

FOR SUBLEASE

BOW VALLEY SQUARE II

SUITE 3700 | CALGARY, AB T2P 3H7



CUSHMAN &
WAKEFIELD

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PROPERTY FEATURES



SUBLEASE OPPORTUNITY DETAILS

Available Space	Suite 3700, 13,981 SF
Occupancy Date	30 - 60 days notice
Term of Sublease	December 30, 2033
Annual Net Rent	Market Sublease Rates
Operating Costs & Taxes (psf)	\$22.06 (2025 estimate)
Parking	1 reserved underground stalls 6 unreserved underground stall \$585/stall/month reserved \$495/stall/month unreserved

Highlights	Prime downtown location Stunning 37th floor views Recently renovated space Modern, efficient layout
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BOW VALLEY SQUARE II BUILDING DETAILS

Address	205 5th Avenue SW
Constructed	1981 (renovated in 2011)
Rentable Area	518,000 square feet
Average Floorplate	13,600 square feet
Building Class	A
Number of Floors	39
Landlord/Property Manager	Armco Alberta
HVAC	Monday - Friday 8:00am - 6:00 pm
Amenities	Secure indoor parking (with EV charging stations and car wash) Plus 15 access through Fifth Avenue Place, Suncor Energy Centre, and Brookfield Place Tenant lounge with a quiet library, pool table, shuffleboard and ping-pong. Fitness centre with group fitness classes, and towel service Conference facilities for up to 100 people Secure bike storage and end-of-trip facilities
Accreditations	Leed Platinum Certification BOMA Best Gold

SUITE 3700 “As Built” Floorplan 13,981 SF

FLOOR PLAN

Full Floor: 13,981 SF

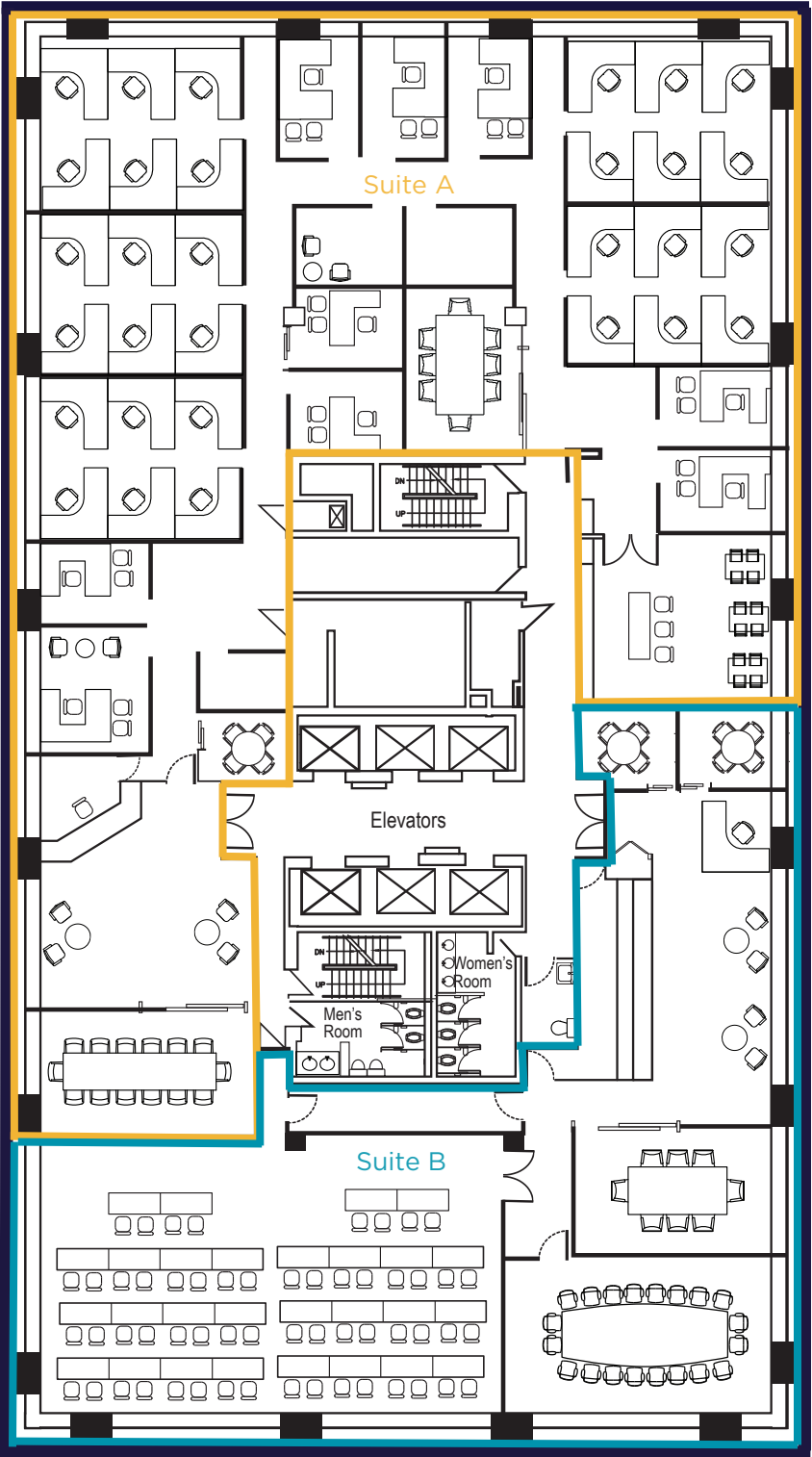
- 7 exterior offices
- 4 interior offices
- Open area for 30 workstations
- Boardroom
- Training room
- 6 meeting rooms
- Office reception
- Conference reception
- 2 kitchens
- Barrier free washroom

