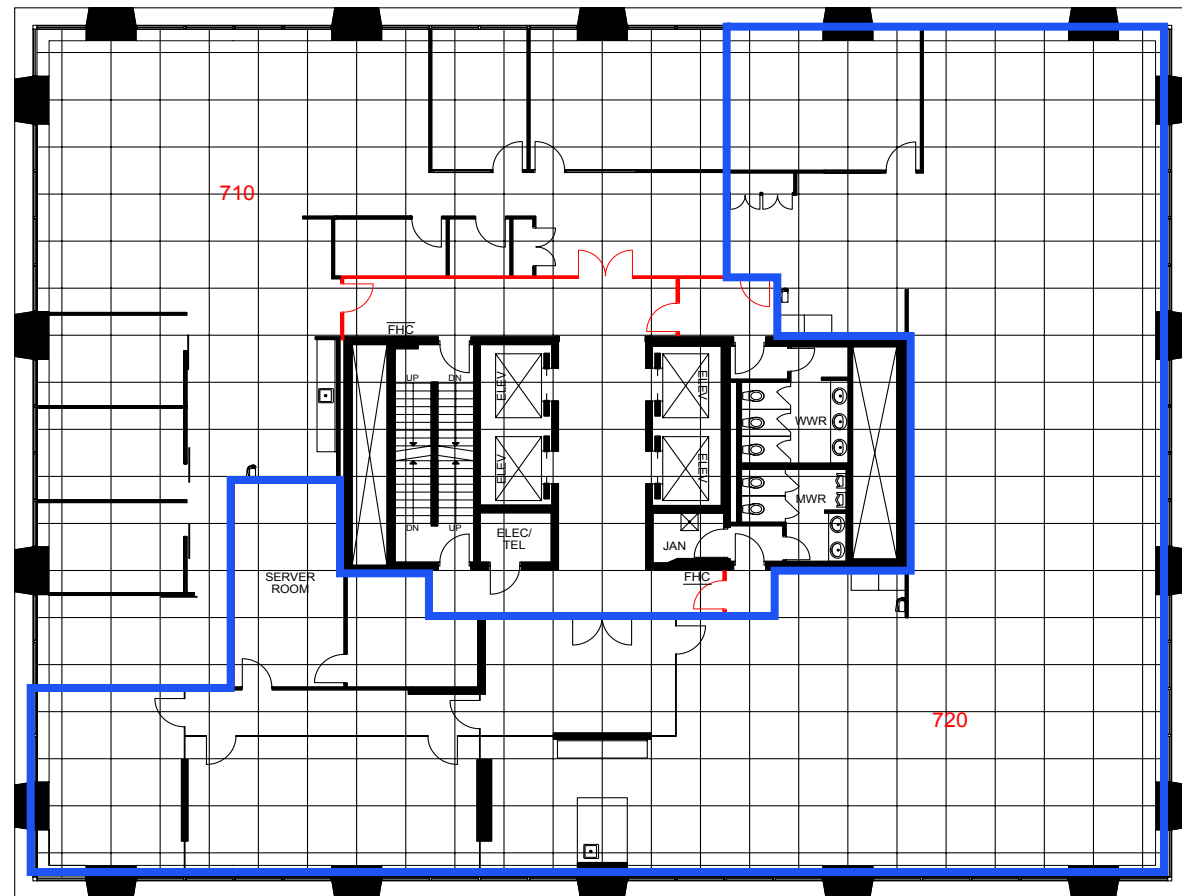


Suite 430 | 4,657 SF

Show Suite / Mostly Furnished

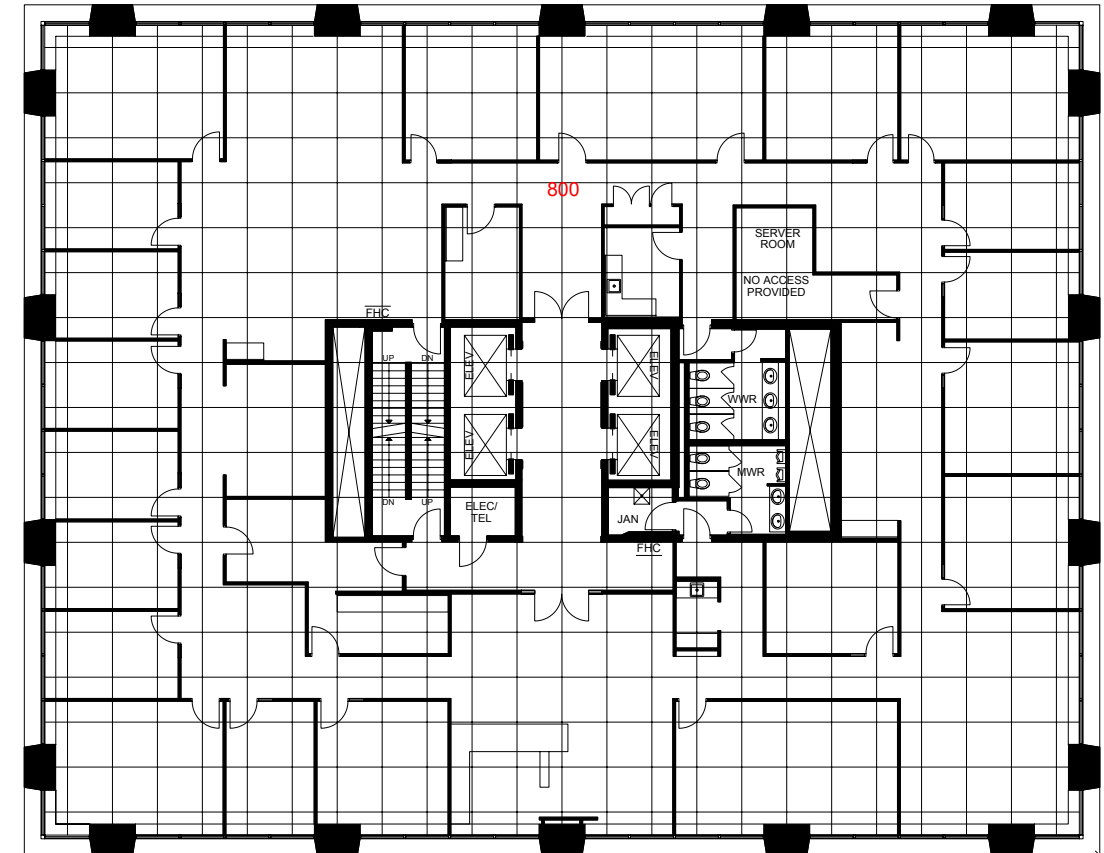
- 10 Exterior Offices
- Open Area for ~9 Workstations
- Meeting Room
- Kitchen
- Server Room
- Copy/Print Area

Floorplans



Suite 720 | 6,903 SF

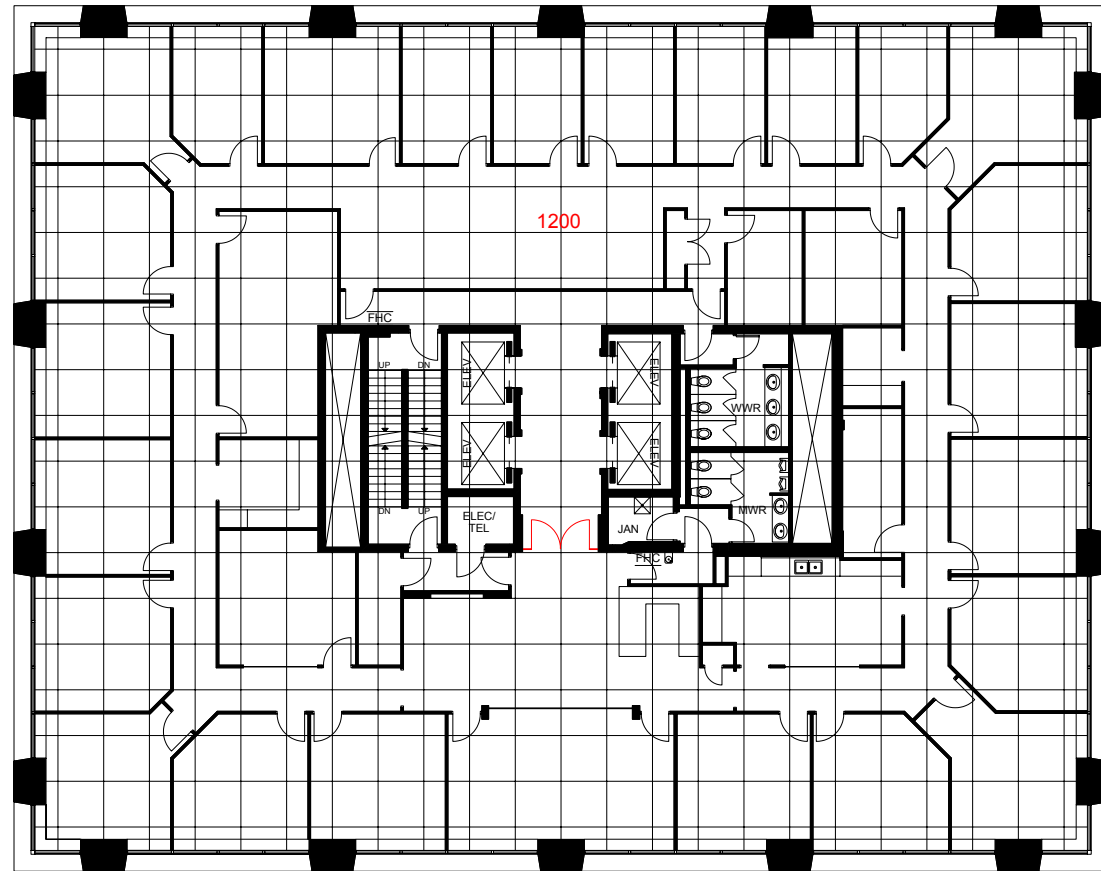
- Open Area for Workstations
- 2 Meeting Rooms
- Boardroom
- Kitchen
- Server/Storage Room
- Reception
- 2 Copy/Print Areas



