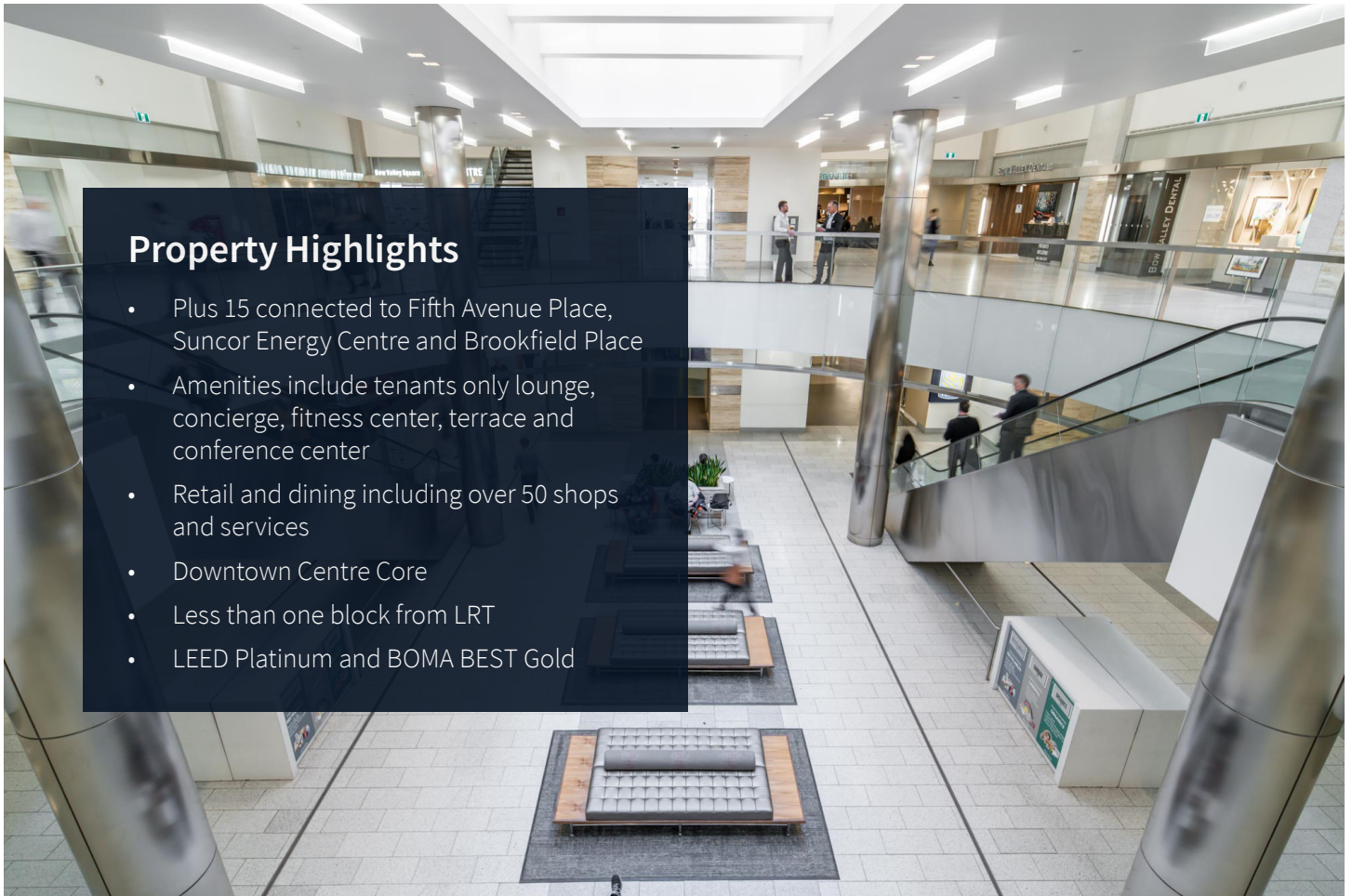




For sublease

Bow Valley Square I
202 6th Avenue SW, Calgary AB



Property Highlights

- Plus 15 connected to Fifth Avenue Place, Suncor Energy Centre and Brookfield Place
- Amenities include tenants only lounge, concierge, fitness center, terrace and conference center
- Retail and dining including over 50 shops and services
- Downtown Centre Core
- Less than one block from LRT
- LEED Platinum and BOMA BEST Gold

Property Summary



Space

Suite 1000 - 6,100 sf



Availability

30 - 60 Days Notice



Rental Rate

Competitive Sublease Rates



Sublease Expiry

September 29, 2027



Sublandlord

Willowglen Systems Inc.



