

Bow Valley Square

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PROPERTY GROUP

Bow Valley Square

THE CITY WITHIN THE CITY

205 & 255 5th Ave SW and 202 & 250 6th Ave SW

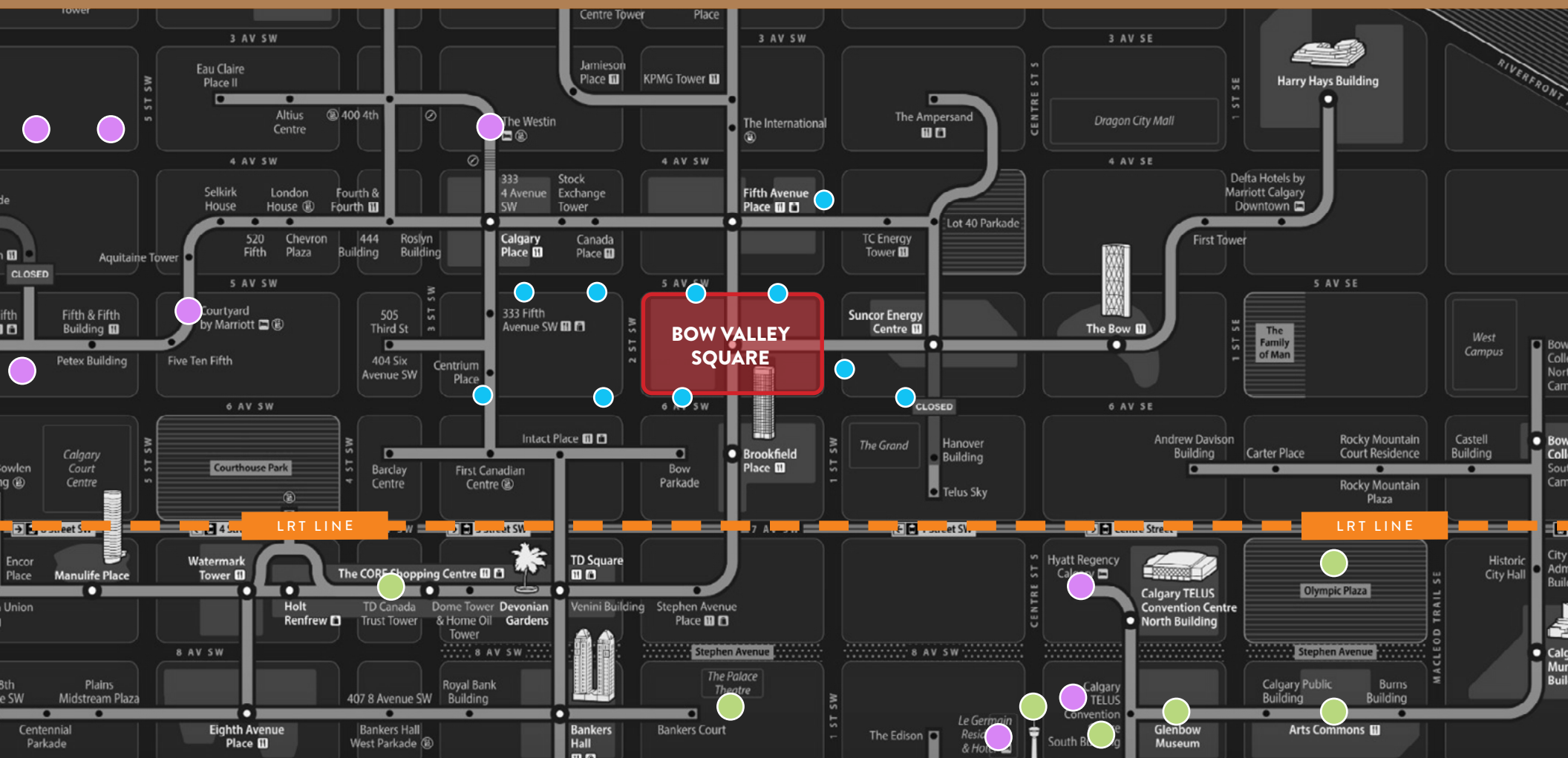
25,000 PEOPLE IN ONE DOWNTOWN BLOCK

Bow Valley Square sits at the centre of an extraordinary concentration of businesses, employees and daily activity. Together with Fifth Avenue Place, Suncor Energy Centre, TC Energy Tower and Brookfield Place, the surrounding district contains more than 7 million square feet of office space and a daytime population exceeding 25,000 people.



- 7M+ SF of office space
- 25,000+ daytime office occupants
- 20,000+ daily Plus 15 pedestrians
- Four Bow Valley Square office towers
- Three direct Plus 15 connections

AT THE CENTRE OF DOWNTOWN CALGARY'S EMPLOYMENT CORE



Directly connected to Fifth Avenue Place, Suncor Energy Centre and Brookfield Place through Plus 15 skywalks. Bow Valley Square has one of downtown's most active, year-round, pedestrian routes with over 20,000 daily.