Suite 800 | 11,090 SF

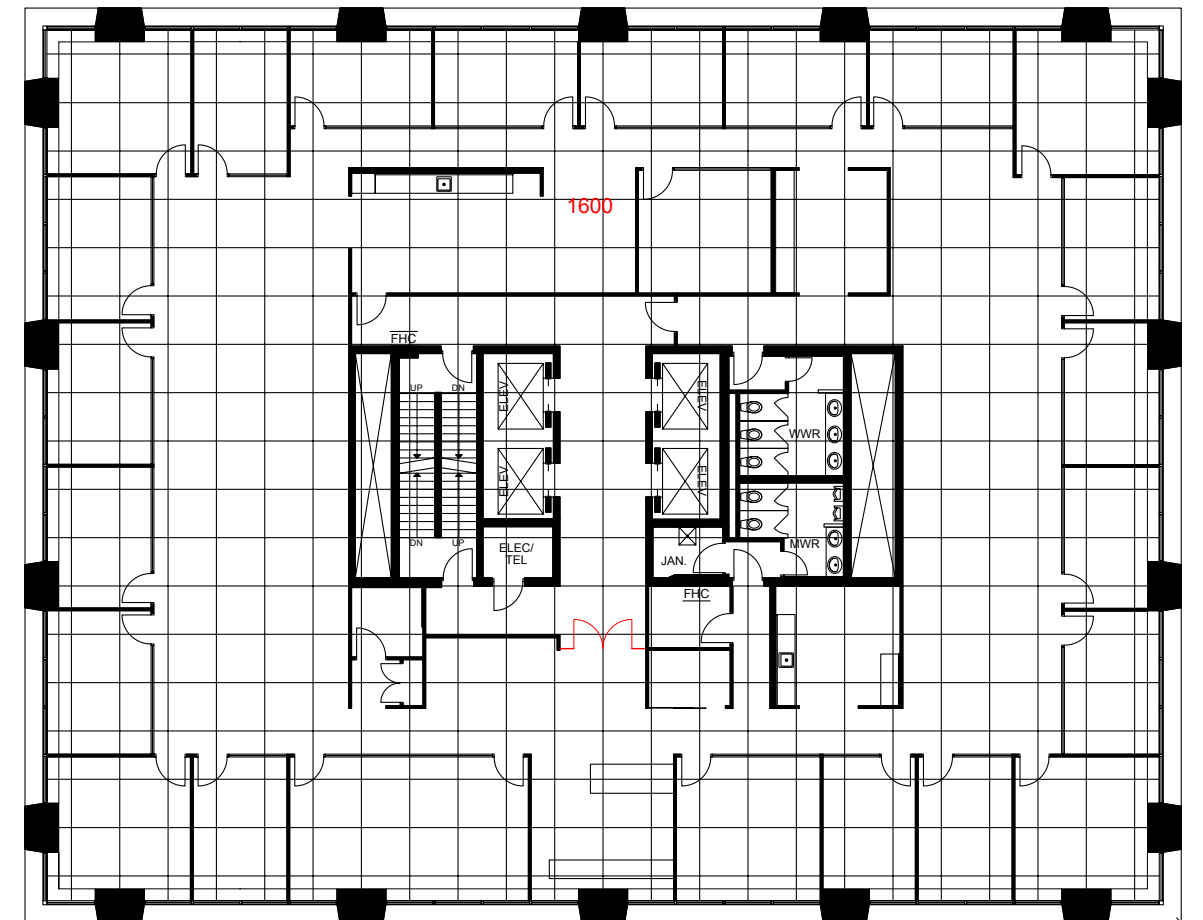
- 17 Exterior Offices
- Open Area for Workstations
- Boardroom
- 2 Meeting Rooms
- 2 Kitchens
- Server Room
- 2 Copy/Print Areas
- Reception

Floorplans



Suite 1200 | 11,088 SF

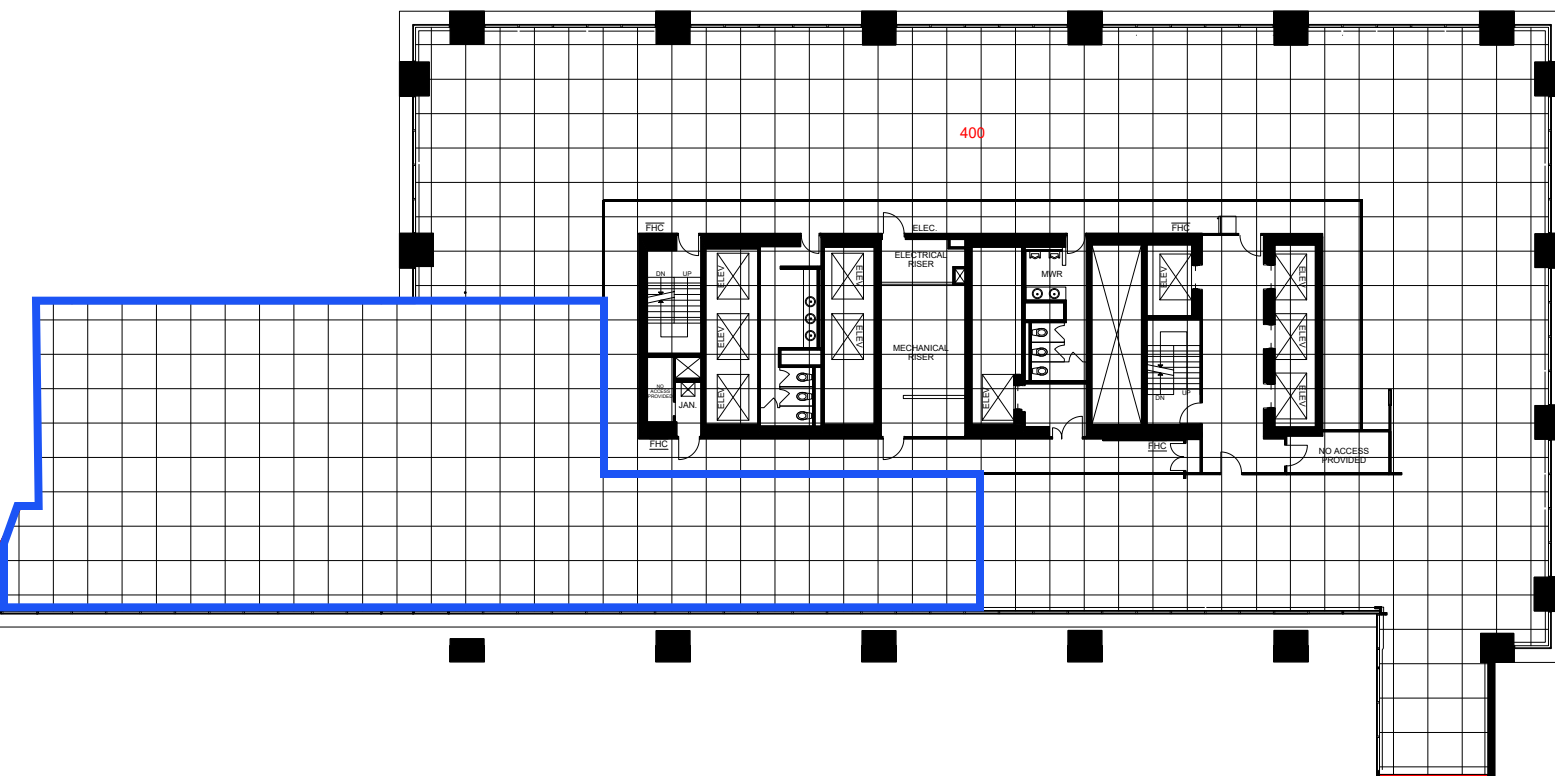
- 24 Exterior Offices
- 1 Interior Office
- Boardroom
- Meeting Room
- Kitchen
- Reception
- Rolling Files
- Copy Area
- Storage Room
- Server Room



