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ENERGY

# THE BOW



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# The BOW

500 Centre Street SE | Calgary, AB



## World-class architecture and design in the downtown core

### Prominent and prestigious office space

The BOW was constructed to deliver the absolute highest quality working environment available. Abundant natural light, modern leaseholds and best-in-class building management systems combine to make The BOW a truly premier workplace. Minutes from the Bow River pathway, retail amenities, the emerging East Village and ease of access to the city's major arteries, make The BOW a premier address in downtown Calgary.

At 236 meters, The BOW is truly a monumental building and can be seen from every angle of the city.

### Availability

#### Available Space

Suite 5510	6,551 square feet
Suite 5520	5,267 square feet
Suite 2600	31,049 square feet

#### Available

July 1, 2025 (Suite 5520)  
Immediate (Suite 5510 & 2600)

#### Sublease Term

Expires April 30, 2038

#### Gross Rent

Gross Sublease Rates

#### Allowance

As-is

#### 2025 Op Costs & Taxes

\$27.84 per square foot

#### Highlights

- Exceptional leaseholds
- Teknion wall system
- Furniture available
- High ceilings (9'0")
- Barrier free access

2MM SF    36K SF Floor Plates    2012 Year Built



## Year Built

2012

## Building Class

AA

## Number of Floors

58

## Average Floor Plate

36,000 square feet

## Building Size

2,000,000 square feet

## Property Manager

H&R REIT

## Building Amenities

- Sky garden
- Conference/meeting rooms
- Showers and change rooms with lockers
- Food and retail services
  - Tim Hortons
  - Extreme Pita
  - Sense Asian
  - Patisserie du Soleil
  - Mercatino
  - CIBC

## Parking

- 1 stall per 2,970 sf, underground
- Bike storage
- 6'8" parkade clearance

## Elevators

- 35 passenger elevators
- 6 parkade elevators
- 4 express elevators to the 24<sup>th</sup> floor
- 3 freight elevators

## Security

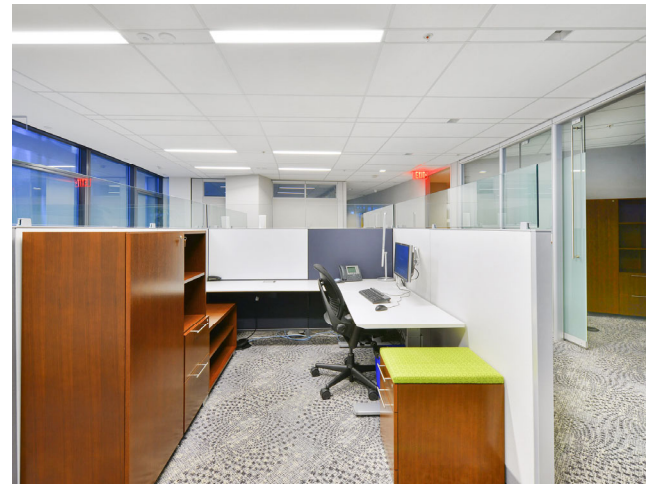
- 24-hour manned security
- Card access
- Video surveillance



# Interior Layout

A premiere workplace for today and tomorrow

Abundant natural light, modern leaseholds and best-in-class building management systems combine to make The BOW a truly premier workplace.





