



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. Suite 115 - 917 s.f. Contiguous for 2,228 s.f.

Suite 105 - 1,775 s.f. **LEASED**

Suite 108 - 526 s.f. **LEASED**

Suite 250 - 506 s.f. - **LEASED**

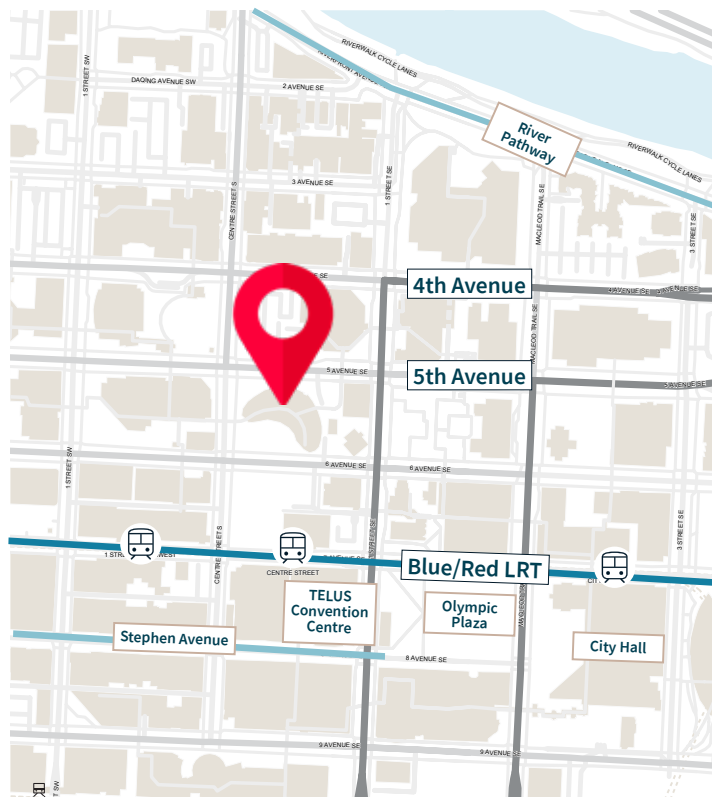
Availability Immediate

Rates Market Rates

Op Costs \$26.18 PSF (Est. 2026)

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

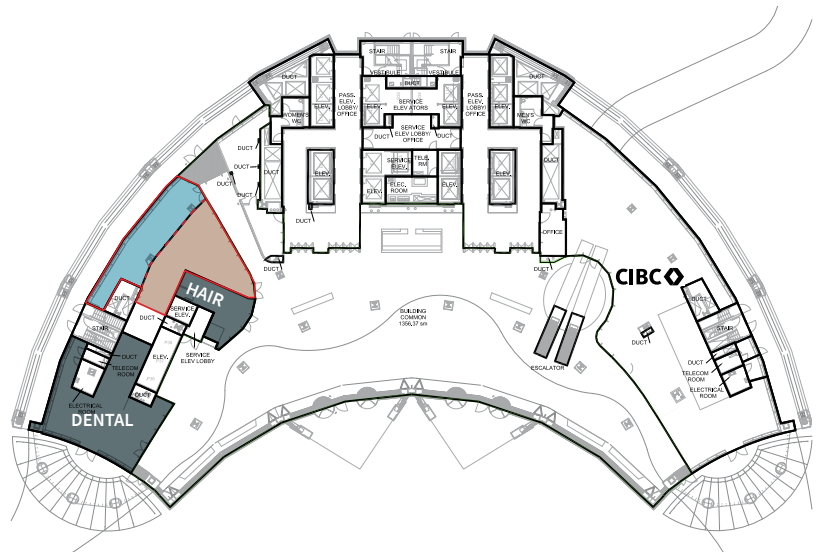
\$109,534

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.

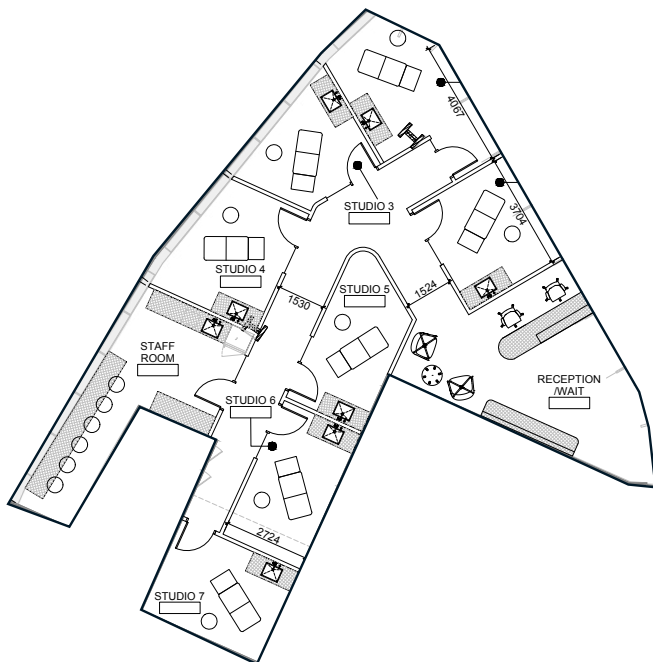
Main Floor Suites

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

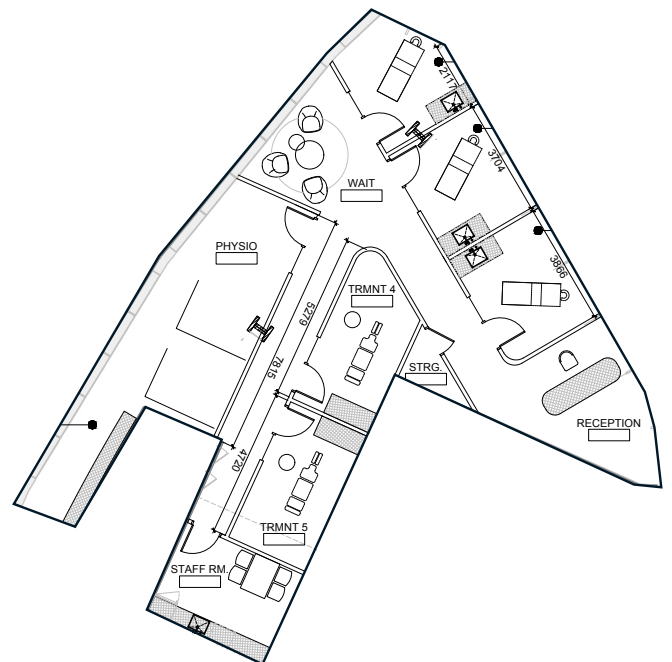


Conceptual Floor Plans

Wellness Studio Concept



Medical Services Concept





Suite 110



Suite 110



Suite 115



Suite 115

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