Suite 1600 | 11,080 SF

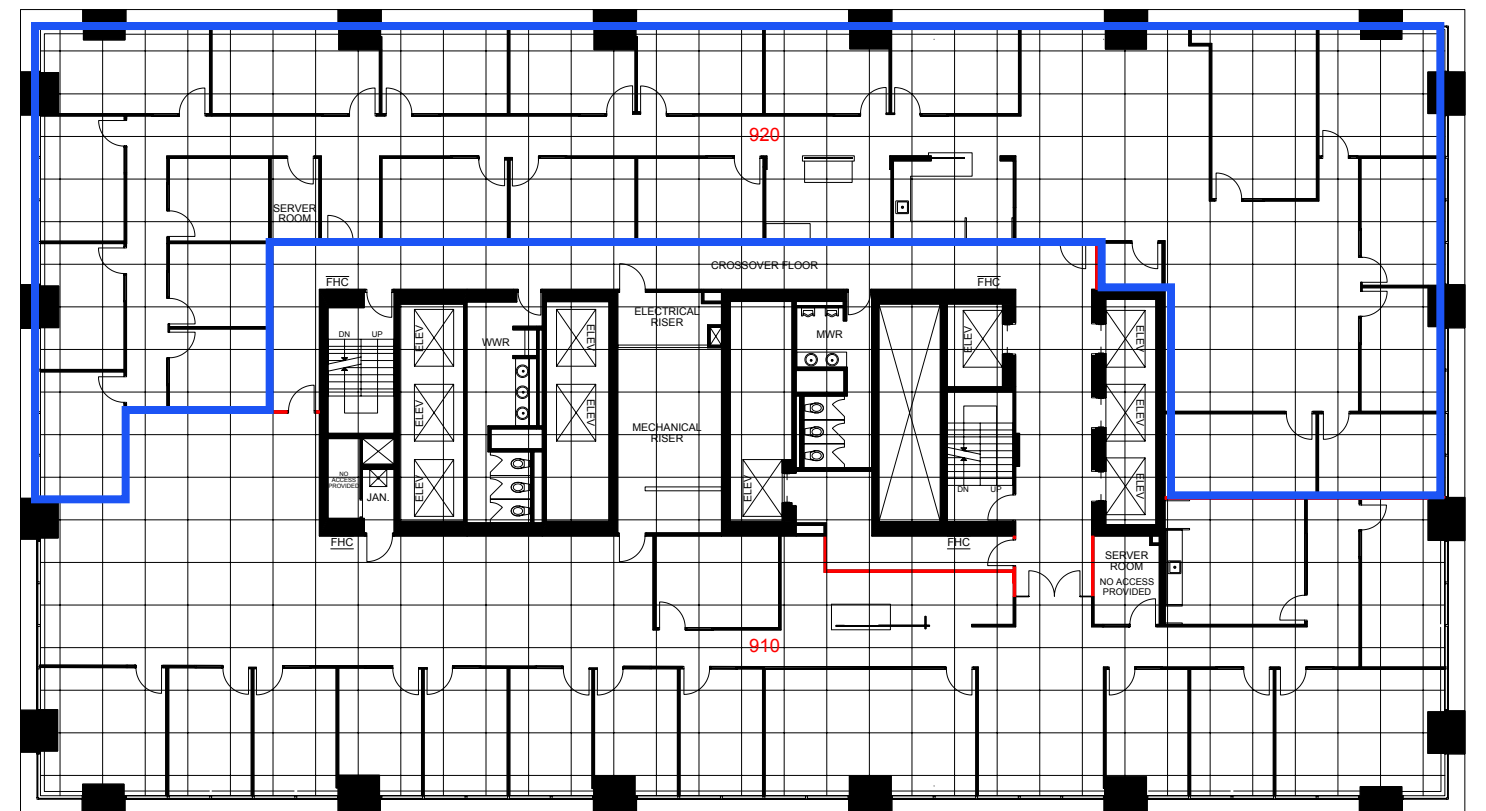
- 22 Exterior Offices
- Open Area for ~16 Workstations
- 2 Interior Meeting/Phone Rooms
- Boardroom
- Meeting Room
- 2 Kitchens
- Reception
- Server/Storage Room
- Copy/Print Area

