

Bow Valley Square III

255 5TH AVENUE SW
CALGARY, AB

Sublease Opportunity

Craig Hulsman

Executive Vice President

+1 403 305 8974

craig.hulsman@cushwake.com

Jody Sick

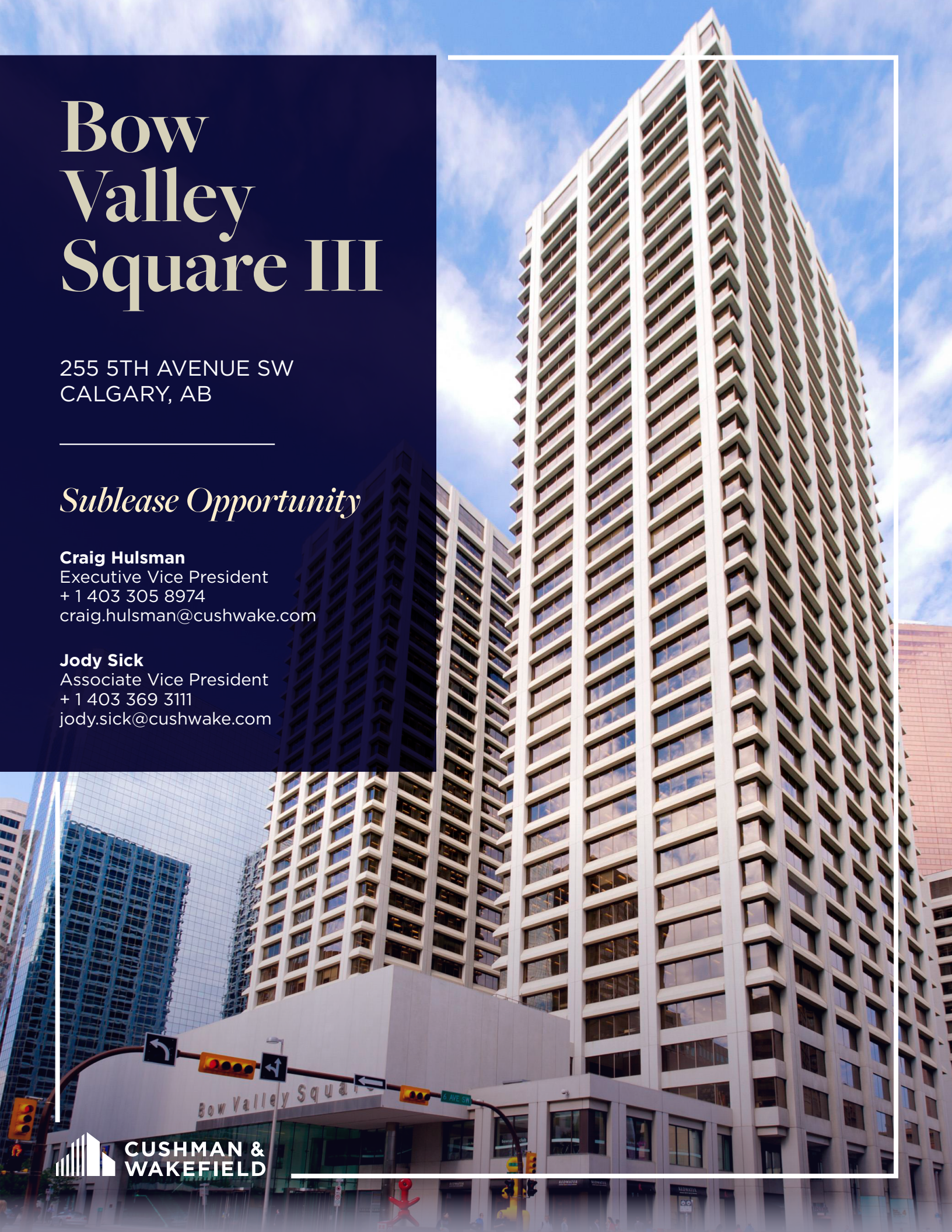
Associate Vice President

+1 403 369 3111

jody.sick@cushwake.com



**CUSHMAN &
WAKEFIELD**



PROPERTY FEATURES



OCCUPANCY DATE
Immediate



SUBLANDLORD
Tourmaline Oil Corp.



