BOW VALLEY SQUARE

DOWNTOWN CALGARY



PROPERTY HIGHLIGHTS

- Directly connected to Fifth Avenue Place, Suncor Energy Centre and Brookfield Place with more than 20,000 Plus 15 pedestrians daily
- More than 25,000 daytime office occupants, creating a reliable customer base backed by established demographics and strong household incomes
- Desired uses: beauty & personal care, boutique fitness, medical & wellness, business support, after work entertainment, specialty food, fast-casual restaurant

SPACE FOR LEASE

AVAILABLE	311 - 6,485 sq ft
ADDRESS	205 & 255 5th Ave SW and 202 & 250 6th Ave SW
LANDLORD	Armco Alberta

TAURUS
PROPERTY GROUP

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FEATURED LISTING | **SW & SE CALGARY** | **NW & NE CALGARY** | **BELTLINE & DOWNTOWN** | **100% LEASED**

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ASPEN VILLAGE - SOUTHWEST CALGARY

AVAILABILITY: Phase I: 476 sq ft - 3,376 sq ft (Bldg 8 - Fall 2028; Bldg 9 - Spring 2028)



COMMENTS

- Mixed-use project in Springbank Hill, facing 17 Avenue, that combines retail, commercial services and residential uses
- Services seven adjacent communities with a combined population over 54,800
- Phase I targeted uses: full-service restaurant, premium pub, breakfast, bakery

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THE GRYPHON - SOUTHWEST CALGARY (MARDA LOOP)

AVAILABILITY: 1,065 sq ft - 2,027 sq ft (Completion: Summer 2027)



COMMENTS

- In the heart of Marda Loop - one of the city's most sought-after dining and shopping destinations
- 200+ retailers in immediate area, with local restaurants, cafés, and amenities attracting people from across the city
- Phase 1 targeted uses: full service restaurant, breakfast, quick-service restaurant, beauty & wellness, financial, specialty food, curated goods

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STAMPEDE STATION - SOUTHEAST CALGARY

AVAILABILITY: 3,237 sq ft ; 4,982 sq ft (C/L)



COMMENTS

- Located on the corner of 14th Ave SE and Macleod Trail, in the heart of Calgary's Culture + Entertainment District.
- Directly adjacent to the recently renovated Stampede LRT station, new BMO Centre, future Scotia Place Event Centre and Stampede Grounds
- Targeted uses for current retail vacancies: full-service, quick service restaurant, coffee, bakery, pharmacy, medical, fitness

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HARVEST MARKET - SOUTHEAST CALGARY

FUTURE DEVELOPMENT

AVAILABILITY: 1,224 sq ft - 2,600 sq ft



COMMENTS

- Vibrant new development poised for more than 40,000 residents across Rangeview and Mahogany
- Two-building, 15,000 sq ft centre with ample on-site parkin
- Completion Q2 2027
- Targeted Uses: quick service restaurant, specialty food, dessert, bakery, pet

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MAHOGANY DISTRICT - SOUTHEAST CALGARY

FUTURE DEVELOPMENT

AVAILABILITY: 800 sq ft - 4,000 sq ft



COMMENTS

- Est. completion: Q3 2028; stay tuned for pre-leasing start date
- Connects homes to local retail shops in Mahogany
- At full build out, Mahogany and neighbouring areas will have a combined population exceeding 50,000
- Targeted uses: food and beverage, coffee, specialty food, beauty esthetics, pet, pharmacy

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BARLOW CROSSING - SOUTHEAST CALGARY

AVAILABILITY: 1,351 sq ft - 8,342 sq ft



COMMENTS

- 30 acre development with showroom warehouse buildings and retail amenities in South Foothills
- Adjacent to Barlow Trail, 2 min drive from Glenmore Trail, and 5 min drive from Deerfoot trail
- Daytime population of 69,450 in a seven minute drivetime radius
- Approximately 1,585 businesses in the surrounding area

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RANGEWINDS RETAIL - SOUTHEAST CALGARY