Floorplans 2



Suite 400 | ~9,100 SF

- Whiteboxed condition

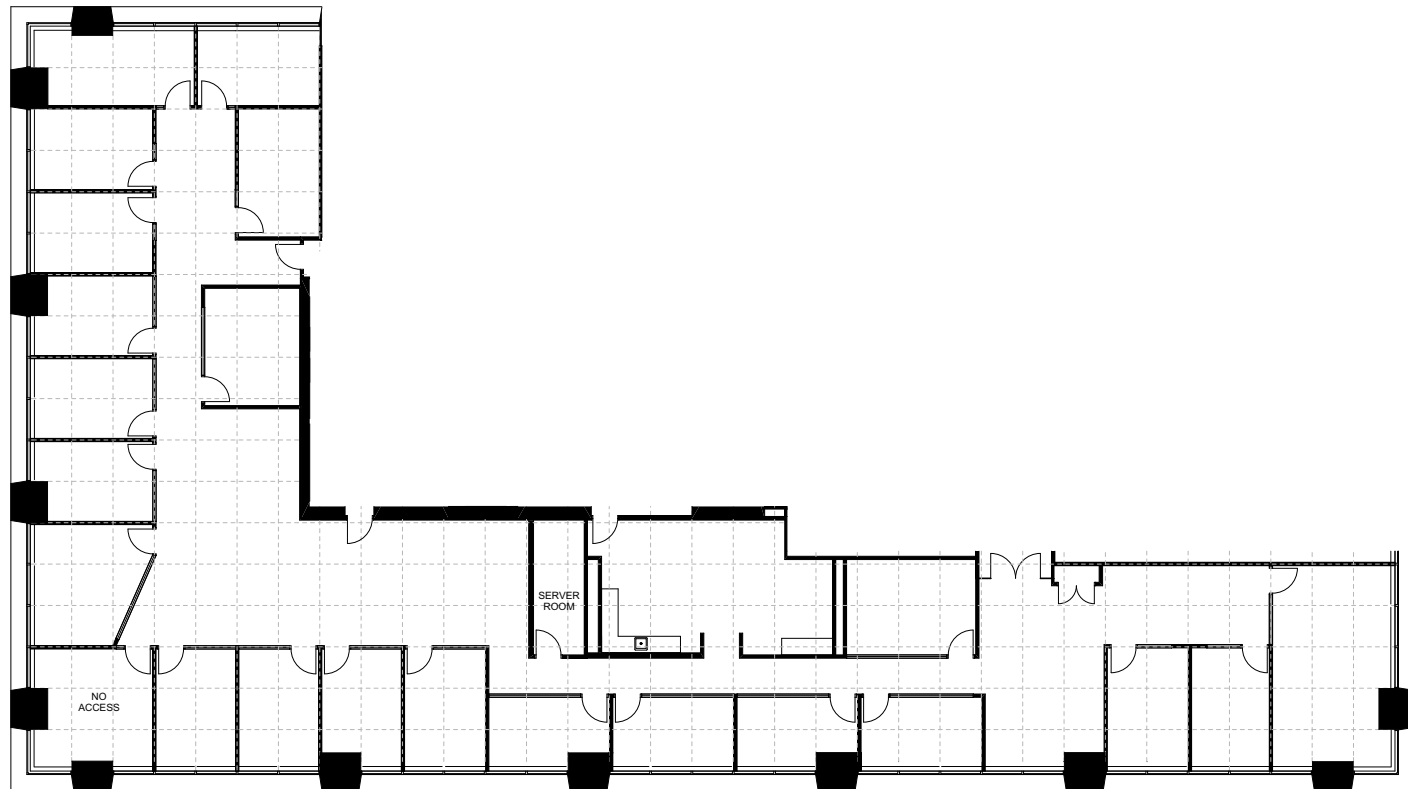


Suite 920 | 7,270 SF

**Furniture Available*

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

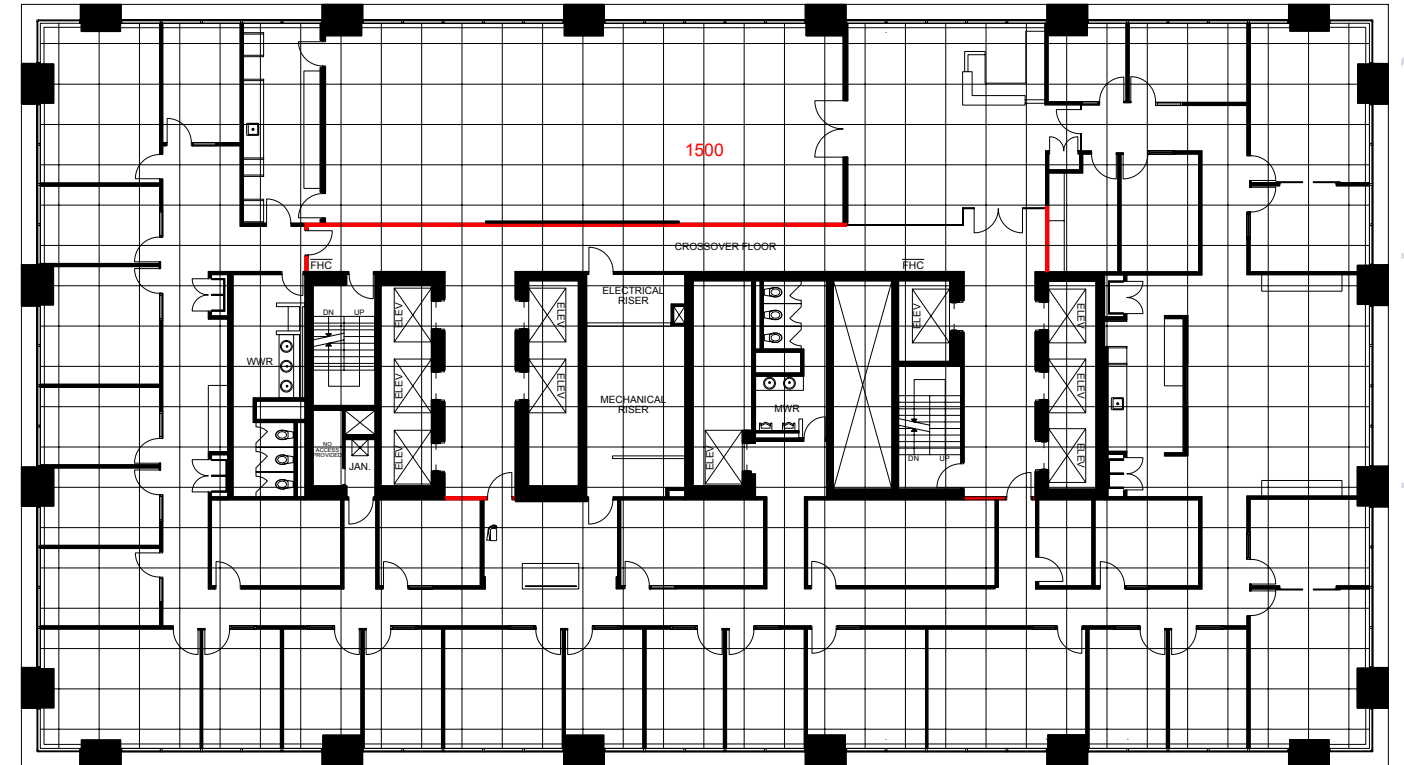
Floorplans 2



Suite 1410 | 8,389 SF

**Partially Furnished*

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

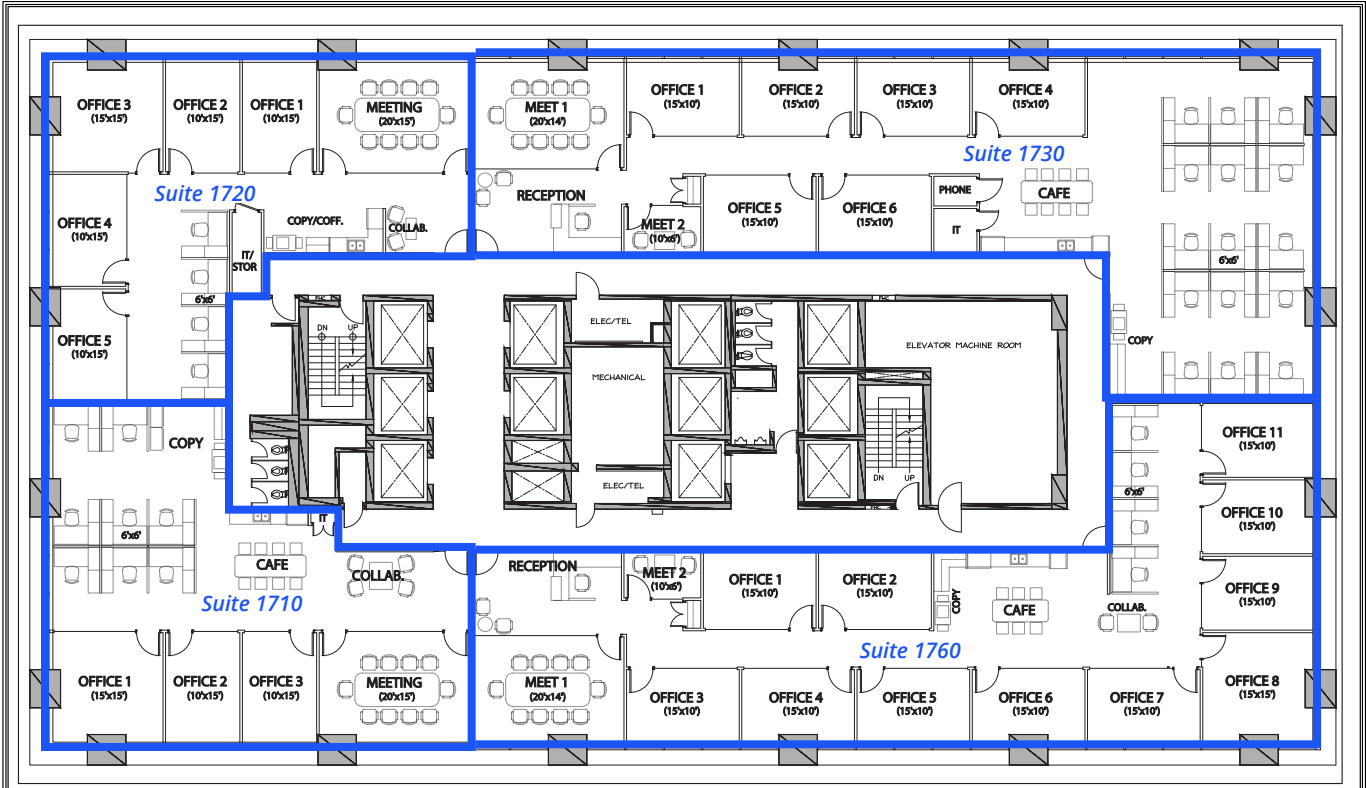


Suite 1500 | 13,697 SF

Partially furnished

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

Floorplans 2



Suite 1710 | 2,418 SF

[Show Suite](#)

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

Suite 1730 | 4,558 SF

[Potential Show Suite \(Currently Whiteboxed\)](#)

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

Suite 1720 | 2,326 SF

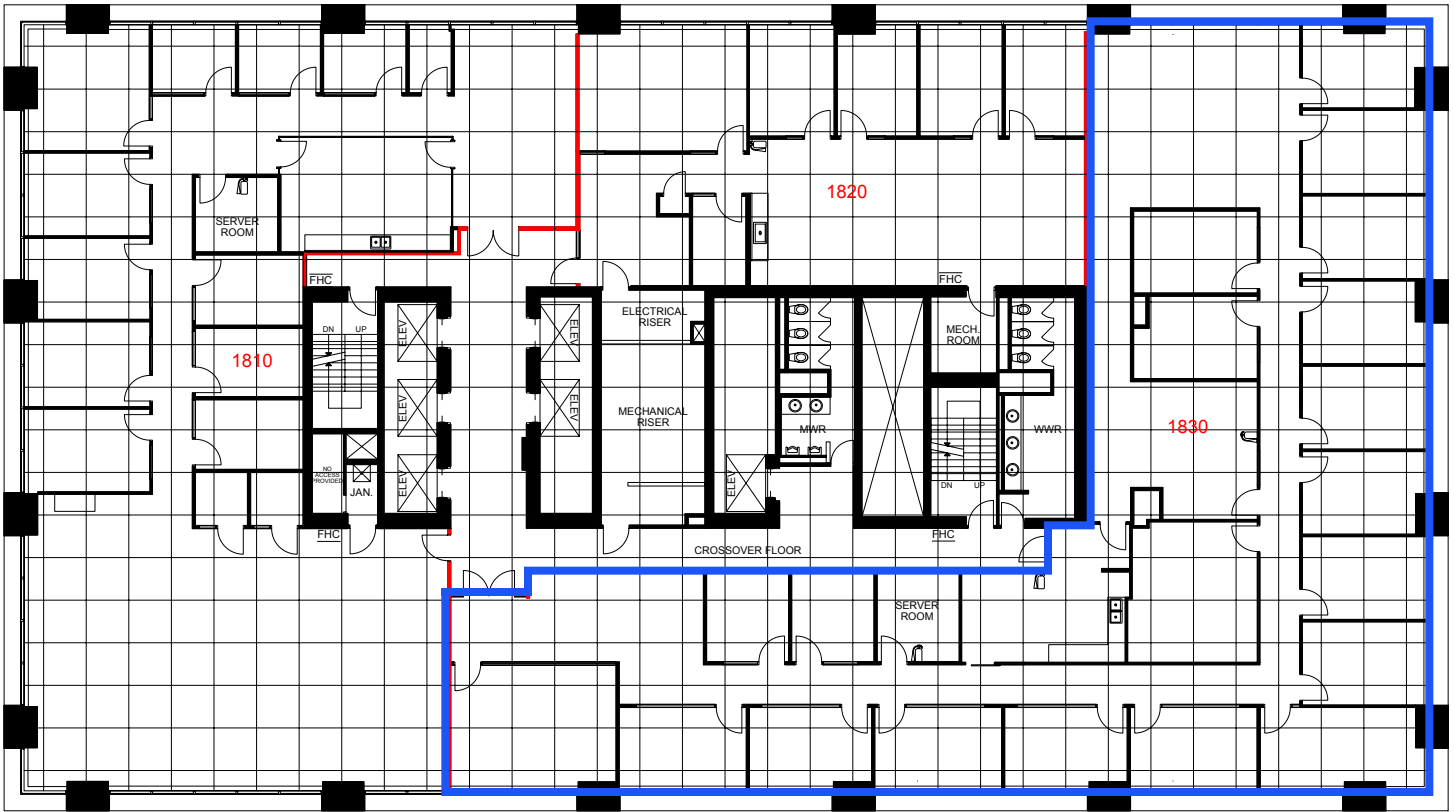
[Show Suite](#)

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

Suite 1760 | 4,553 SF

[Show Suite](#)