Suite A: 8,603 SF

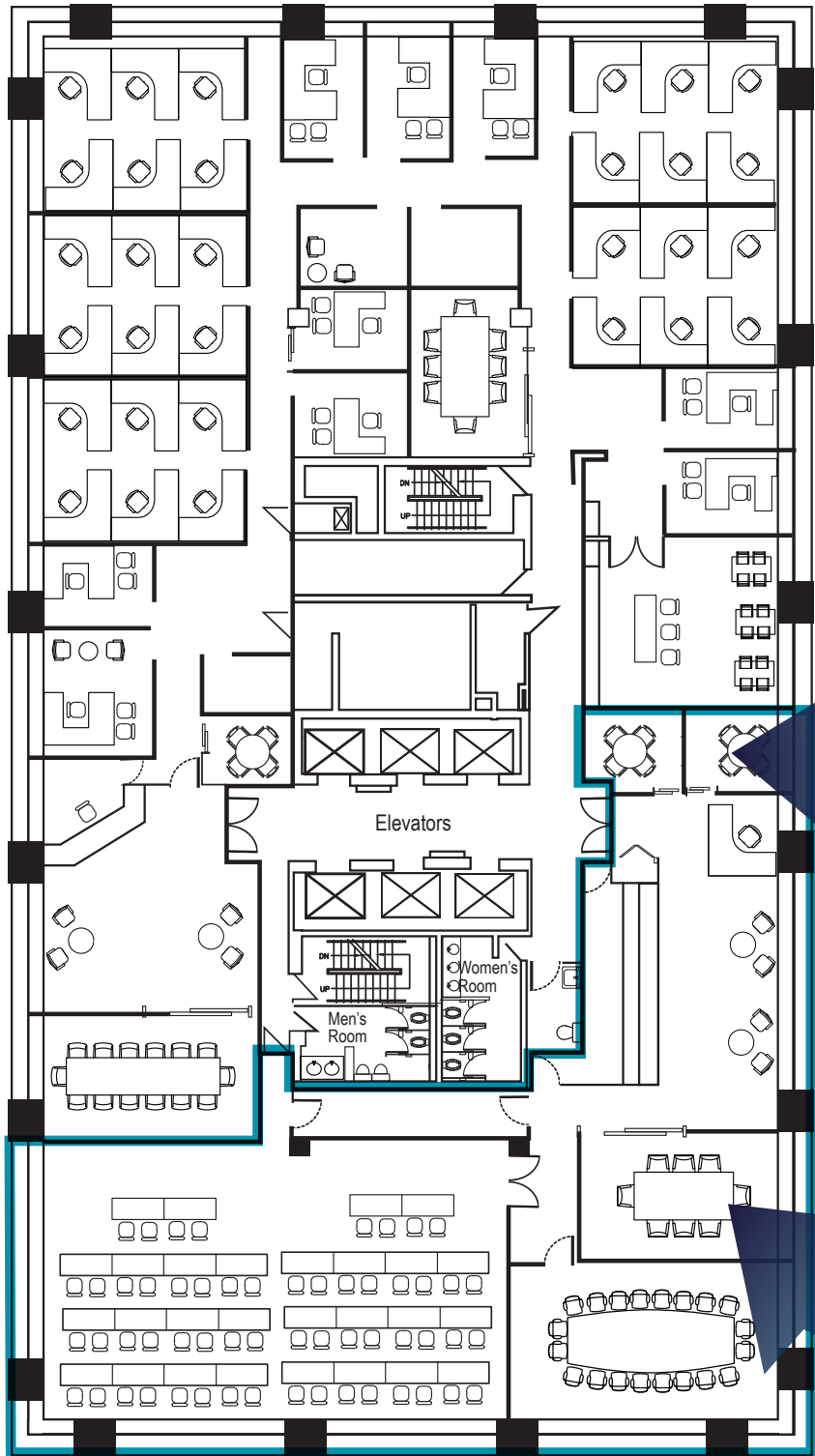
- 7 exterior offices
- 4 interior offices
- Open area for 30 workstations
- 2 meeting rooms
- Reception
- Kitchen

