



# AVISON YOUNG

## Class AA Office For Sublease 500 Centre Street SE

# The BOW

### Available

- 32nd Floor: 40,086 sf **Available Immediately**  
[Virtual Tour](#)
- 33rd Floor: 35,000 sf **Available Immediately**
- 34th Floor: 40,198 sf **Available Immediately**
- 54th Floor Suite A: 5,680 sf **Available Immediately**
- 54th Floor Suite B: 5,206 sf **Available Immediately**

Contiguous for  
up to 115,284 SF

### Opportunity

- Furnished with sit/stand desks, and demountable walls throughout
- Enjoy the Sky Garden featuring state-of-the-art 250-seat auditorium, large multi-purpose room, kitchen, commercial grade food preparation area, soft seating and trees
- Primarily private office buildout with exceptional views throughout

### Rate and Term

- Market sublease rates
- Op. Costs are \$26.14 psf (2025 est.)
- Terms are negotiable

### Parking

- 1,358 stalls total
- Parking Ratio - 1 stall per 3,200 sf
- 6 level parkade spanning 2 blocks on both sides of 6th ave

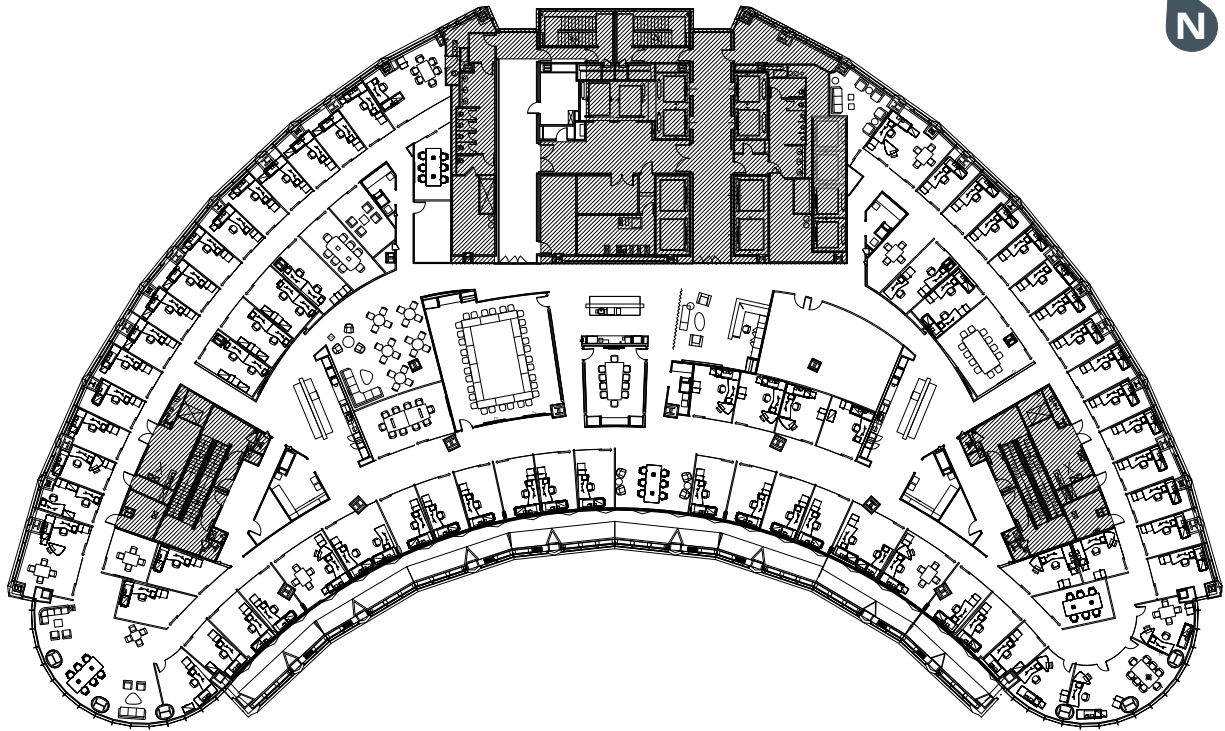
**Get more  
information**

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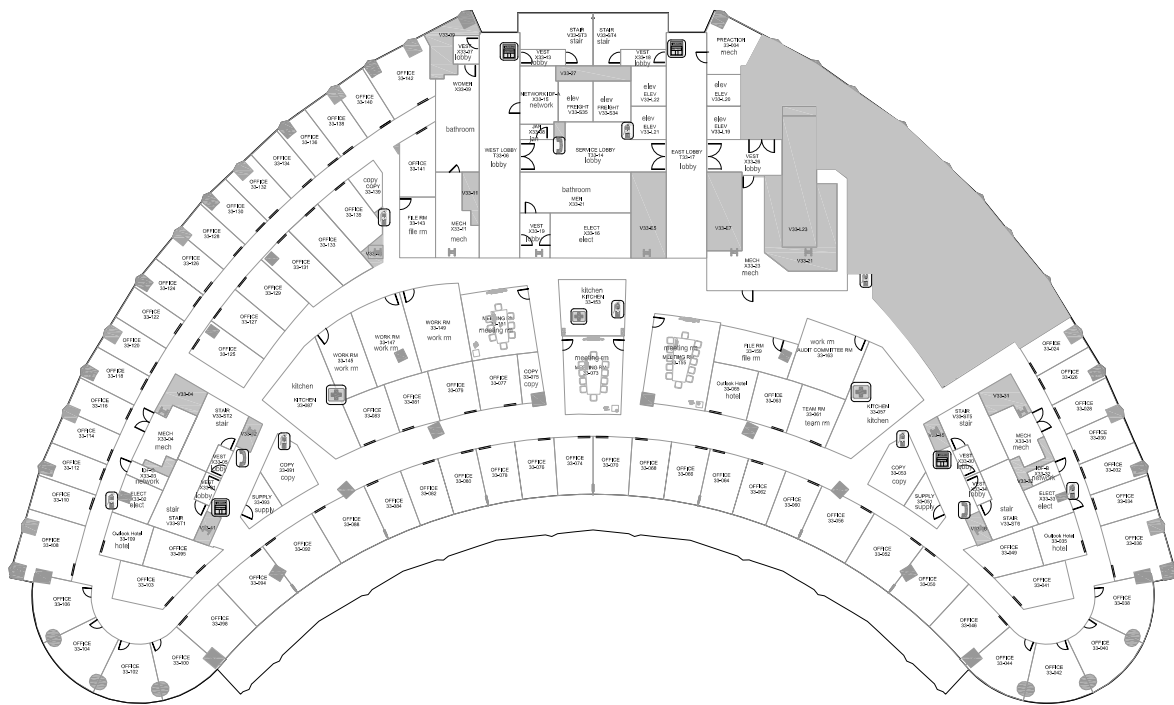
**32nd Floor**  
40,086 SF



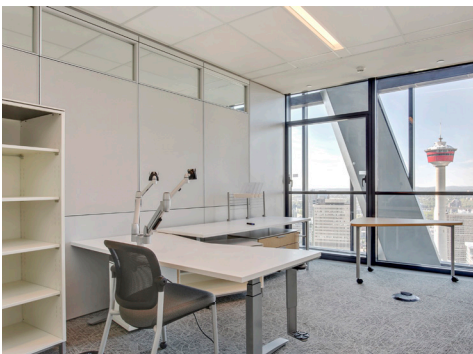
66 offices | 4 executive offices | 2 breakout rooms | 2 collaboration areas | 7 meeting rooms | open area for workstations/collaboration area | 3 kitchens | boardroom | staff lounge | reception | large collaboration/innovation room | 4 copy rooms | 5 supply rooms