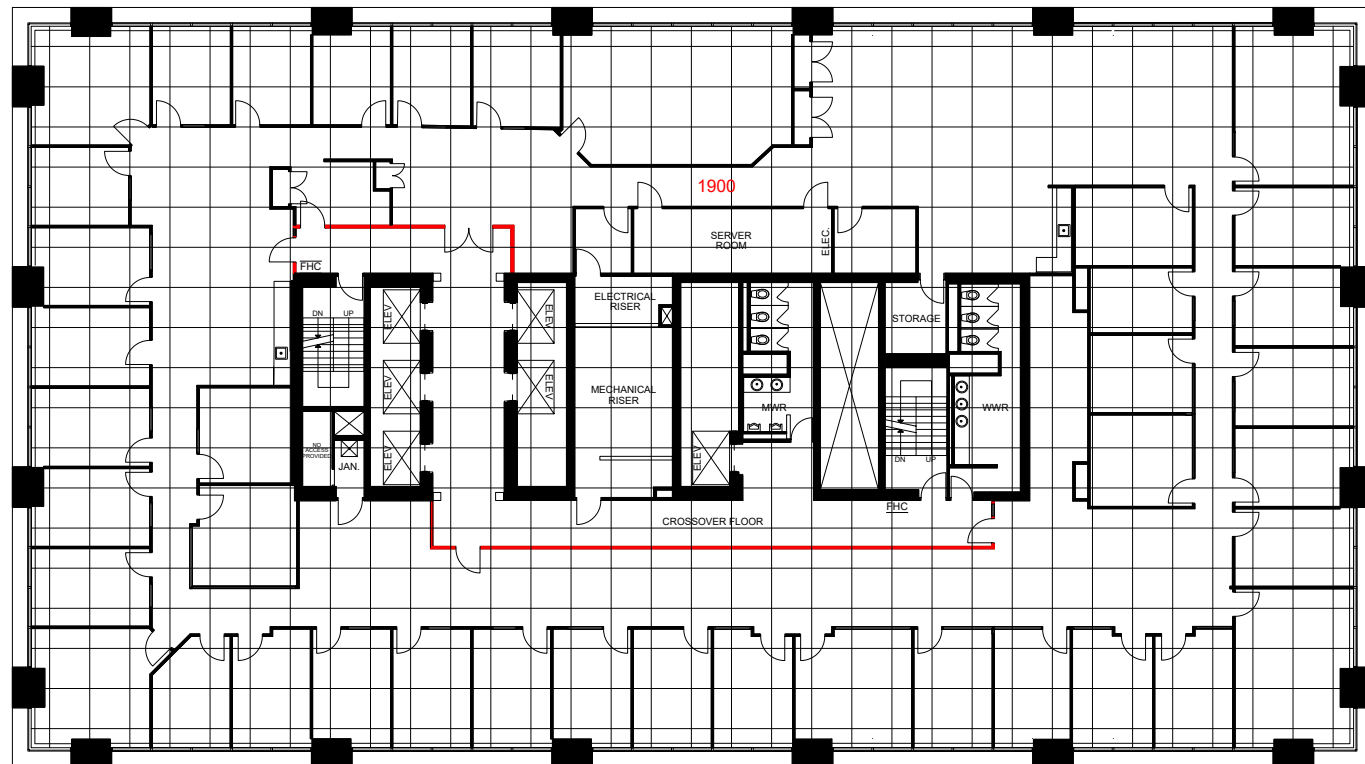
- 9 Exterior Offices
- 2 Interior Offices
- Open Area for ~4 Workstations
- Meeting Room
- Boardroom
- Kitchen/Copy Area
- Reception



Suite 1830 | 6,980 SF

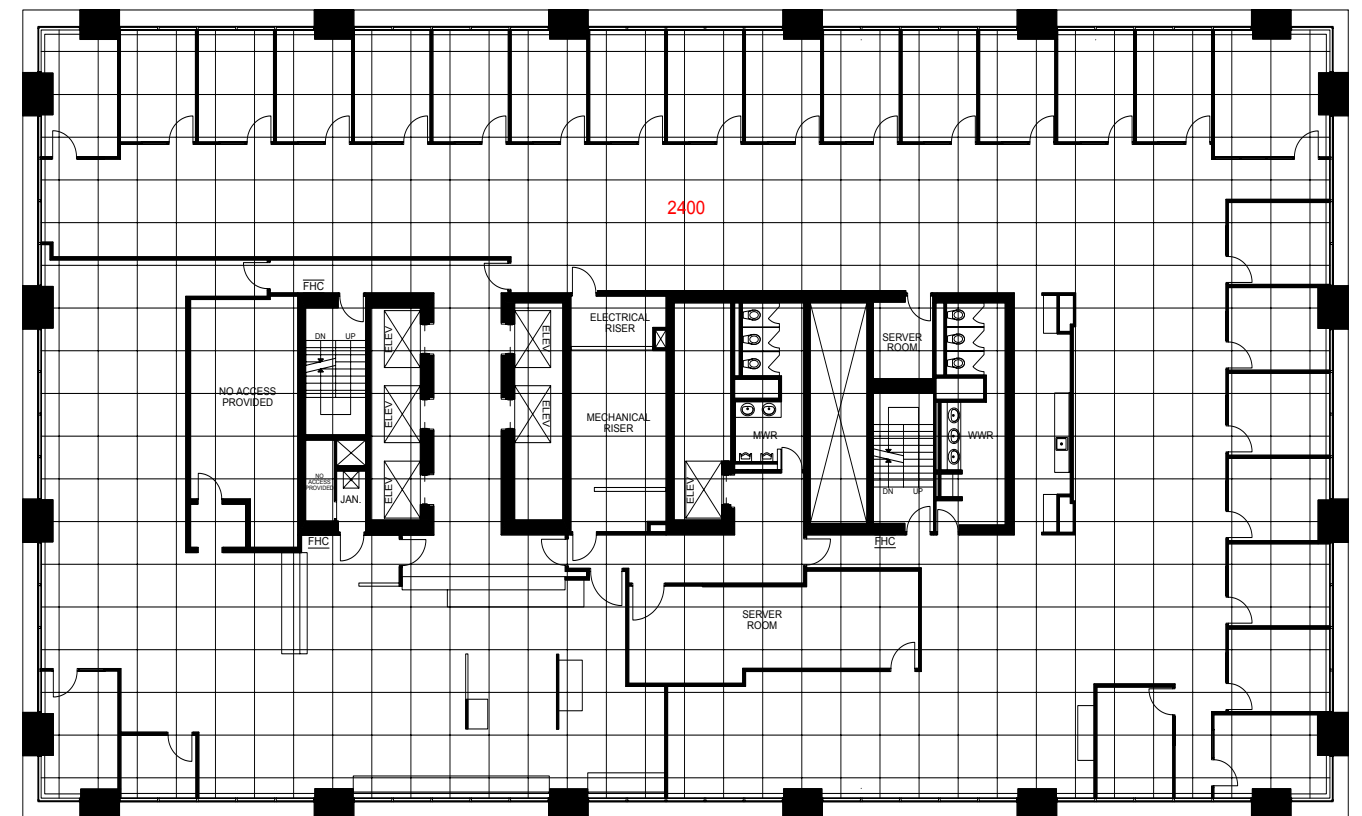
- 14 Exterior Offices
- 2 Interior Offices
- Open Area for ~6 Workstations
- 2 Meeting Rooms
- 2 Breakout Rooms
- Kitchen
- Copy/Print Area
- Reception

Floorplans 2



Suite 1900 | 14,153 SF

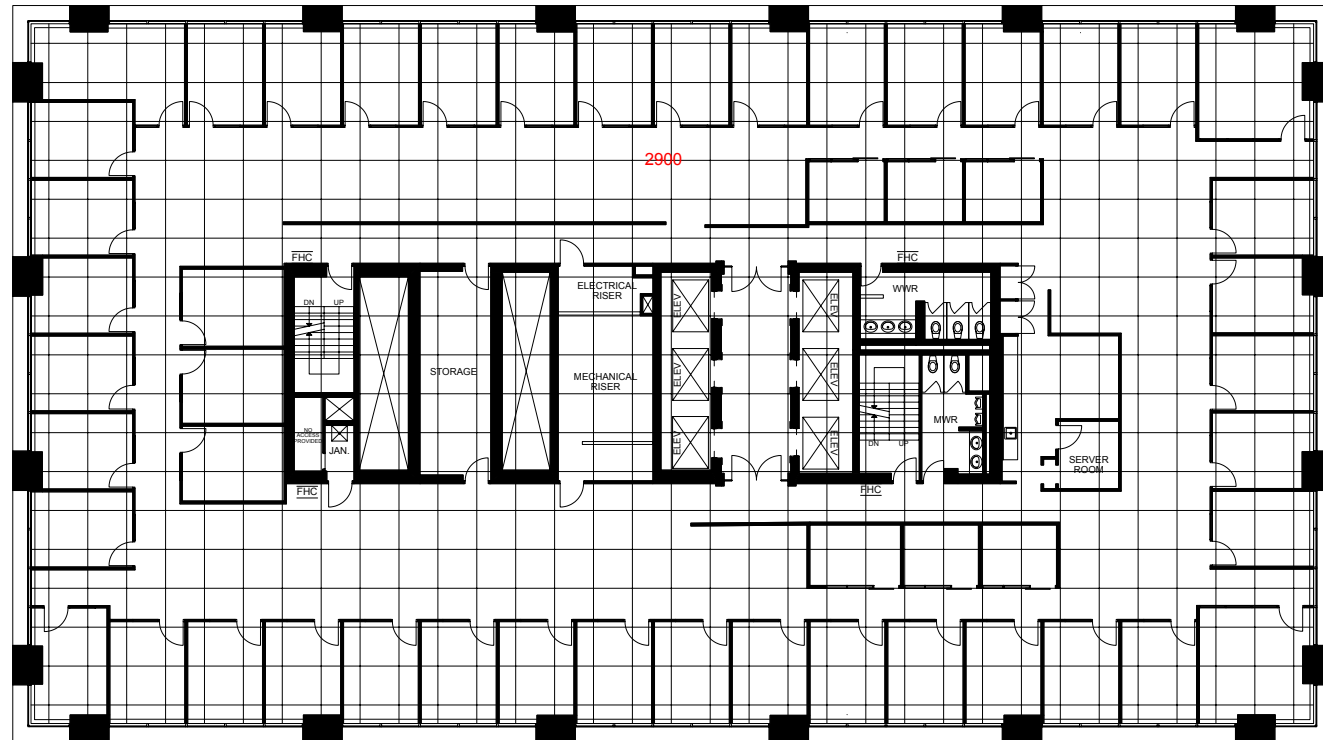
- 33 Exterior Offices
- 6 Interior Offices
- Open Area for Workstations
- Boardroom
- 2 Kitchens
- Server Room



