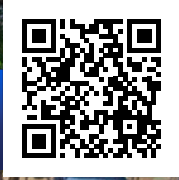


Bow Valley Square III

11,508 sf Sublease



VIEW THE
VIRTUAL TOUR **360**

Photo credit: C&S

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Bow Valley Square III



11,508 sf available immediately

Space Profile

Sublandlord:	Cygnnet Energy Ltd.
Subpremises:	Suite 600: 11,508 sf
Availability:	Immediately
Term Expiry:	September 29, 2029
Rental Rate:	Market sublease rates
T.I.A.:	As-is
Op. Costs:	\$19.95 per sf (est. 2026)
Parking:	1 stall per 2,000 sf



Building Information

Address:	255 Fifth Avenue SW
Year of Completion:	1979
Number of Floors:	32
Rentable Area:	337,230 sf
Average Floor plate:	11,522 sf
Security:	7 days per week, 24 hours per day Manned security, card-key access
HVAC:	Mon - Fri: 7:30 am - 6:00 pm
Building Owner:	Armco Capital Inc.

Features & Amenities

Premises in excellent, move-in condition.

High-end finishes throughout space and common areas.

Furniture is included.

Plus 15 access to Fifth Avenue Place, Suncor Energy Centre, Brookfield Place and Bow Parkade.

Centrally located and within walking distance to several public transit routes, CTrain line, The Core Shopping Centre.

Several tenant amenities available including fitness centre, conference facilities, tenant recreation lounge, retail services on the main and Plus 15 level.

Large outdoor courtyard located between Bow Valley Square I and IV exclusive to tenants.

Bow Valley Square III

Suite 600 11,508 sf



25 offices

Upgraded reception

Boardroom

4 meeting rooms

Open area

2 kitchens

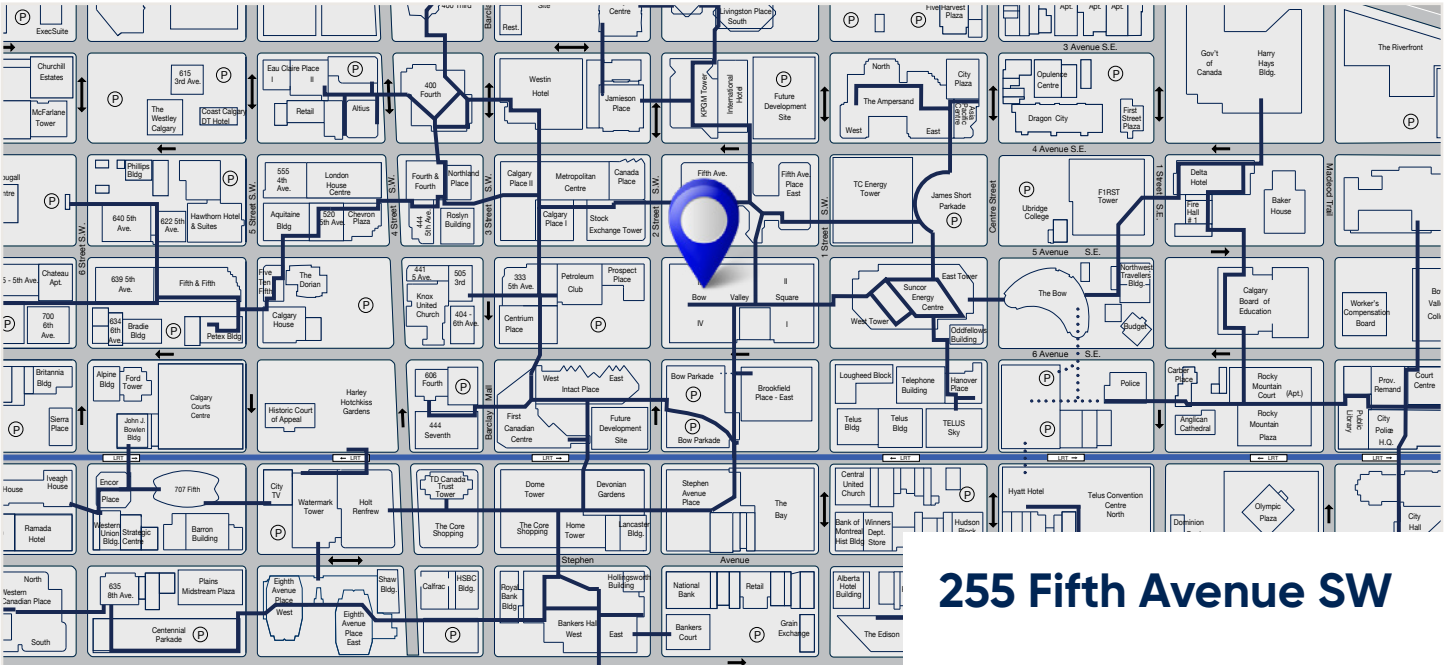
Exposed ceiling in select areas



Bow Valley Square III



Bow Valley Square III



255 Fifth Avenue SW



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