TERM OF SUBLEASE
Up to March 30, 2034
**shorter term may be considered*



ANNUAL RENT
Market Rates



TENANT IMPROVEMENT ALLOWANCE
Negotiable

AVAILABLE AREA

SUITE	SIZE/SF
Suite 1710	5,997
Suite 1700	6,671
Suite 1600	12,947
TOTAL	25,615



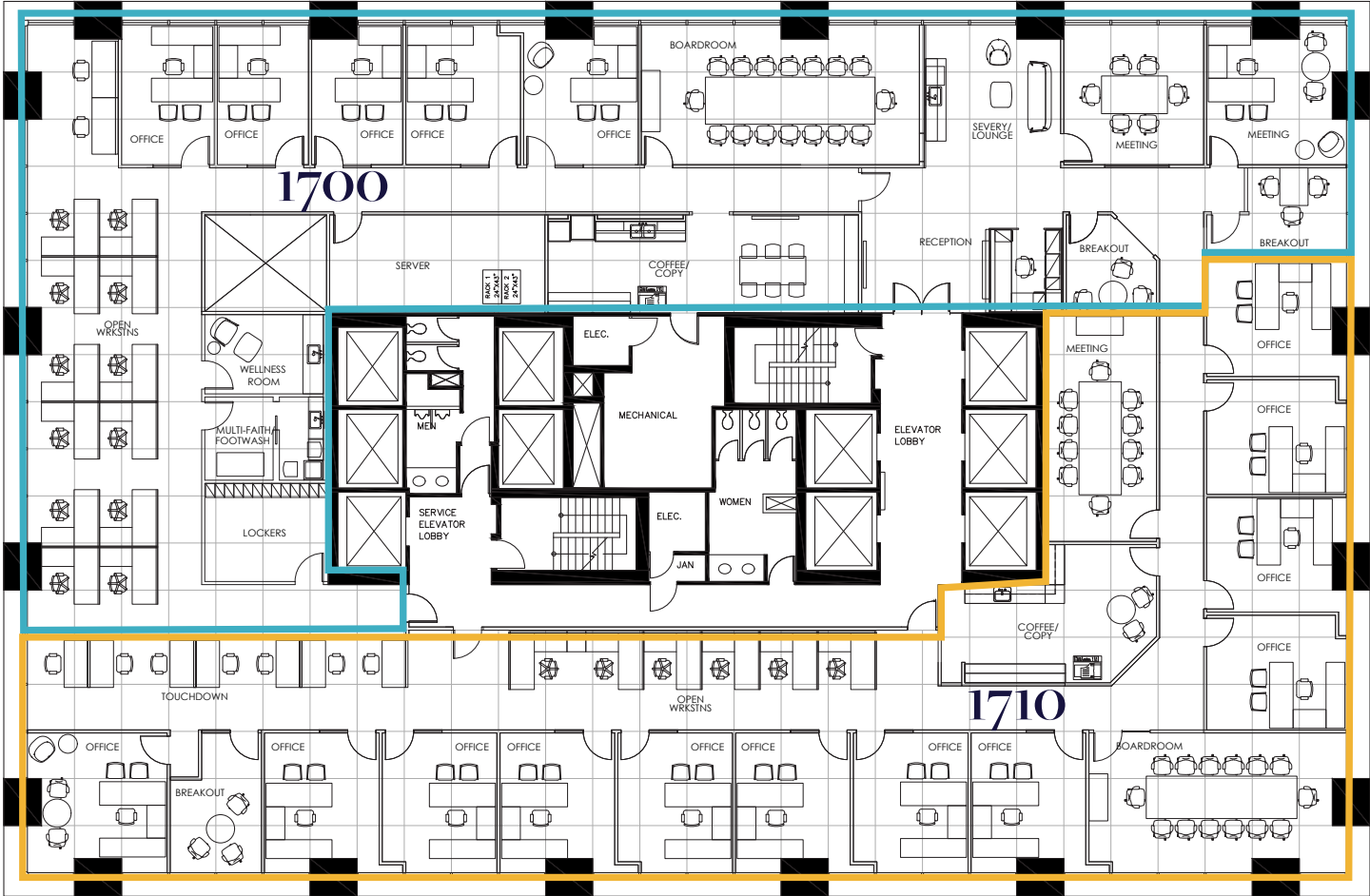
BUILDING FEATURES

- Fitness centre with group fitness classes
- Tenant lounge with library, bar area, quiet spaces, and games area
- Conference centre with four rooms and multiple configurations for ample flexibility
- Rooftop terrace and outdoor park with barbeques, games areas, and picnic tables
- Bike parking facilities with showers and change rooms
- Secure indoor parking with EV charging stations and cash wash
- 24/7 on-site security with a concierge
- On-site retailers such as CIBC, Bow Valley Dental, Bow Valley Child Care, The Printing House, Best of Seven Barbers, Cork, and many others
- On-site food vendors such as The Garage Sports Bar, Starbucks, Olly Fresco, Sushi Party, Hankki, and many others