- MAJOR HOTELS
- BUS STOPS SURROUNDING SITE
- ARTS & ENTERTAINMENT



MORNING



MID-DAY



AFTER WORK



A BUILT-IN CUSTOMER BASE

At the centre of a dense professional district, Bow Valley Square attracts a steady, recurring weekday audience with high-frequency needs. Strong occupancy, peak pedestrian traffic and proximity to hotels and residential communities create a reliable customer base backed by established demographics and strong household incomes.

MORE THAN A WORKPLACE



More than an office tower, this is a daily destination where the office community meets, dines and takes care of everyday needs. New tenants can join an established hub and strengthen a proven, diverse retail mix.





CONNECTED IN EVERY DIRECTION

Seamless, year-round access through Plus 15 connections, efficient interior circulation and street-level entrances along 5th & 6th Avenues and 1st & 2nd Streets. Nearby CTrain and bus service, convenient vehicle access and parking, and climate-protected pedestrian routes make the complex easy to reach and navigate in every season.

DESIRED USES INCLUDE:



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BOUTIQUE FITNESS & RECOVERY



MEDICAL & WELLNESS

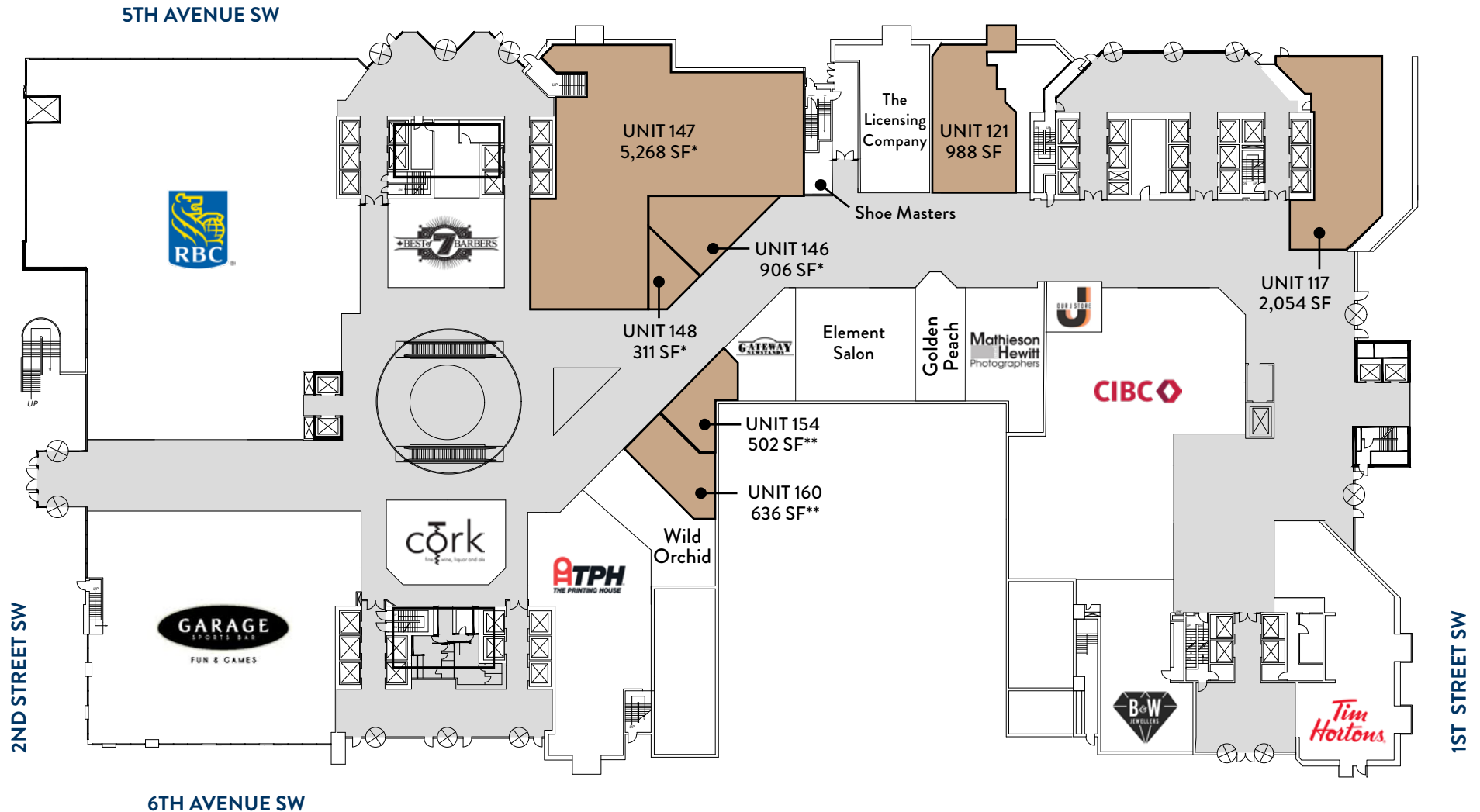


BEAUTY & PERSONAL CARE



BUSINESS SUPPORT

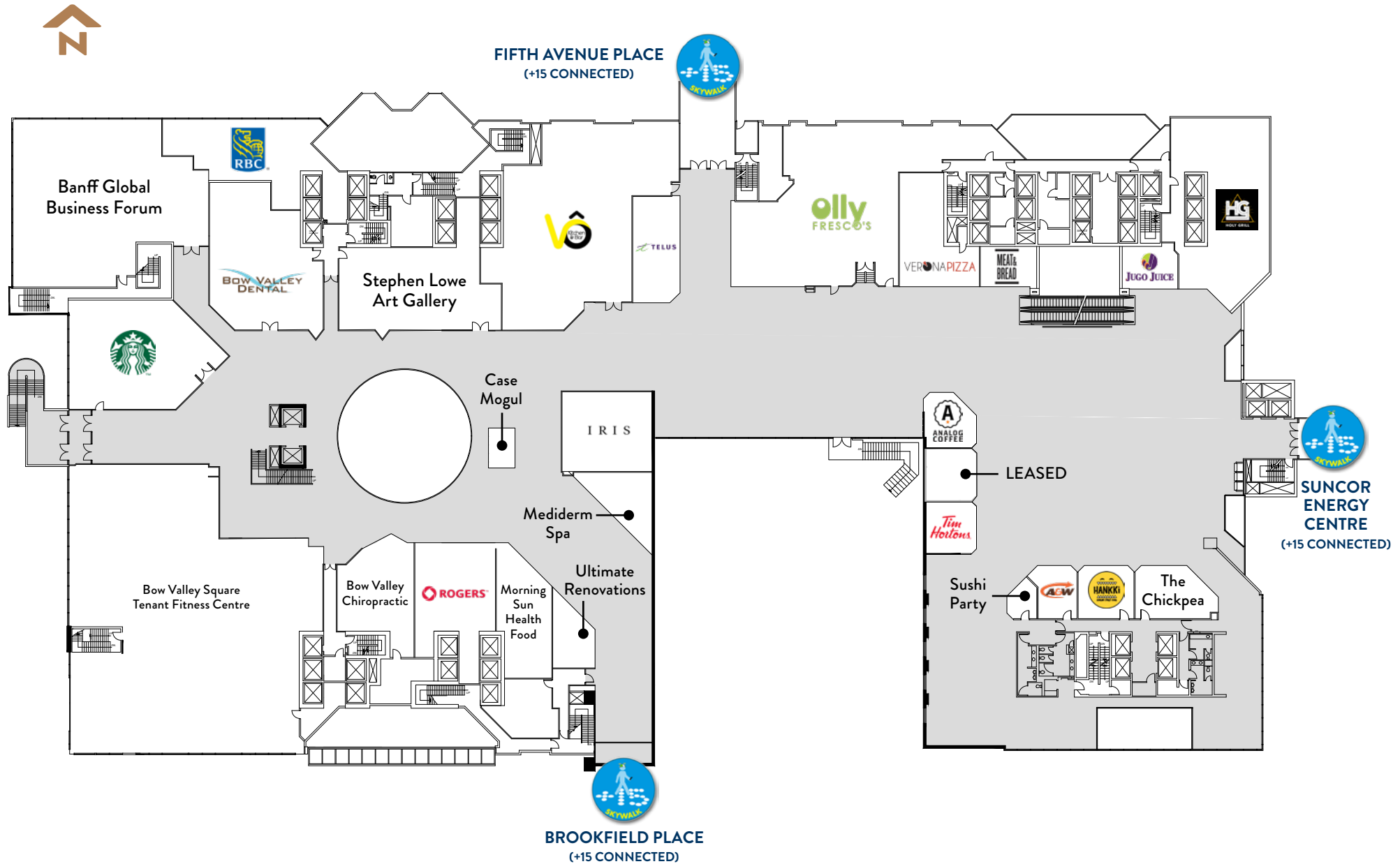
MAIN LEVEL LEASING OPPORTUNITIES



*Units 146 - 148 are contiguous to 6,485 SF

**Units 154 & 160 are contiguous to 1,138 SF

PLUS 15 LEASING OPPORTUNITIES



ADDITIONAL RENT

2026 ESTIMATES

	BVS 1	BVS 2	BVS 3	BVS 4
Operating Costs	\$22.37	\$20.17	\$19.40	\$18.77
Property Tax	\$2.30	\$2.30	\$2.30	\$2.30
Total	\$24.67	\$22.47	\$21.70	\$21.07

Food Court Operating Costs	\$22.37	\$20.17
Food Court Expenses	\$30.23	\$30.23
Food Court Property Tax	\$2.30	\$2.30
Food Court Total	\$54.90	\$52.70

Premises Utilities	based on consumption
Management Fees	4% of gross rent



PUT YOUR BUSINESS AT THE CENTRE OF IT ALL

Bow Valley Square offers direct access to one of the largest concentrations of office workers, businesses and pedestrian activity in downtown Calgary. For retailers, restaurants and service businesses seeking scale, visibility and a dependable weekday customer base, few locations can offer a comparable opportunity.

IS YOUR CONCEPT NEXT?

VIEW UNIT PLANS >>

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