AVAILABILITY: +/- 1,350 sq ft - 3,835 sq ft (drive-thru and patio opportunity)



COMMENTS

- Gas bar anchored convenience centre in Ogden's industrial area with over 6,800 square feet of retail space
- Directly faces the Barlow Trail and 50th Avenue SE intersection, with 27,000 vehicles passing the site daily
- Targeted uses: quick service food and beverage

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SHAWNESSY STATION - SOUTHEAST CALGARY

ONE SPACE REMAINING

AVAILABILITY: 1,270 sq ft



COMMENTS

- Mixed-use development along Macleod Trail with 169 residential suites above 22,704 sf of main-level retail
- Exposure to over 90,000 vehicles daily and high volumes of pedestrian traffic with LRT Station directly adjacent from site
- Targeted Uses: coffee, bakery, unvented quick-service restaurant, pet, fitness, convenience

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WILLOW PARK VILLAGE - SOUTHEAST CALGARY

ONE SPACE REMAINING

AVAILABILITY: 1,591 sq ft



COMMENTS

- 112,000 sq ft open-air shopping mall on Macleod Trail, shadow anchored by South Centre Mall
- Primarily local boutiques offering a wide variety of products with 15 retailers exclusive to the centre
- Co-tenants include: Deville Coffee, Cobs Bread, Belmont Diner Code Ninjas, Crave Cupcakes and more!

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KENSINGTON GATE - NW CALGARY (KENSINGTON)

AVAILABILITY: 1,270 sq ft ; 1,280 sq ft



COMMENTS

- High-profile opportunity at the convergence of Kensington Rd, 10 Street NW and Memorial Drive
- Exposure to tens of thousands of vehicles daily at the primary gateway between downtown Calgary and northwest inner city
- Targeted uses: coffee, specialty food, specialty retail, home goods, and boutique fitness

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KENSINGTON GATE FLAGSHIP RESTAURANT

NEW LISTING

AVAILABILITY: 4,874 sq ft



COMMENTS

- Located at Kensington's main entrance, with great exposure, prominent street presence, underground parking and convenient access to the Bow River and downtown
- Builds on existing energy from established restaurants, independent retail, culture and density in Kensington
- Targeting a restaurant to bring a distinctive new concept that draws customers from across the city

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THE GATES OF NOLAN HILL - NW CALGARY

ONE SPACE REMAINING

AVAILABILITY: 5,537 sq ft



COMMENTS

- Premium grocery-anchored shopping centre located in Nolan Hill
- Adjacent to Shaganappi Trail NW (exposure over 20,000 vehicles daily) and 5 minute drive from Sarcee Trail NW (exposure to 10,000 vehicles daily)
- Anchored by Sobeys, State & Main, Dairy Queen, & Petro Canada

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FIRST STREET MARKET - SW CALGARY (VICTORIA PARK)

NEW OPPORTUNITIES AVAILABLE



COMMENTS

- Licensed food hall at the base of a 225 unit, residential tower in Victoria Park
- Daytime population over 79,000 in 1km site radius
- Over 11,400 residential units within 2.5 blocks of site
- Co-tenancies: Mestizo Mexican, K-Town Fried Chicken, Saffron Street, Hi5 and Friends with Benedicts, Pure Street Food, Alforno

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FOURTH STREET LOFTS - BELTLINE CALGARY

ONE SPACE REMAINING

AVAILABILITY: 1,337 sq ft



COMMENTS

- A 29-storey, mixed use development with 3,869 square feet of main floor retail space
- On the corner of 4th St SW and 14th Ave SW, with over 10,000 vehicles passing the site daily
- Targeted uses: full-service restaurants, wine bar, bakery, dessert, spa, salon and aesthetics

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BANKERS HALL - DOWNTOWN CALGARY