BUILDING DETAILS

Constructed	1979 (renovated in 2011)
Rentable Area	367,171 SF
Average Floorplate	12,661 SF
Number of Floors	32
Landlord	Armco Alberta
Building Management	Armco Alberta
HVAC	Monday - Friday 8:00 a.m. - 6:00 p.m.
Operating Costs & Taxes	\$19.95 PSF (2026 estimate)
Parking	1:2,200 SF \$585/stall/month reserved \$495/stall/month unreserved

FLOORPLANS



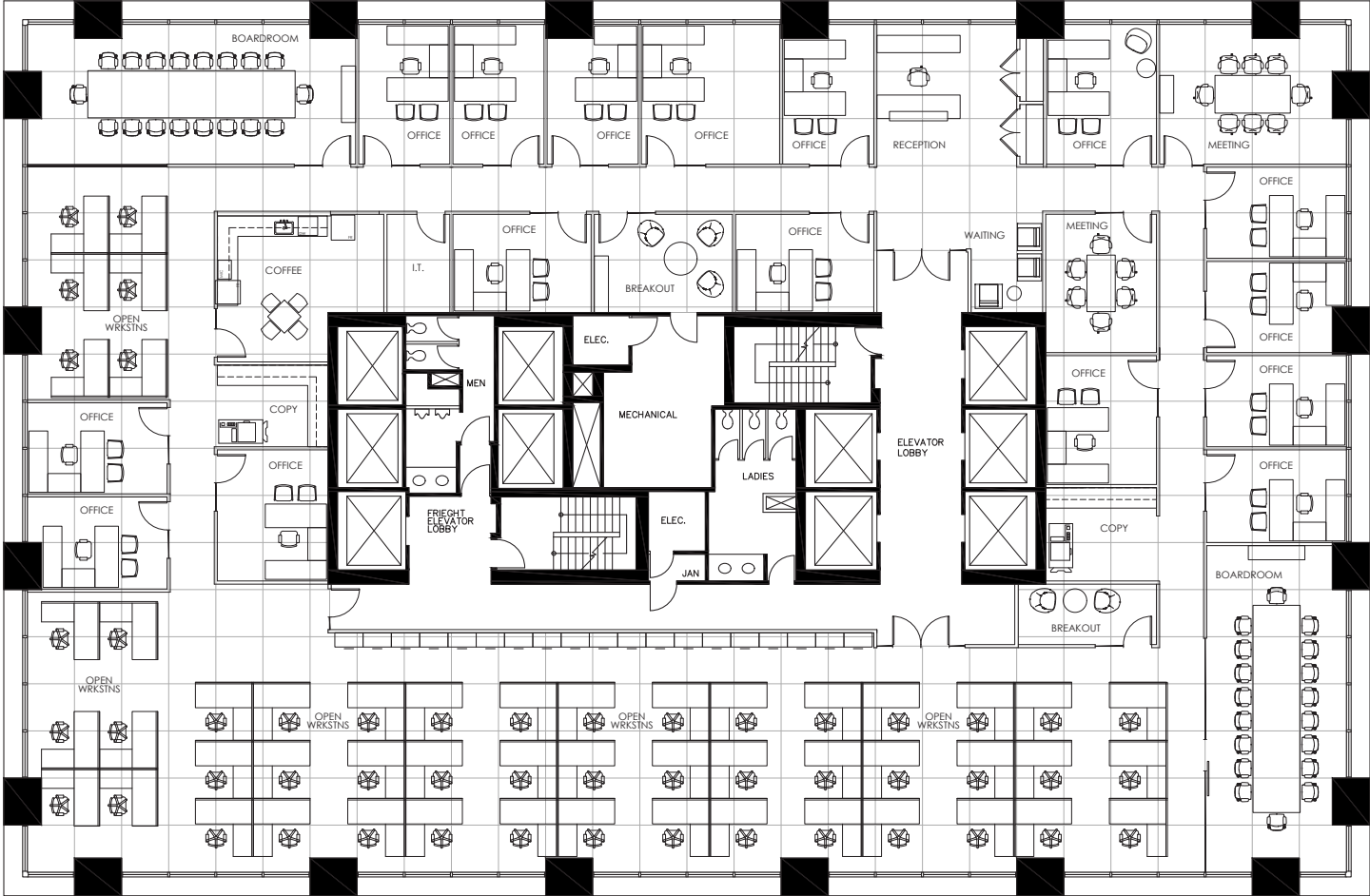
Suite 1700 | 6,671 SF

- 5 exterior offices
- Open area for 19 workstations
- Boardroom
- 4 meeting rooms
- Kitchen
- Wellness room
- Multi-faith room

Suite 1710 | 5,997 SF

- 12 exterior offices
- Open area for 13 workstations
- Boardroom
- Meeting room
- Breakout room
- Kitchen
- Reception