# Floor Plans

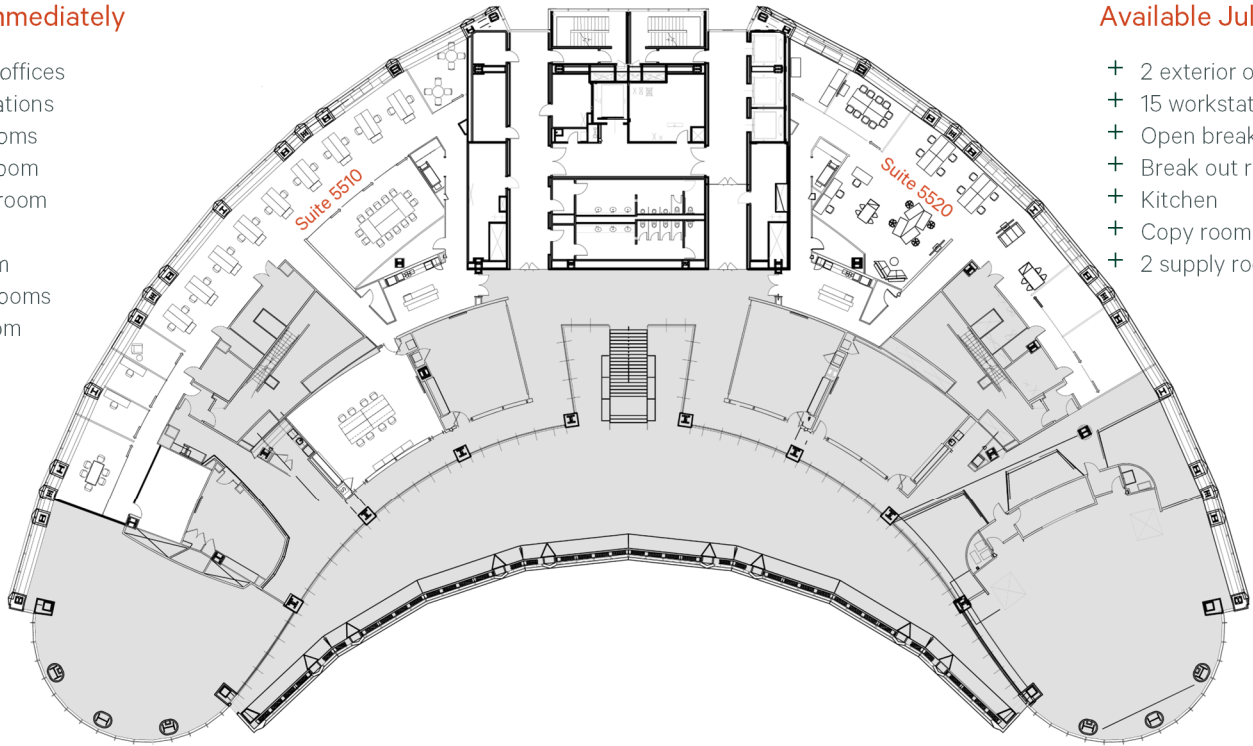
## Open plan layouts

### Suite 5510

6,551 SF

Available Immediately

- + 3 exterior offices
- + 18 workstations
- + 2 boardrooms
- + Meeting room
- + Breakout room
- + Kitchen
- + Copy room
- + 2 supply rooms
- + Server room



### Suite 5520

5,267 SF

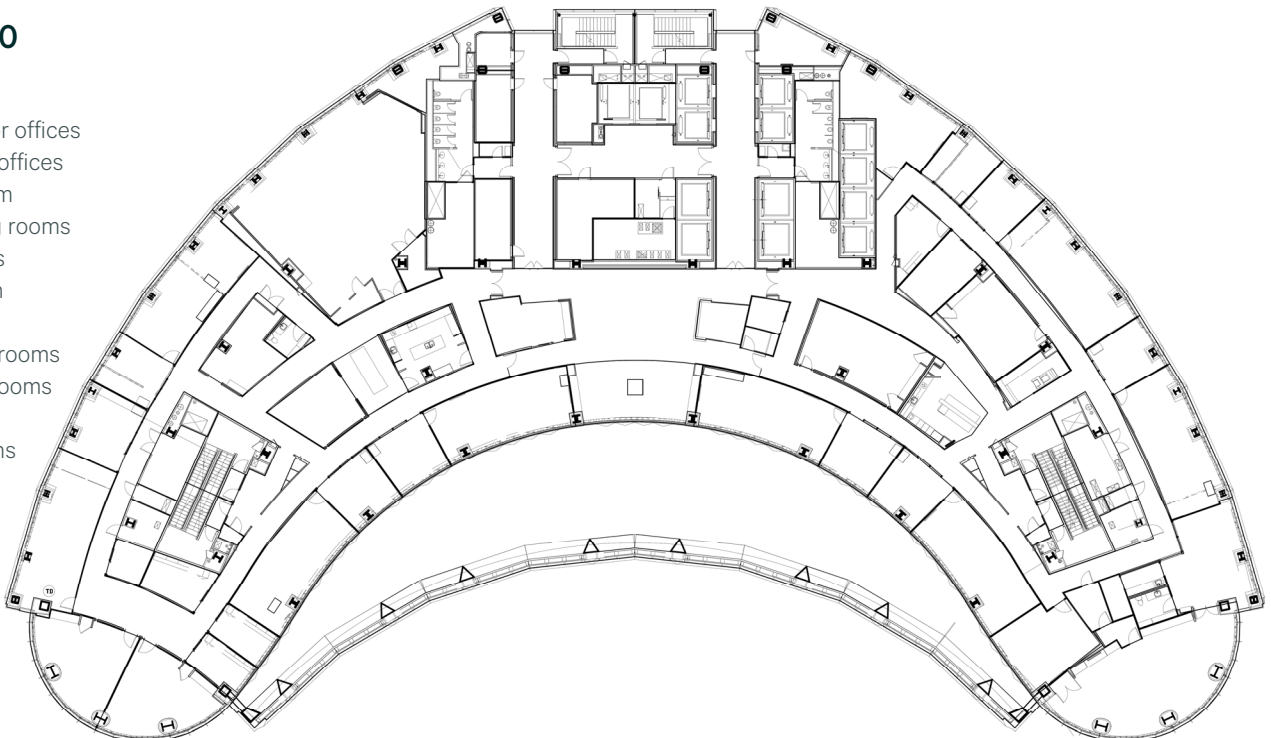
Available July 1, 2025

- + 2 exterior offices
- + 15 workstations
- + Open break out area
- + Break out room
- + Kitchen
- + Copy room
- + 2 supply rooms