AVAILABILITY: 496 sq ft - 7,368 sq ft



COMMENTS

- Five storey glass atrium at the base of two 52-storey office towers
- Premiere office address and retail hub in downtown Calgary
- Plus 15 connected into The Core, Royal Bank Building, Gulf Canada Square & Bankers Court
- First class, mixed-use shopping environment with retailers offering unique high quality merchandise

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STEPHEN AVENUE PLACE - DOWNTOWN CALGARY

AVAILABILITY: 311 sq ft - 5,268 sq ft



COMMENTS

- Anchored by nationally recognized restaurant operators with exceptional pedestrian traffic
- Co-tenancies: Barbarella, Major Tom, Pineapple Food Hall, Goro + Gun, Pigeonhole, National on 8th
- Targeting: chef-driven restaurants, QSRs, bar/cocktail, grocer, interactive entertainment, boutique fitness, spa, beauty

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400 4TH - DOWNTOWN CALGARY

NEW LISTING



COMMENTS

- Plus 15 connected to Fourth & Fourth, Altius Centre, 400 Third, and The Westin
- CNRL occupies the entire office component, representing 2,500 employees with a strong office-attendance culture
- Seeking services and amenities for two level retail podium that serves the office tenants and surrounding downtown population

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GULF CANADA SQUARE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 692 sq ft Food Court: 352 sq ft



COMMENTS

- 20-storey office tower in downtown commercial district, with close proximity to Stephen Avenue and The Core Shopping Centre
- Connected to Bankers Hall and City Centre Parkade via Plus 15 network, which averages more than 25,500 pedestrians daily
- Co-tenancies: Tim Hortons, Alforno Bakery, Garbanzo's, Viva Minas, LifeMark and more

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FIFTH AVENUE PLACE - DOWNTOWN CALGARY

AVAILABILITY: Main Level: 2,950 sq ft Food Court: 395 sq ft ; 485 sq ft



COMMENTS

- Two tower complex encompassing 1.5 million sq ft of office space with 43,000 sq ft of retail area
- Retail podium includes a large food court, drug store and several other amenity retailers
- Centrally located and connected in all four directions to the Plus 15
- Co-tenancies include: Oeb Breakfast, Servus, Marcello's, Monogram

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BROOKFIELD PLACE - DOWNTOWN CALGARY

AVAILABILITY: Main: 2,300 sq ft (restaurant opportunity)



COMMENTS

- In the heart of downtown located along the LRT line and connected directly to Stephen Avenue Place and Bow Valley Square through the Plus 15 network
- Over 2,200 people working in the tower per weekday
- Co-tenancies: Mari Bakeshop, Hula Poke, Dirtbelly, Chachi's, Deville Coffee, Canadian Crew Barbershop

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BOW PARKADE - DOWNTOWN CALGARY

AVAILABILITY: 2,627 sq ft



COMMENTS

- The 846 stall Bow Parkade is located on a prominent corner beside Calgary's tallest tower, Brookfield Place Calgary
- Directly adjacent from the LRT station and connected to Intact Place and Brookfield Place via the Plus 15
- Car rental opportunity available

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707 FIFTH - MANULIFE PLACE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 3,934 sq ft



COMMENTS

- 27-storey office tower on the corner of 7 Ave and 5 St SW that showcases an indoor winter garden and soaring 30-foot tall lobby.
- Located immediately in front on 6 St LRT station with 12,180 boardings/weekday and within one block of 4 Street SW LRT station with 20,460 boardings/weekday
- Direct Plus 15 connections to Encor Place and Watermark Tower

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444 FIFTH - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 1,312 sq ft



COMMENTS

- 23-storey office tower in downtown Calgary on the corner of 5th Avenue and 4th Street SW
- Adjacent Plus 15 connections accumulate to over 20,500 pedestrians daily
- Targeted uses: medical uses (physical therapy, chiropractor, dental naturopath), salon / barber, aesthetics, print shop, dry cleaning / alterations, non-vented quick service restaurant

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THE AMPERSAND - DOWNTOWN CALGARY