Suite B: 5,378 SF

- Boardroom
- Training room
- 3 meeting rooms
- Reception
- Kitchen/servery



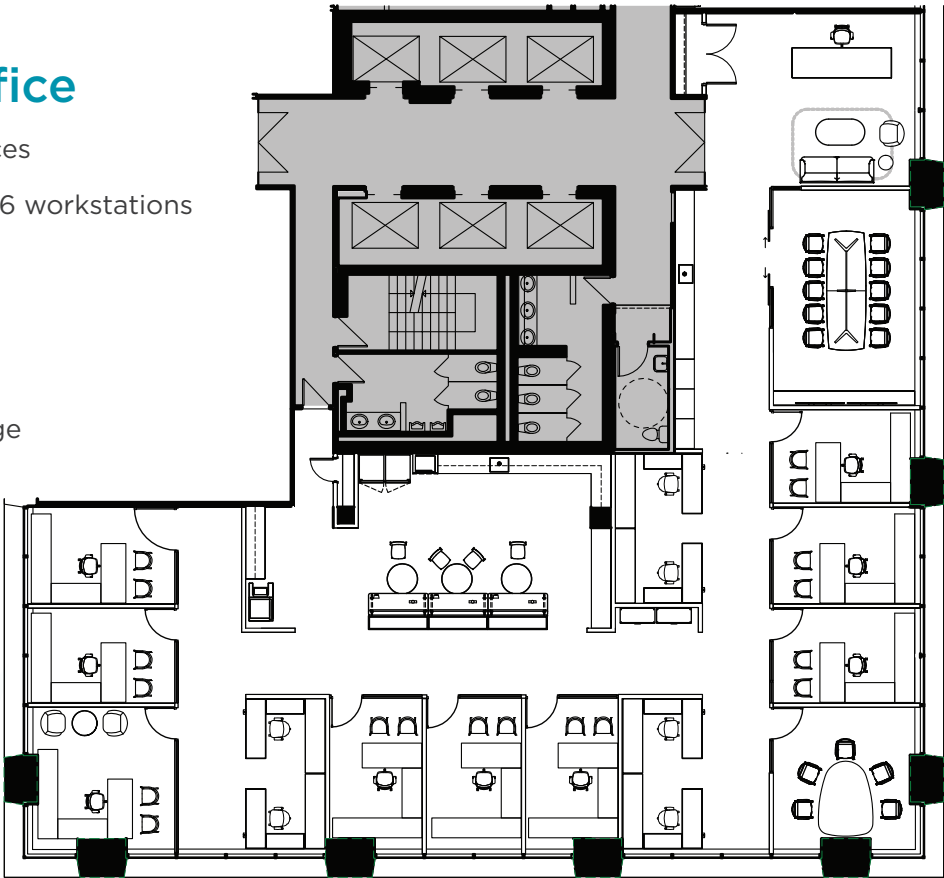
SUITE 3700 B
Conceptual Options
5,378 SF