Suite 2400 | 15,229 SF

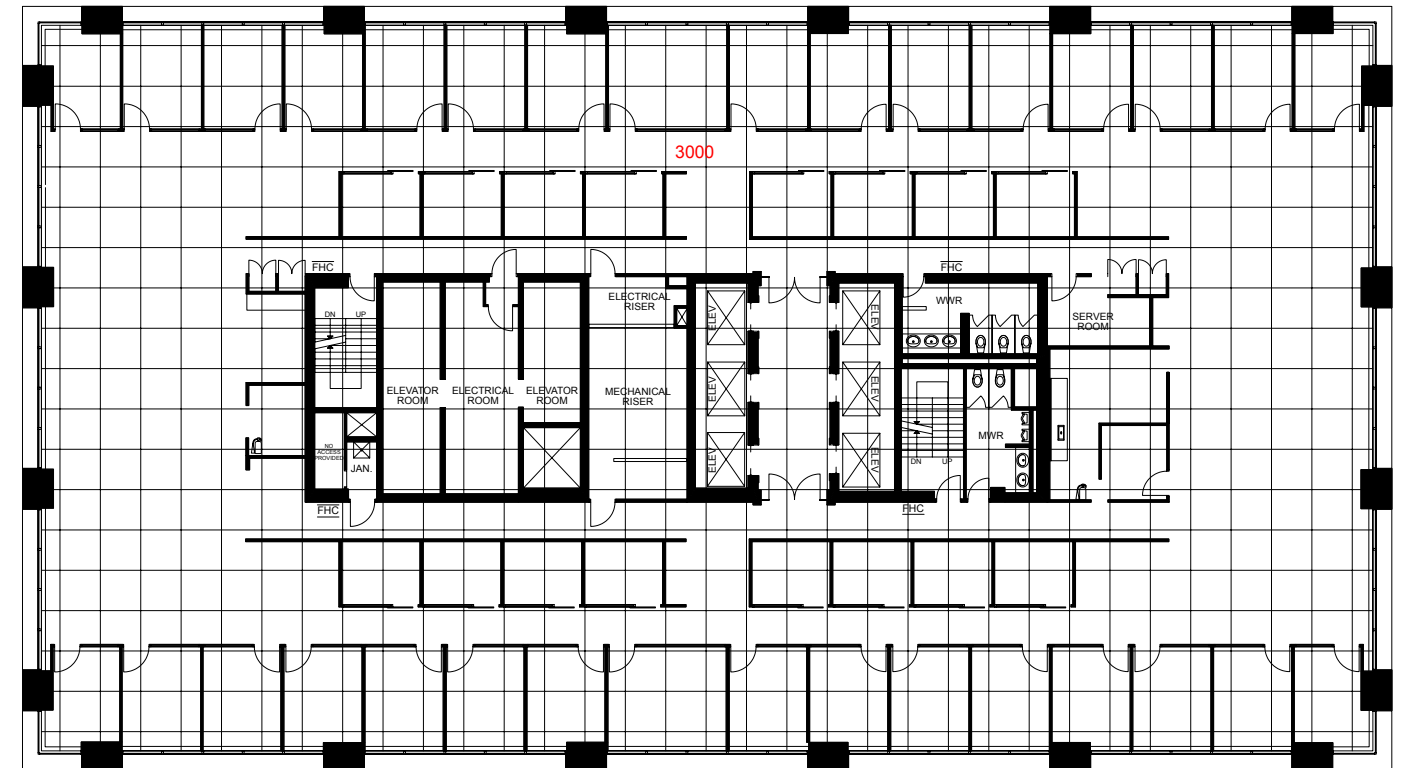
- 26 Exterior Offices
- Open Area for ~38 Workstations
- Kitchen
- Large Server Room
- Copy/Print Area

Floorplans 2



Suite 2900 | 15,160 SF

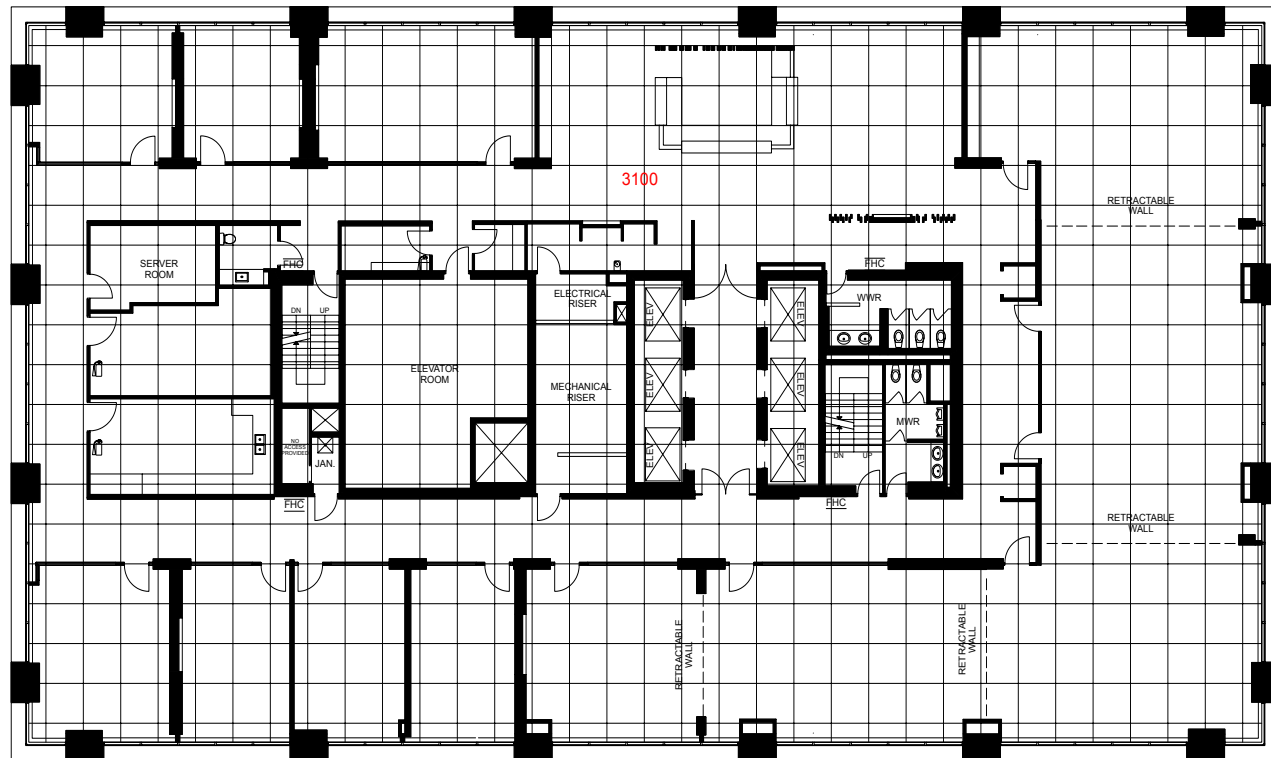
- 41 Exterior Offices
- 9 Interior Offices
- Open Area for ~23 Workstations
- Meeting Room
- Kitchen
- Storage Room
- Server Room



Suite 3000 | 15,160 SF

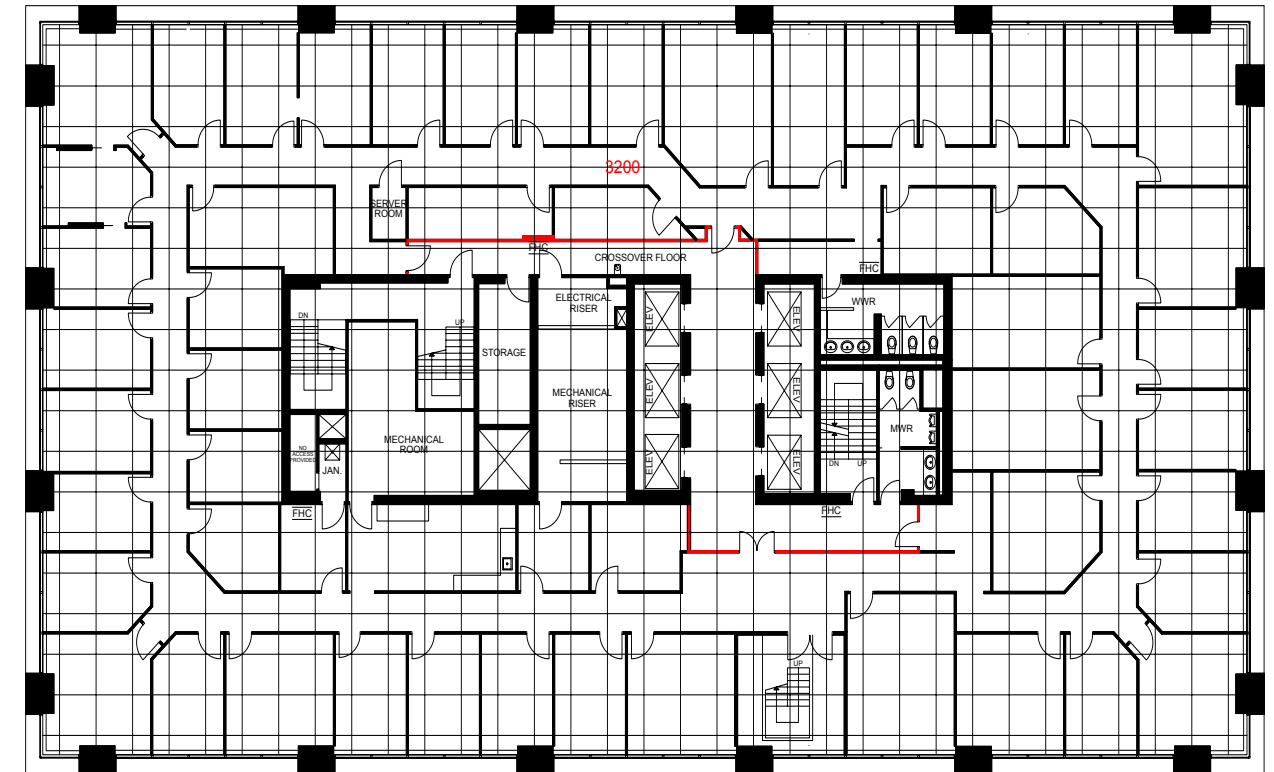
- 31 Exterior Offices
- 16 Interior Offices
- Open Area for ~46 Workstations
- Meeting Room
- Kitchen
- Copy/Print Areas
- Server Room
- Storage Room