FLOORPLANS



Suite 1600 | 12,947 SF

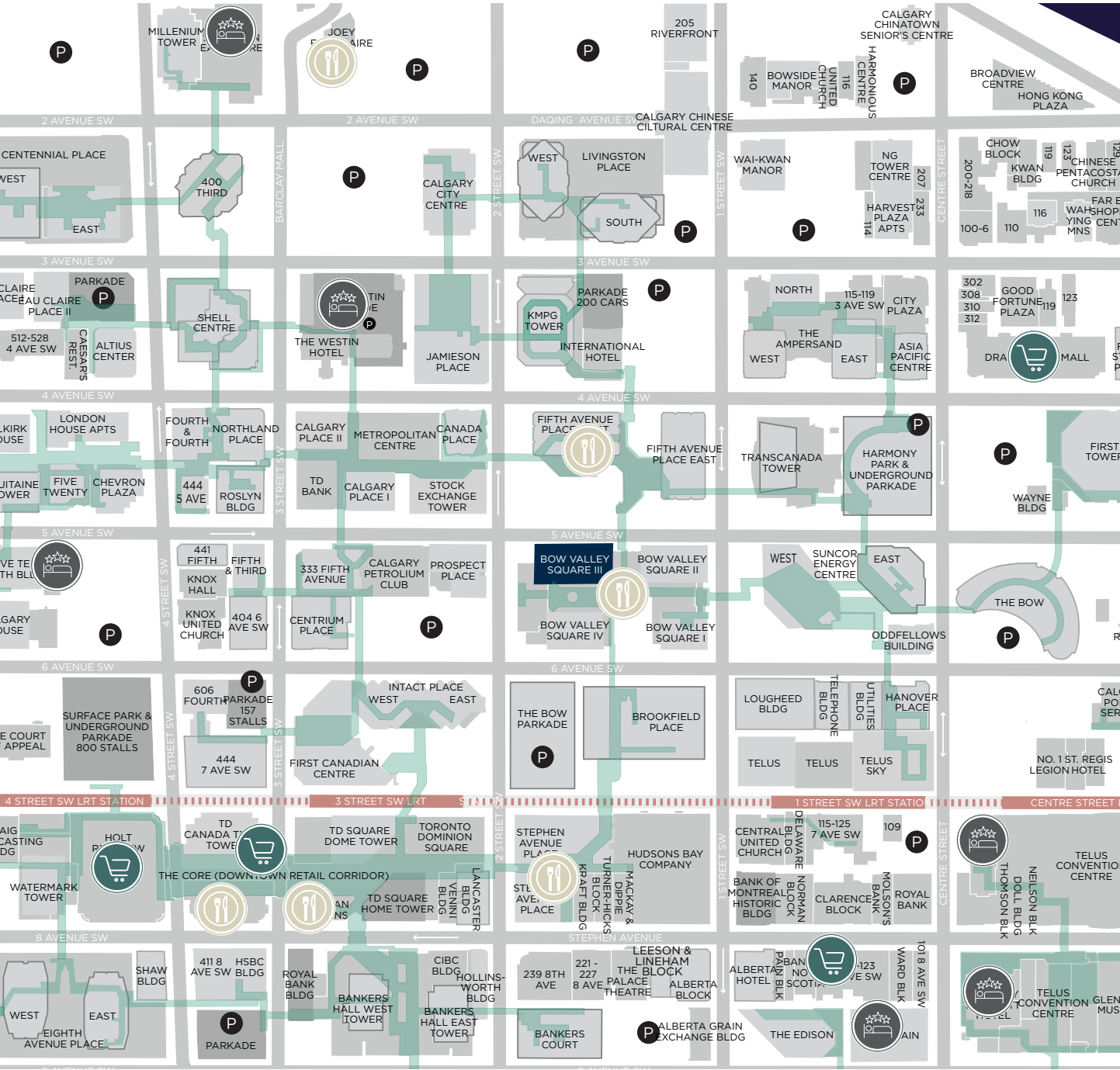
- 12 exterior offices
- 4 interior offices
- Open area for 51 workstations
- 2 boardrooms
- 2 meeting rooms
- 2 breakout rooms
- Kitchen
- Reception



PROPERTY PHOTOS



LOCAL AMENITIES



RESTAURANTS
& QUICK BITES



HOTEL
LODGING



RETAIL
SHOPPING

Bow Valley Square III

*FOR MORE INFO
PLEASE CONTACT*

Craig Hulsman

Executive Vice President

+ 1 403 305 8974

craig.hulsman@cushwake.com

Jody Sick

Associate Vice President

+ 1 403 369 3111

jody.sick@cushwake.com



Cushman & Wakefield
250 6th Avenue SW, Suite 2400
Calgary, AB T2P 3H7



cushmanwakefield.com

©2026 CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE PD-221135_V1