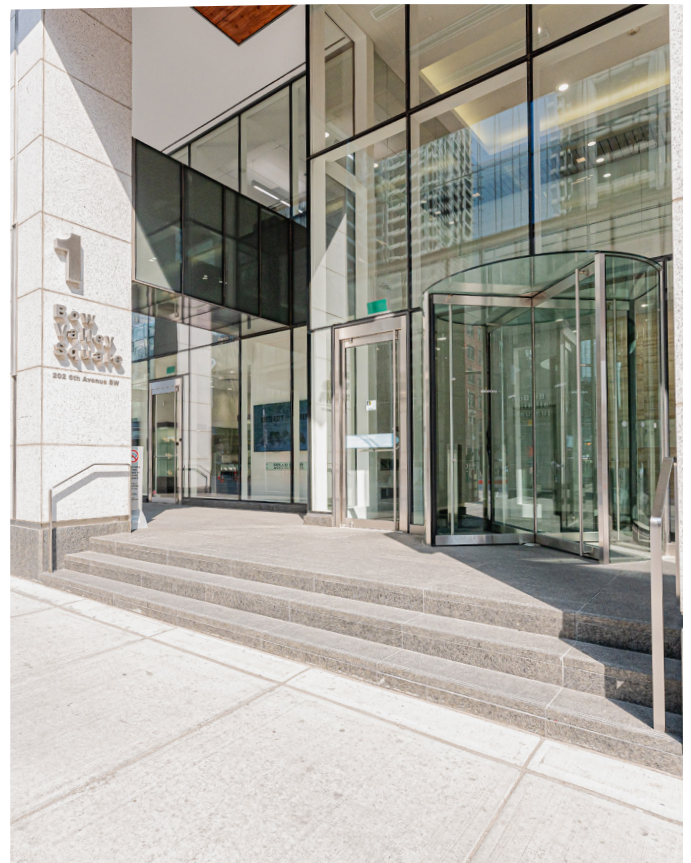
Operating Costs

\$23.76 psf (Est. 2025)



Suite Wiring

Category 6

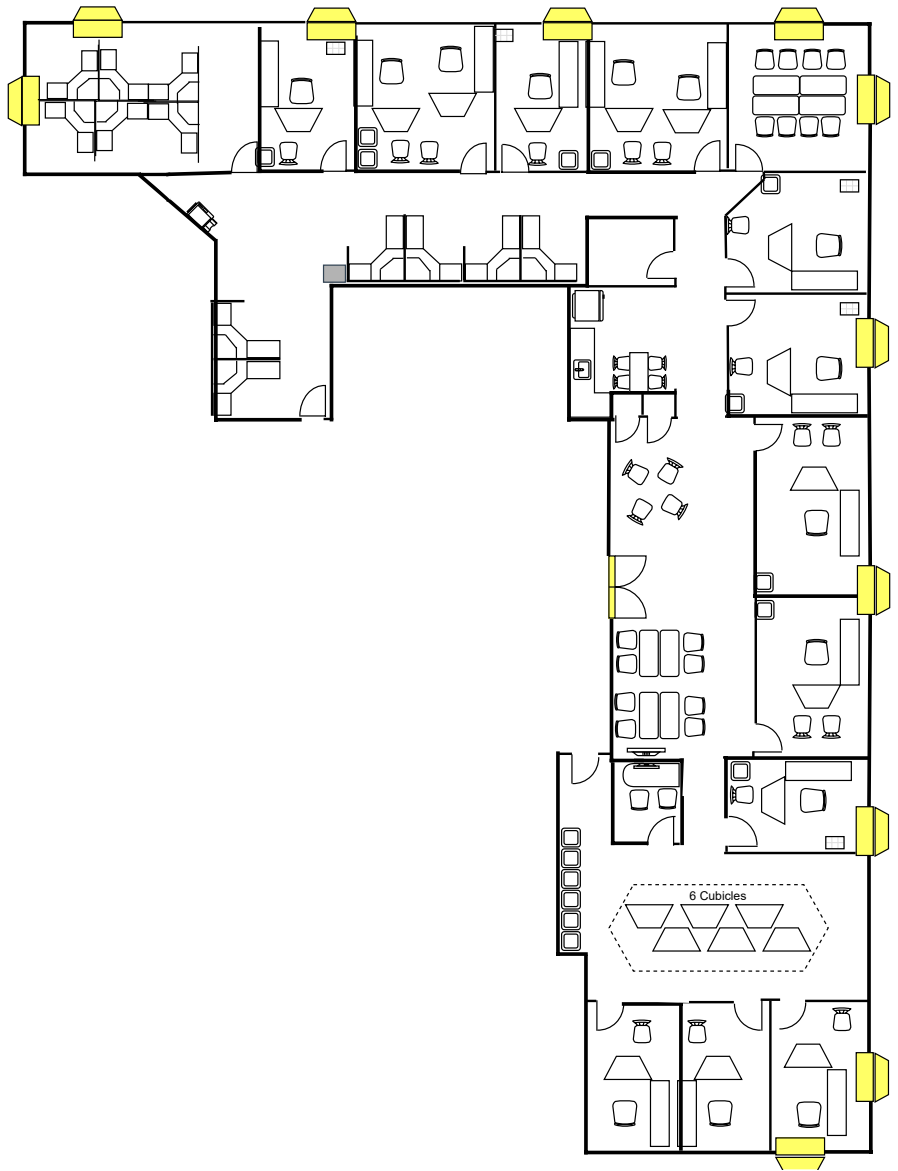


Suite 1000 | 6,100 SF

- 12 exterior offices
- Two large corner offices with a total of 12 workstations
- 2 open areas accommodating a total of 12 workstations
- Large reception area
- Open concept meeting space for 8
- Kitchen / lounge area
- Server room
- Copy / print areas
- Furniture available

Suite Notes

- Furnished, plug-and-play opportunity available on 30-60 day's notice
- The suite is bright and has been recently updated
- Double glass entry doors provide great elevator exposure
- Efficient configuration with a mix of offices and open area





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