

# For Lease

The Bow - 500 Centre St S, Calgary Retail units from 917 s.f. up to 2,228 s.f.



# Prime location retail opportunities

The Bow is one of Calgary's iconic landmarks featuring world-class architecture and design. It has convenient access to major city thoroughfares, is Plus 15 walkway connected, and is a short walk to the Bow River pathway.

### Co-Tenants















## Available Space

Suite 110 - 1,311 s.f. — Contiguous Suite 115 - 917 s.f. — for 2,228 s.f.

Suite 105 - 1,775 s.f. LEASED Suite 108 - 526 s.f. LEASED Suite 250 - 506 s.f. - LEASED

Availability	Immediate
Rates	Market Rates
Op Costs	\$29.58 (Est. 2025)
Term	5 - 10 Years
Parking	Negotiable at posted rates

# Demographics (1km radius)

Source: Environics

**63.5**%

Population growth rate over next 5 years

98,834

Daytime population

92,573

Workplace population

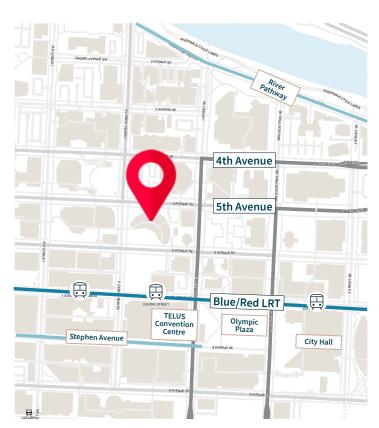
\$130,553

Average household income

## \$109,534

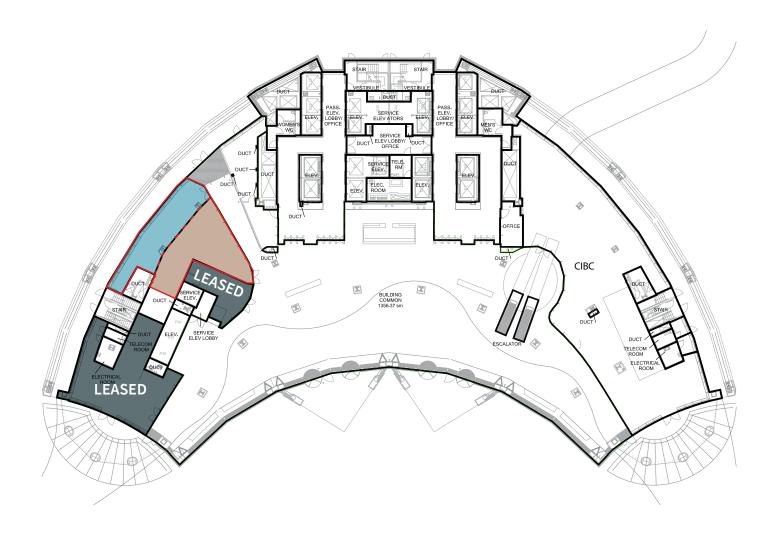
Total Expenditure (Avg Per Household)

As of May 2023, City of Calgary has approved 1.25 million square feet of office space for conversion to multifamily. The continued momentum of office space conversion will create retail demand as the population grows in the downtown core.



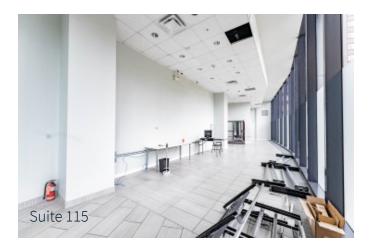
# Main Floor Suites

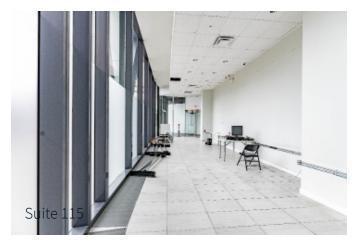
- Suite 105 1,775 s.f. **LEASED**
- Suite 108 526 s.f. **LEASED**
- Suite 110 1,311 s.f. -Contiguous for 2,228 s.f.
- Suite 115 917 s.f.











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