Conceptual

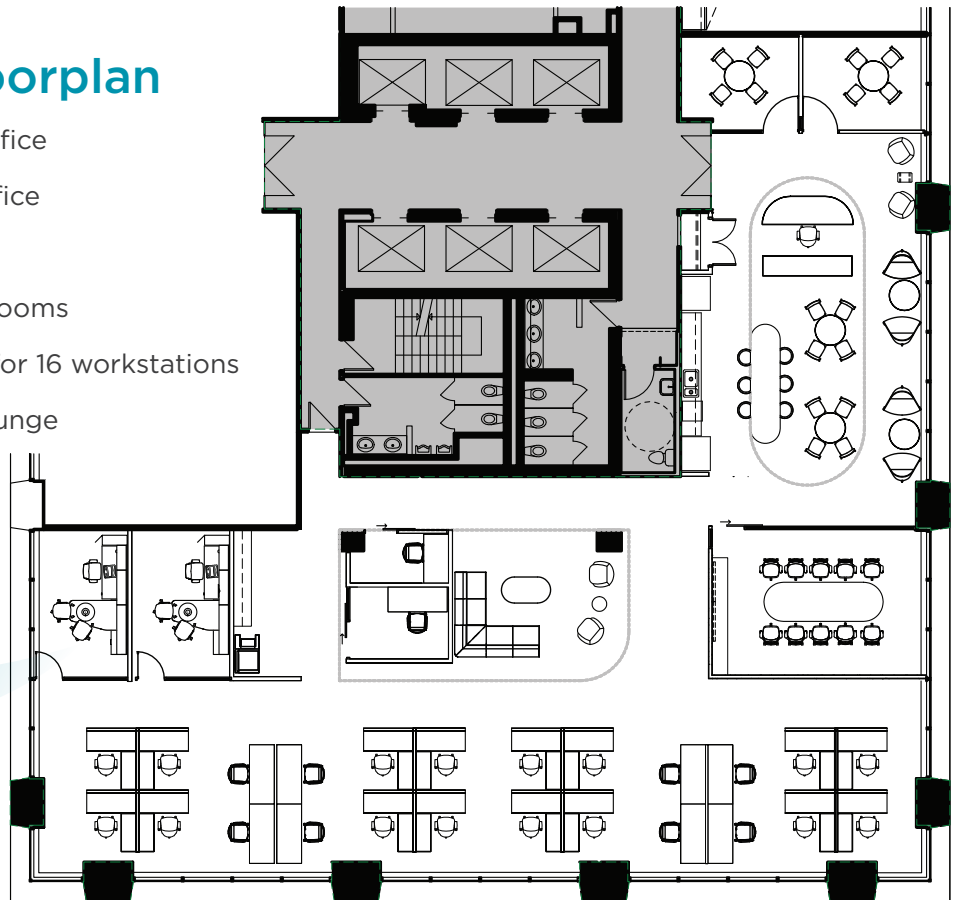
Closed office

- 9 exterior offices
- Open area for 6 workstations
- Boardroom
- Meeting room
- Reception
- Kitchen/Lounge



Open floorplan

- 1 exterior office
- 1 interior office
- Boardroom
- 2 meeting rooms
- Open area for 16 workstations
- Kitchen/Lounge