Floorplans 2



Suite 3100 | 15,143 SF

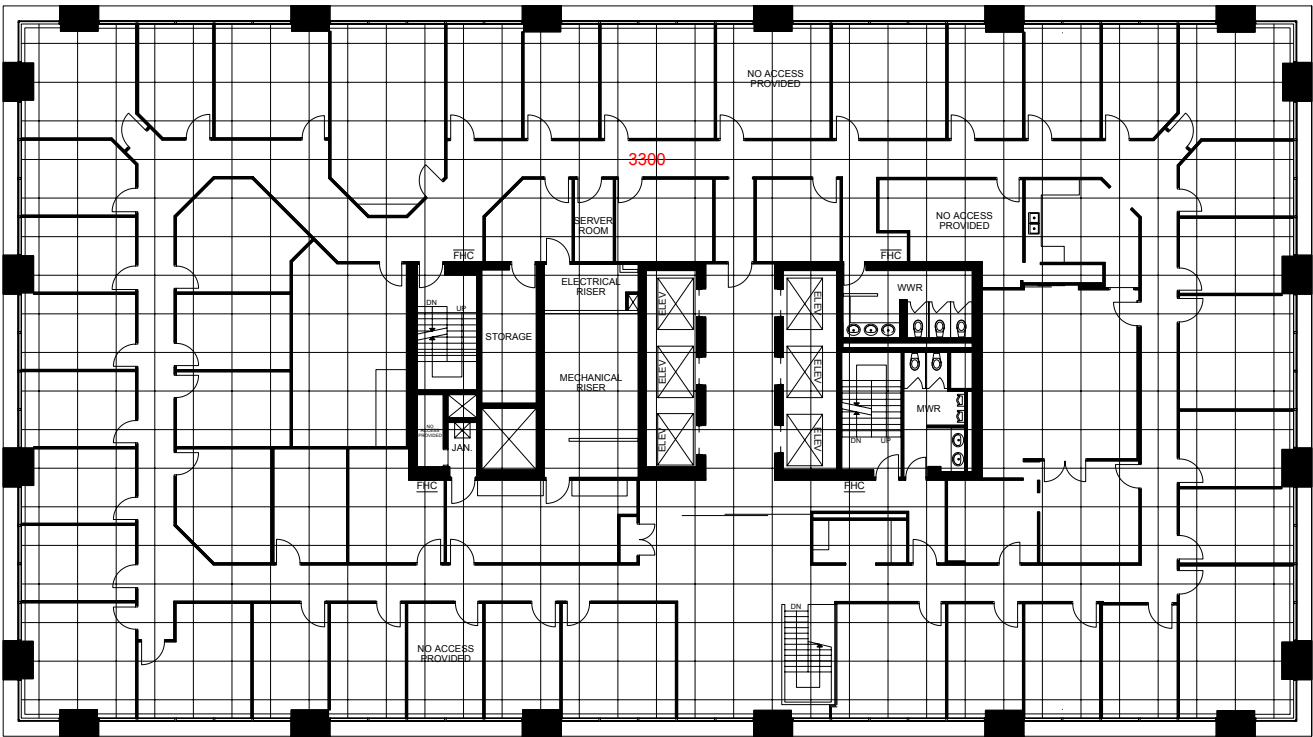
- 7 Meeting Rooms
- 5 Large Boardrooms
- Large Reception
- Kitchen
- Storage/Filing Areas
- Internal Washroom



