

For Lease

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

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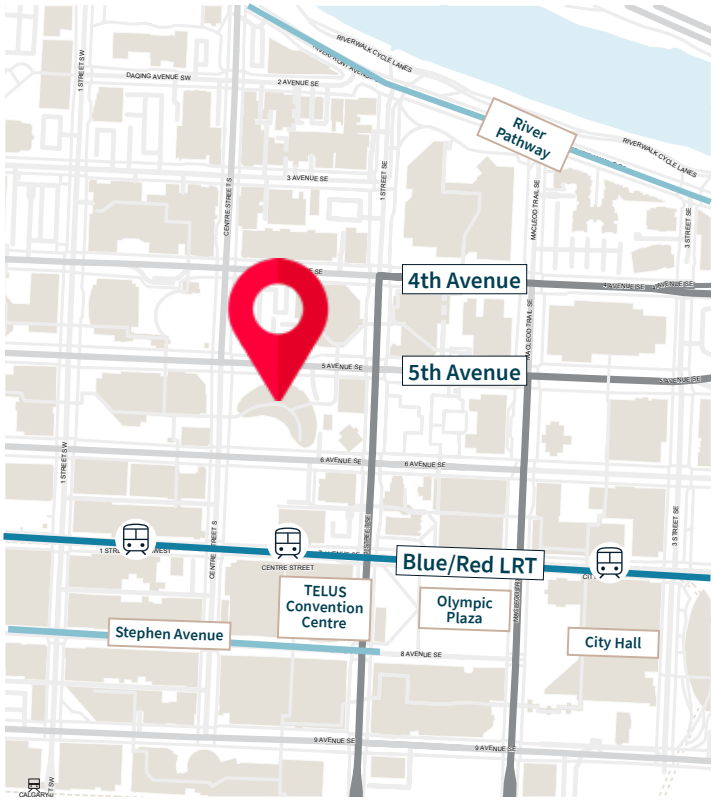
Prime location retail opportunities

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

Patisserie du soleil · INS Market · Tim Hortons · Delishe Sushi · Green Line Hair Studio · CIBC · Mercatino · Denim & Smith Barbershops · dental of The Bow

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.

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Main Floor Suites

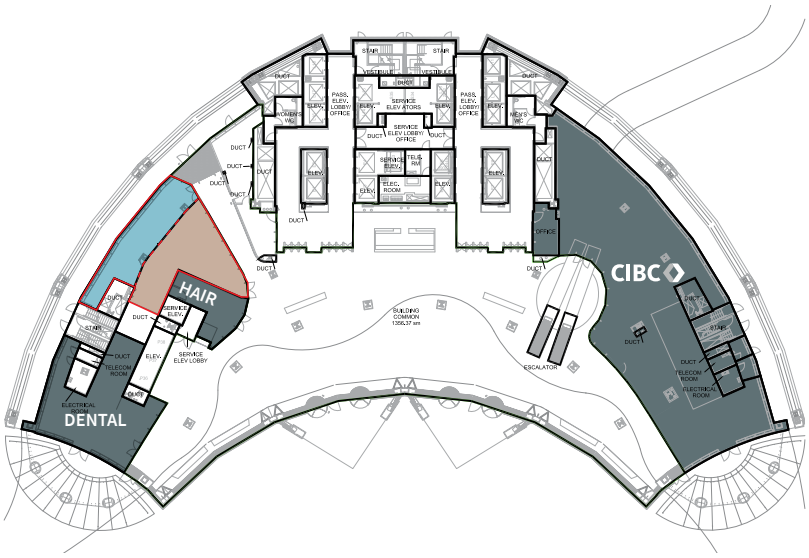
~~Suite 105 - 1,775 s.f.~~ - **LEASED**

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

Suite 110 - 1,311 s.f.

Suite 115 - 917 s.f.

Contiguous for 2,228 s.f.

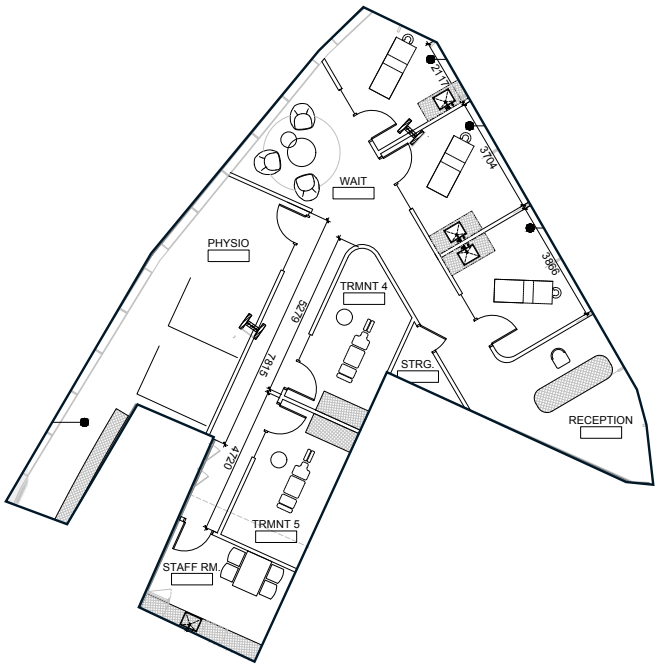


Conceptual Floor Plans

Wellness Studio Concept



Medical Services Concept



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Suite 110


Suite 110


Suite 115


Suite 115

JLL

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