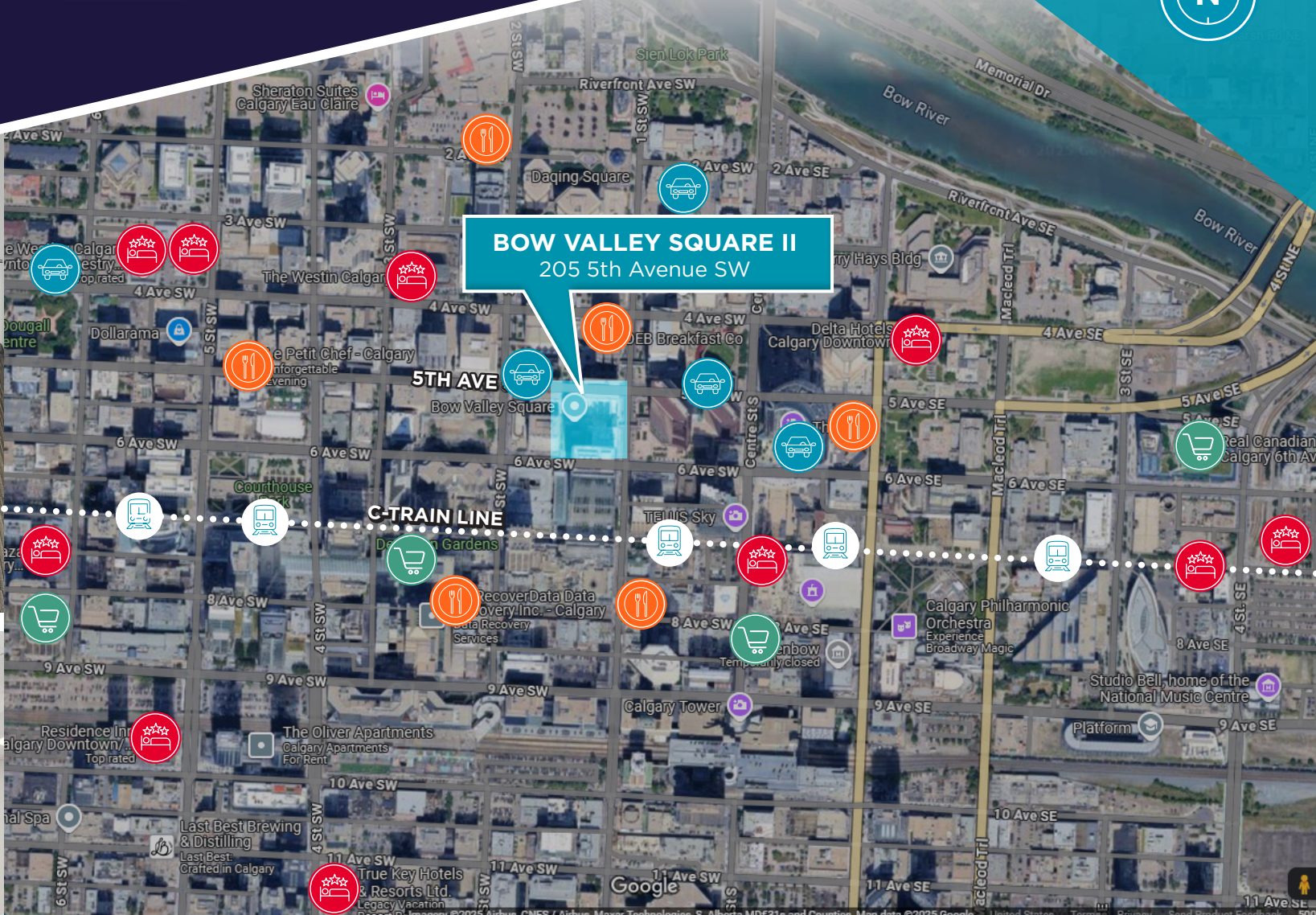


**Sublandlord is willing to turnkey on behalf of a Subtenant*

SUITE 3700
Interior Photos



AMENITIES
MAP



DOWNTOWN CALGARY AMENITIES



RESTAURANT



HOTEL



PARKING



SHOPPING

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