

The Colliers logo is a dark blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

250 6<sup>TH</sup> AVE SW | FOR SUBLEASE

# Bow Valley Square 4

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Accelerating success.

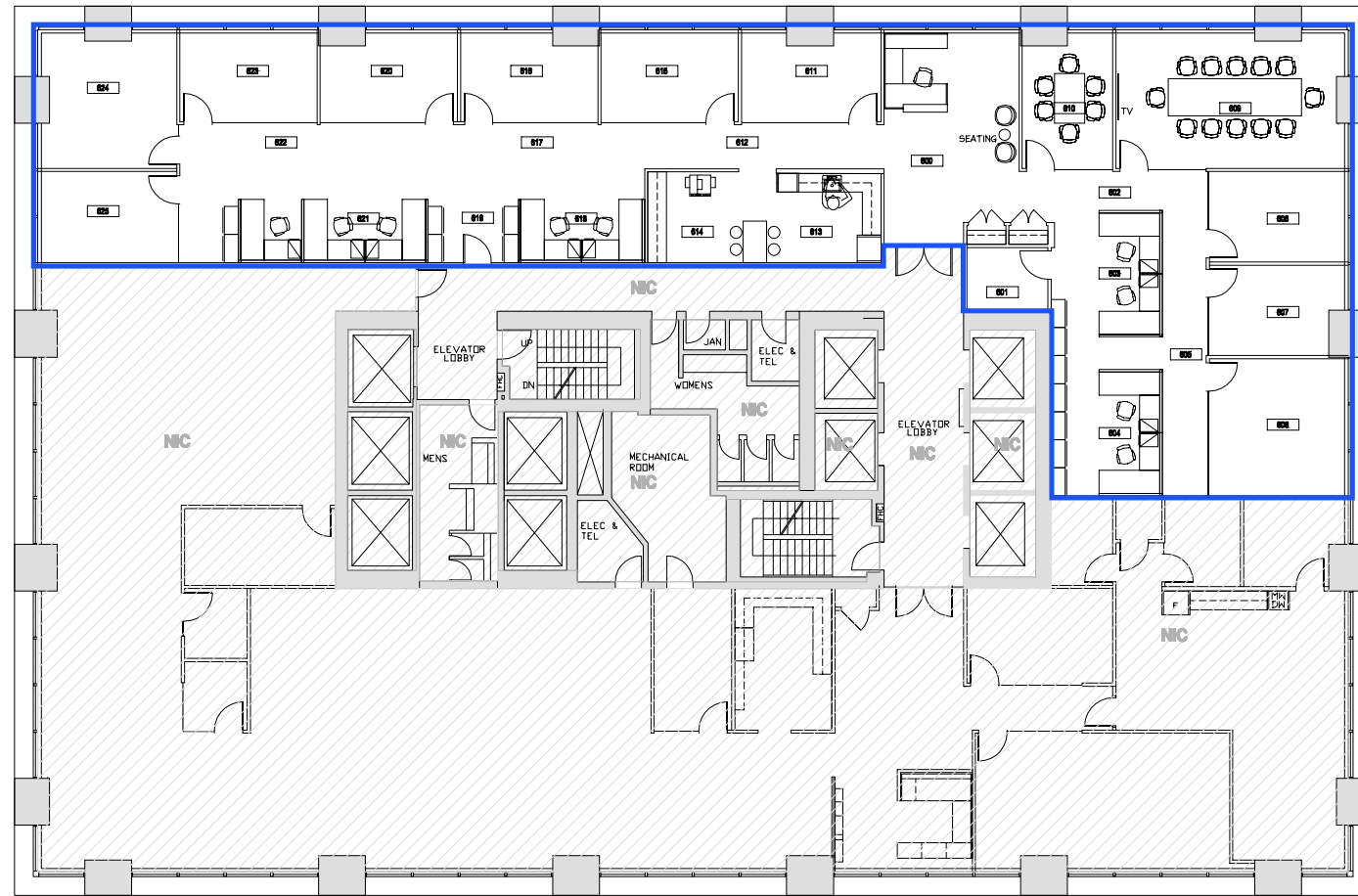
# Property Overview

## SUBLEASE INFORMATION

<b>Available Subpremises</b>	Suite 620
<b>Sublandlord</b>	Aureus Energy Services Inc.
<b>Annual Net Rent</b>	Market Sublease Rates
<b>Op Costs &amp; Taxes</b>	\$20.01 [2025 est.]
<b>Term of Sublease</b>	April 29, 2026
<b>Parking</b>	2 Reserved Stalls

## BUILDING DETAILS

<b>Constructed</b>	1981 [renovated in 2011]
<b>Rentable Area</b>	413,887 SF
<b>Average Floorplate</b>	11,500 SF
<b>Number of Floors</b>	37
<b>Property Manager</b>	Armco Alberta
<b>HVAC</b>	Monday - Friday   8:00 am - 6:00 pm

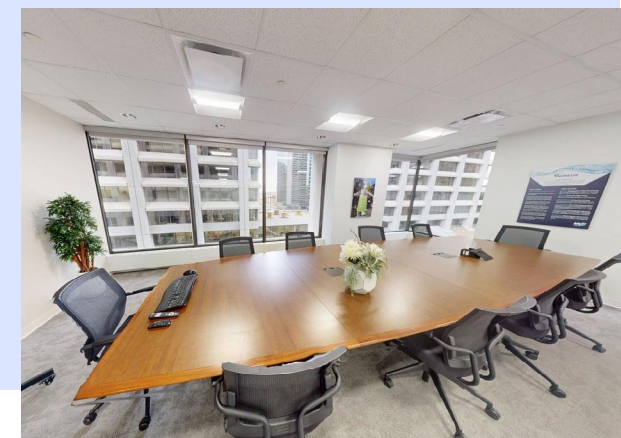


\*furnishings shown for illustrative purposes only

## SUITE 620 | 4,982 SF



- 10 Exterior Offices
- 2 Meeting Rooms
- 9 Workstations
- Kitchen/Copy Area
- Server Room
- Reception



## TENANT AMENITIES



24/7 Manned Security



+15 Access



Close to LRT Station



Concierge Services



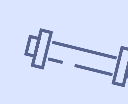
Secure Underground Parking



Conference Facilities



Tenant Lounge



On-site Fitness



Secured Bicycle Storage & EOT Facilities



Rooftop Terrace

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