### Suite 2600

31,049 SF

- + 22 exterior offices
- + 2 interior offices
- + Boardroom
- + 5 meeting rooms
- + 3 kitchens
- + Reception
- + Servery
- + Copy/file rooms
- + 2 phone rooms
- + 2 in-suite washrooms

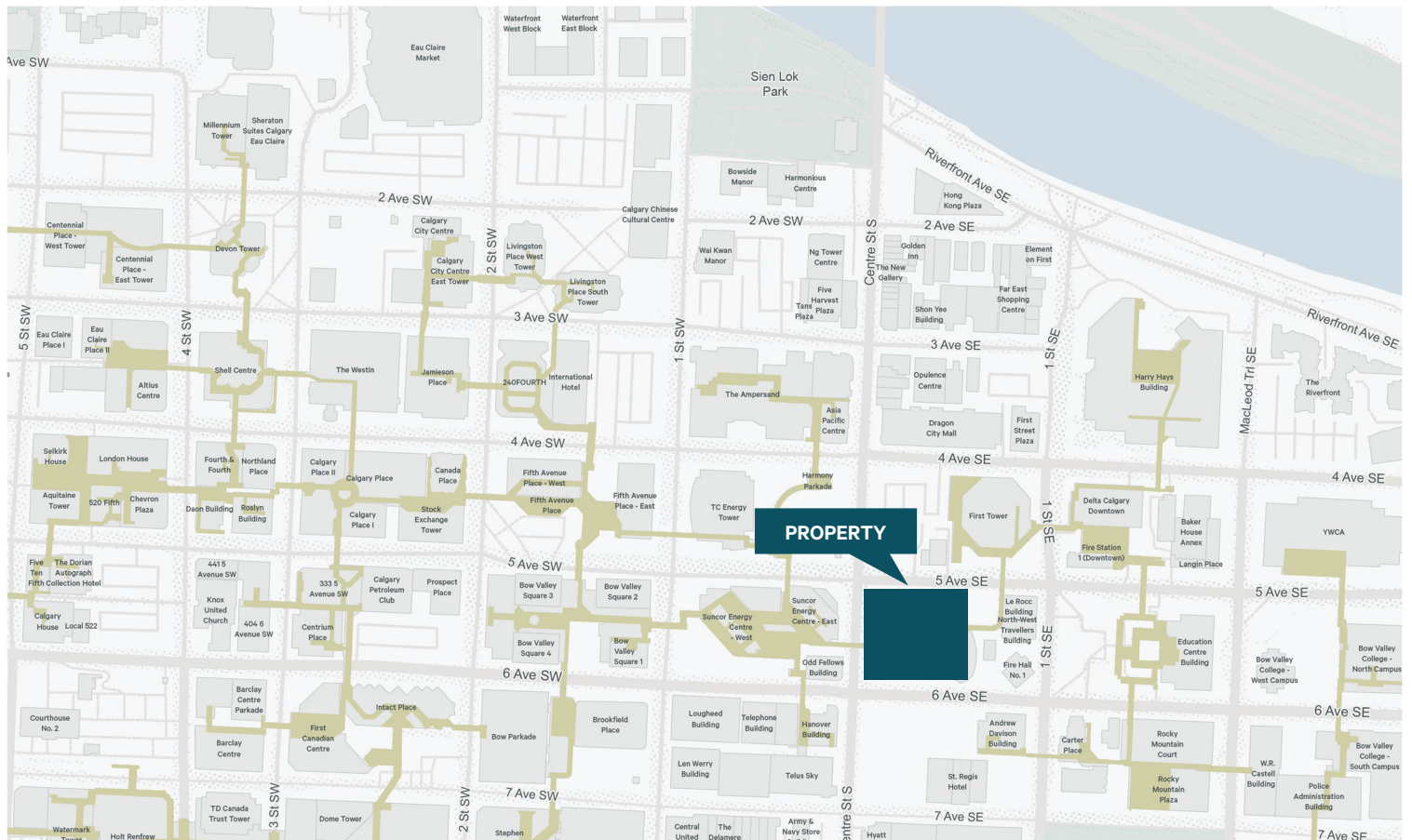


# Area Map

## Located in the heart of Downtown Calgary

Walking distance to many retail amenities and services, including the LRT with ease of access to the city's major arteries

- + Plus 15 connected to Suncor Energy Centre, First Tower and TELUS Sky
- + Tim Hortons, Extreme Pita, Sense Asian, Patisserie du Soleil, Mercatino and CIBC located in the building
- + Heated, underground parking
- + Sky garden & meeting facilities available for exclusive tenant use
- + Convenient access to bus routes and the LRT
- + Abundant amenities in the immediate area including restaurants, shopping and services



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## Contact Us

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