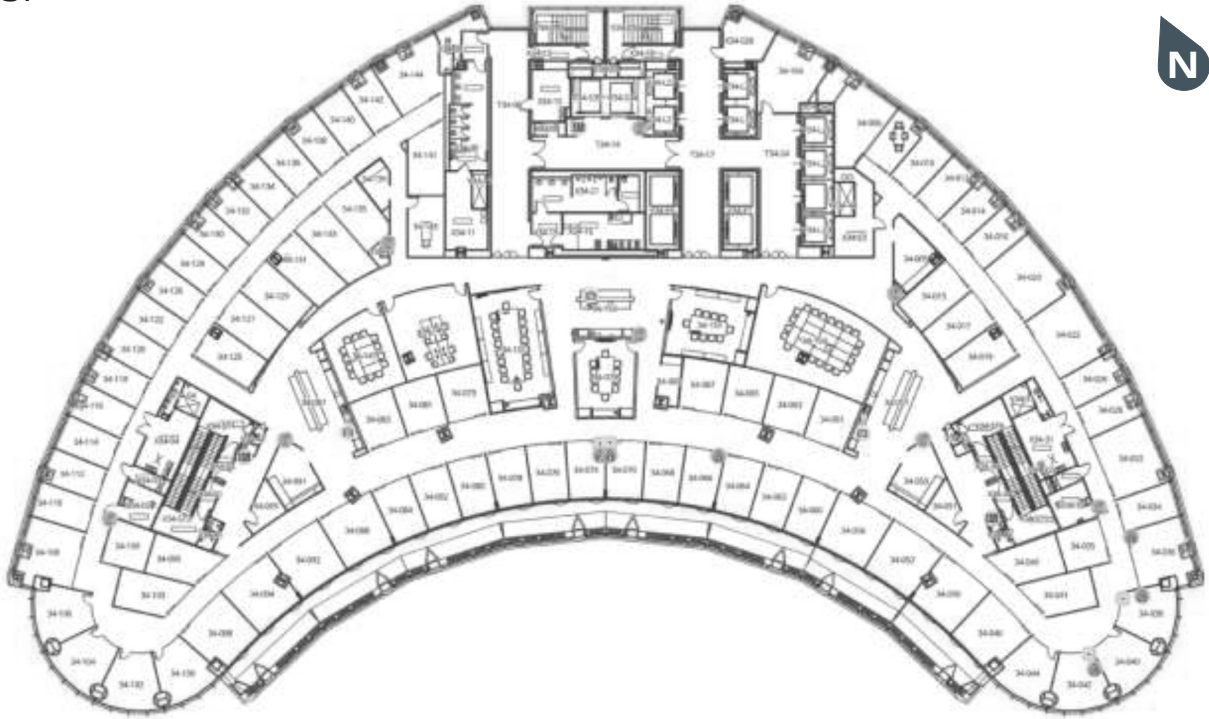
**33rd Floor**  
35,000 SF



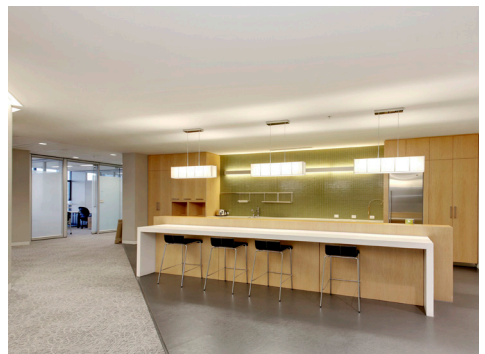
73 offices | 6 breakout rooms | 3 meeting rooms | 3 kitchens | staff lounge | 4 copy rooms | 2 supply rooms | file room



**34th Floor**  
40,198 SF



83 offices | 4 breakout rooms | 3 meeting rooms | open area for workstations/collaboration area |  
3 kitchens | 2 boardrooms | staff lounge | 3 copy rooms | 2 supply rooms