AVAILABILITY: 724 sq ft



COMMENTS

- Three tower, A-class office complex that was recently renovated to showcase a 20,000 square foot, glass atrium that includes a library, social staircase, café and food-truck market
- Connected to the TransCanada building and The Harmony Parkade through the Plus 15
- Steps away from Chinatown, Eau Claire, the Bow River pathway and East Village

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FIFTH & FIFTH - DOWNTOWN CALGARY

AVAILABILITY: 302 sq ft - 1,185 sq ft



COMMENTS

- 34 storey office tower in Calgary's downtown core with a recently renovated main floor and plus 15
- Plus 15 connected in four directions, averaging more than 16,000 pedestrians daily
- Site showcases two levels of retail and services including a food court, dentist, barber, convenience store and jewelery store

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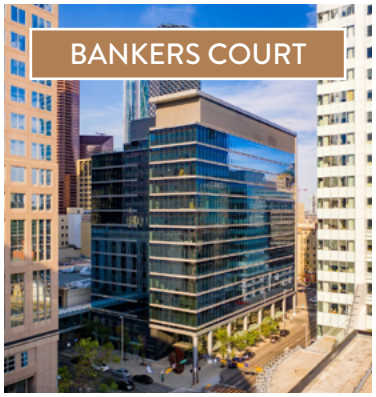
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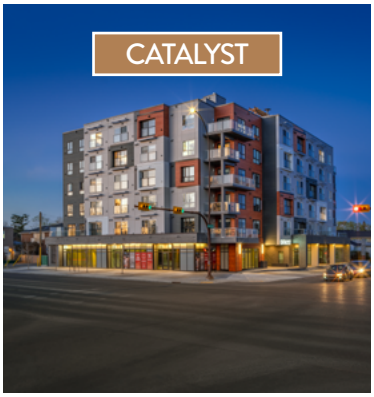


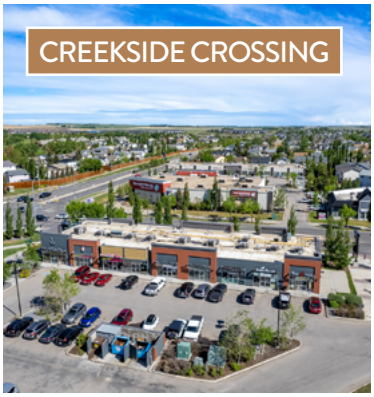


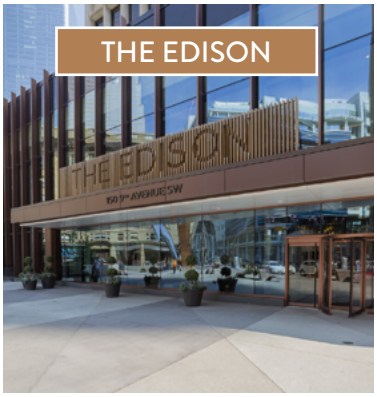




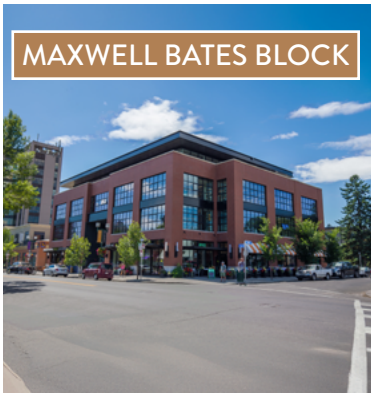


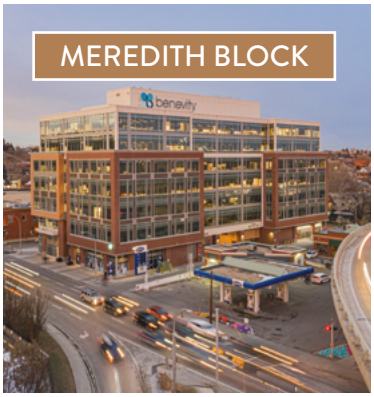




















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