Suite 3200 | 14,379 SF

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

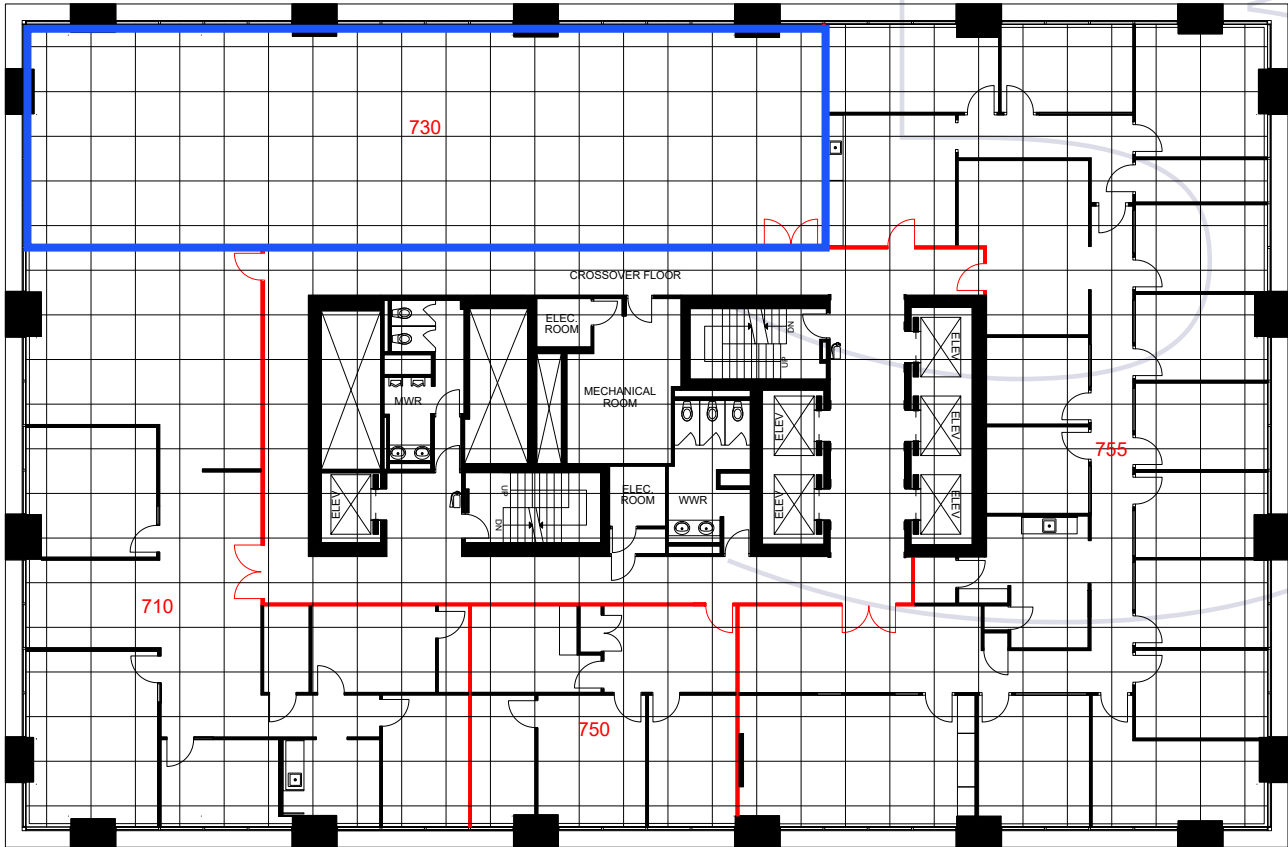
Floorplans 2



Suite 3300 | 15,755 SF

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

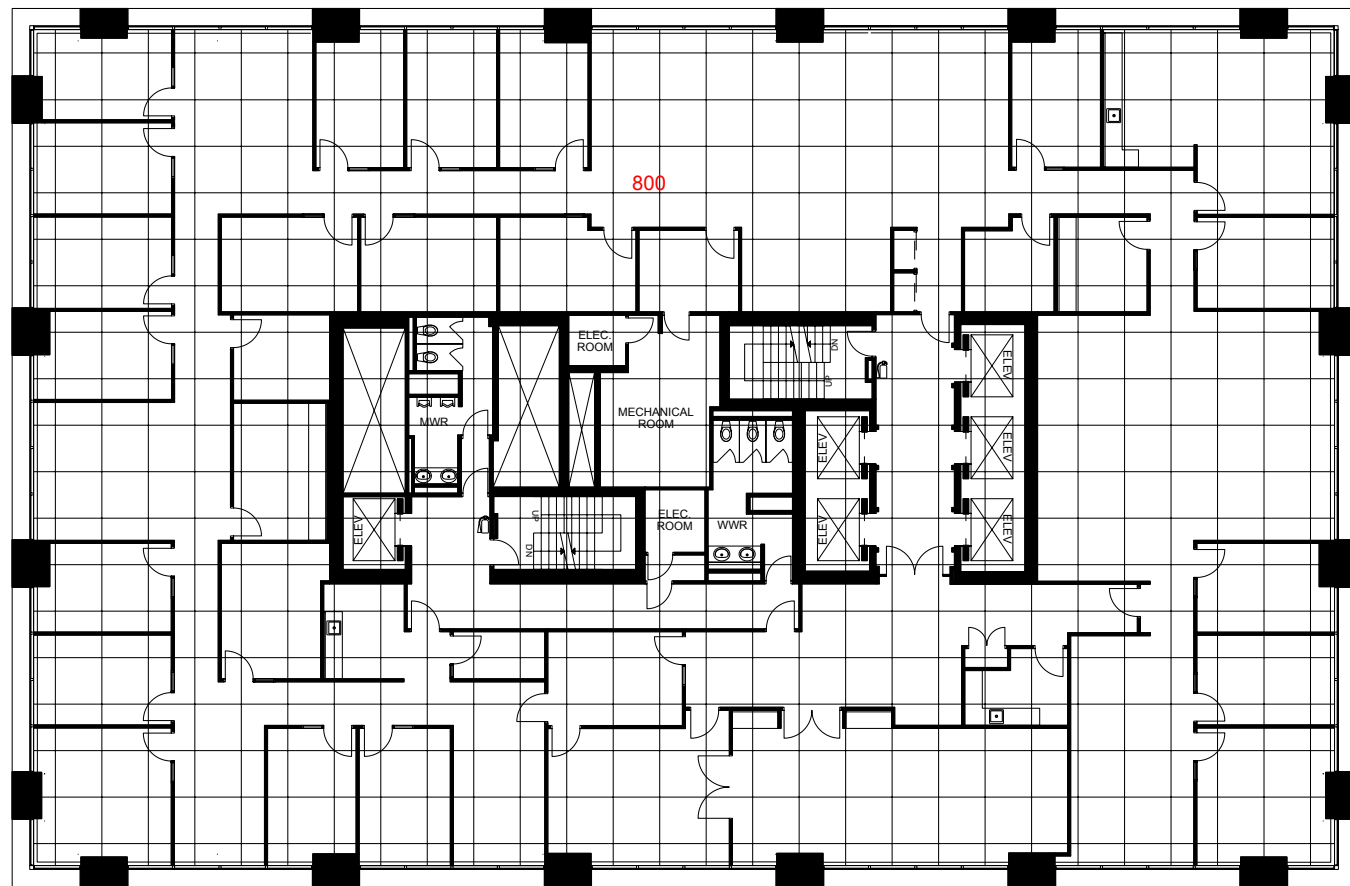
Floorplans 3



Suite 730 | 2,814 SF

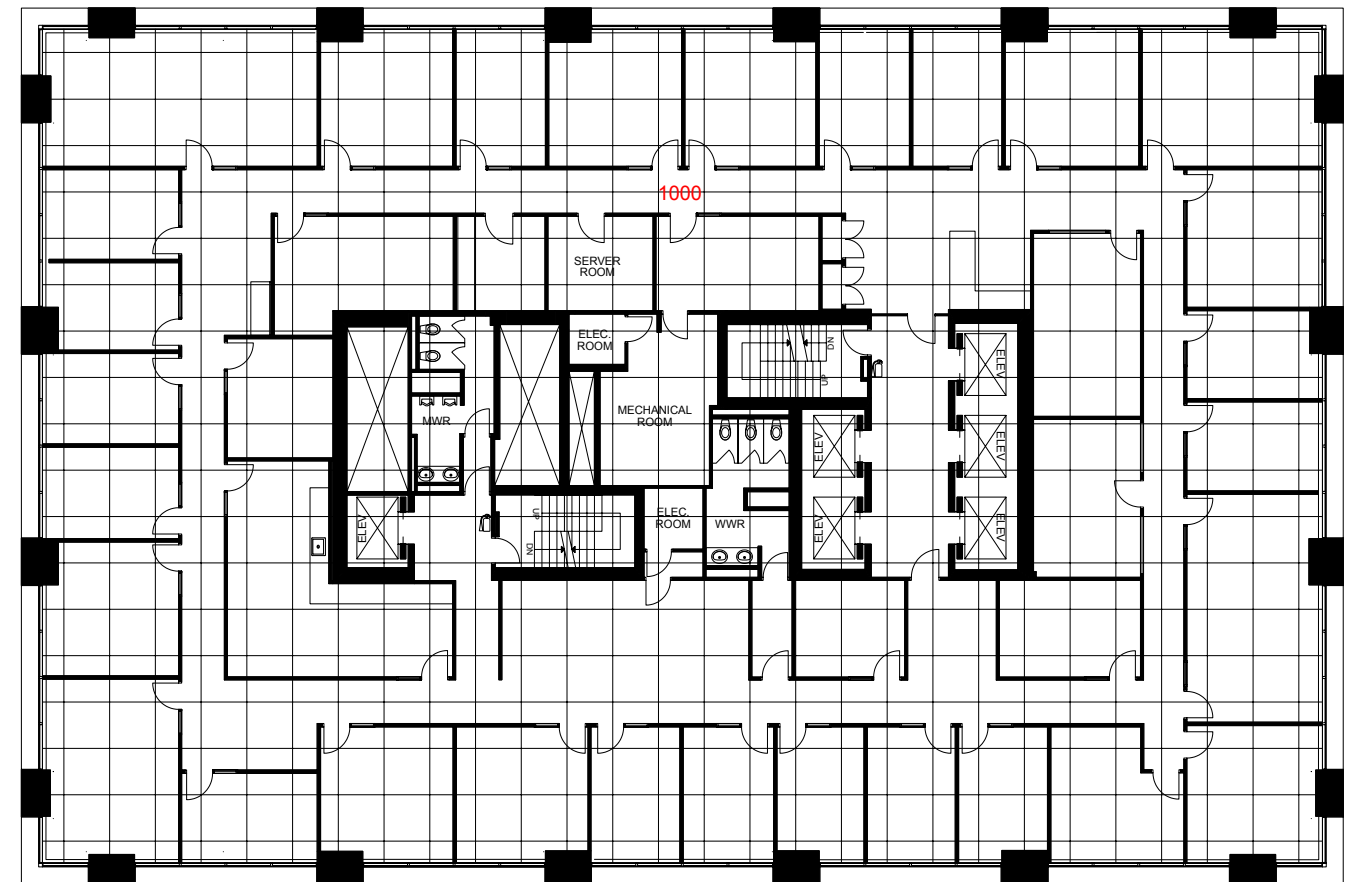
- Base Building Condition

Floorplans 3



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



Suite 1000 | 12,961 SF

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

Coworking



Location

+ 15 Connections

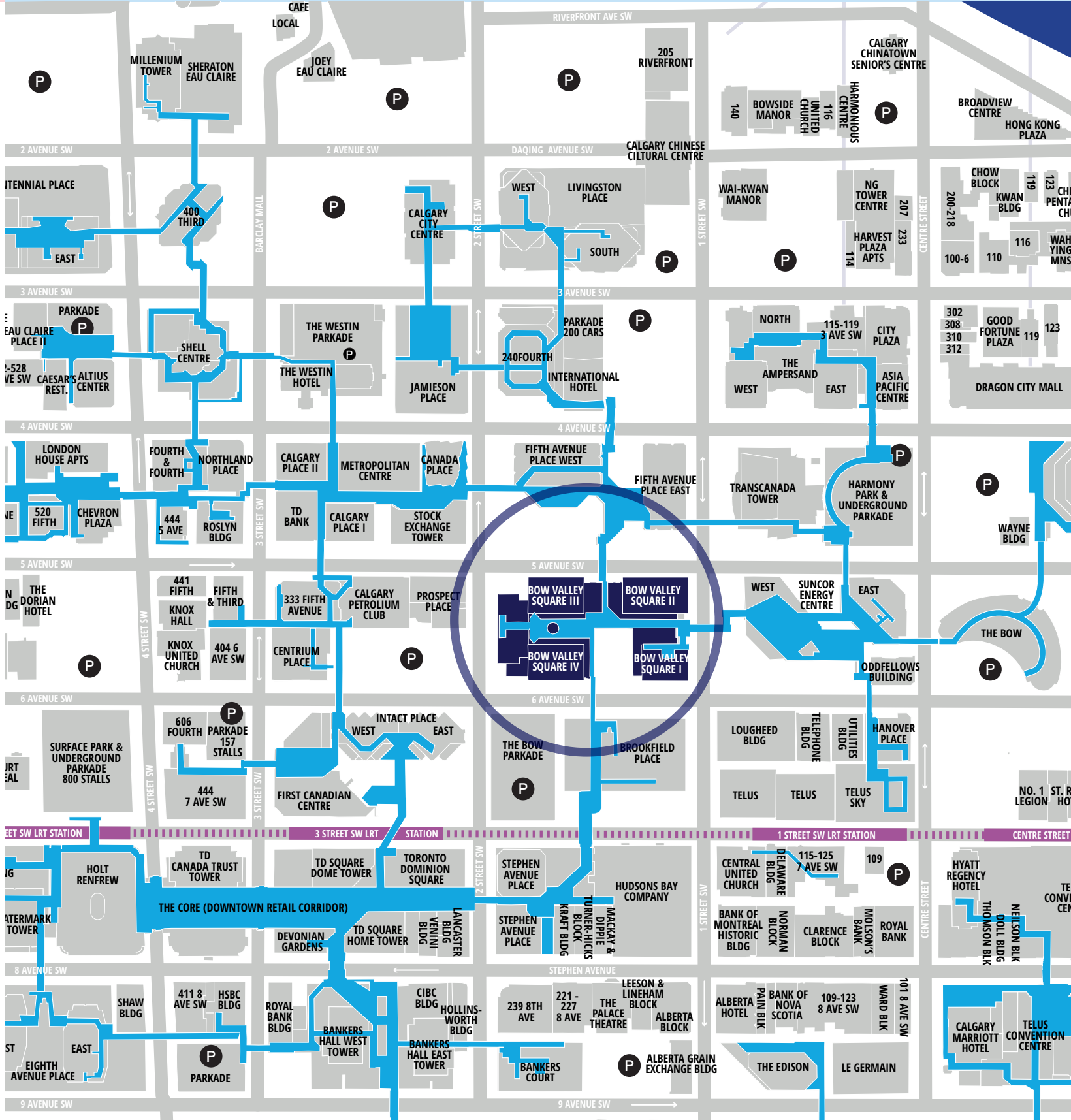
LRT Line



Suite 565
1,237 SF



Suite 420
1,286 SF
Suite 450
1,128 SF
Suite 470
1,171 SF
Suite 490-4
Single Office





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Bow
Valley
Square