## 54th Floor

Suite A - 5,680 SF

Suite B - 5,206 SF

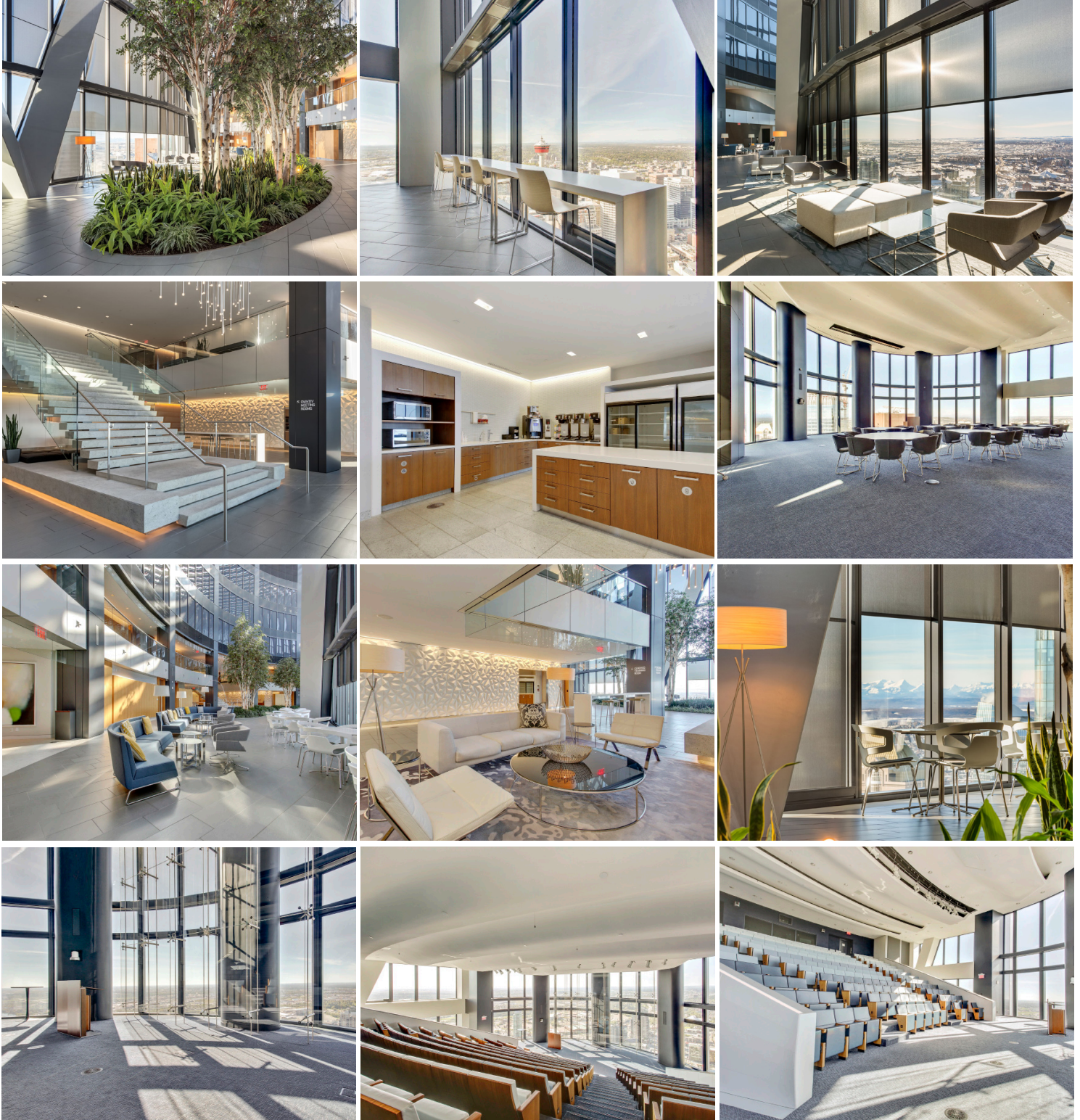


18 Offices | 1 Meeting room | 1 Kitchen | 2 Copy Rooms  
8 Offices | 1 Kitchen | 1 Meeting Room | 1 Work Room | 2 Copy Rooms



## 54th Floor Sky Garden

- Auditorium (250 Person Capacity)
- Mountainview Meeting Room (122 Person Capacity)
- Lounge Seating Areas
- Kitchen/Bistro Area





# The BOW

*If you would like more information on any of our services, please call or visit us online.*

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**Visit us online**  
[avisonyoung.com](http://avisonyoung.com)

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