

BOW VALLEY SQUARE I

202 6 AVE SW, CALGARY, AB

OFFICE SPACE FOR SUBLEASE

About the Space

Premises:	Suite 620: 1,400 sf
Availability:	Immediately
Sublease Expiry:	August 30, 2029
Sublease Rates:	Market Sublease Rates
Operating Costs:	\$24.67 psf
Parking:	One Underground Stall \$585/stall/month Additional underground parking is available through the landlord
Furniture:	Space comes fully furnished



Building Amenities



Conference Centre with four flexible meeting rooms



Exclusive tenant lounge with comfortable seating areas, a library, quiet spaces, a bar area, free Wi-Fi, and recreational amenities



Tenant only fitness centre



+15 connected to Fifth Avenue Place, Suncor Energy Centre, and Brookfield Place

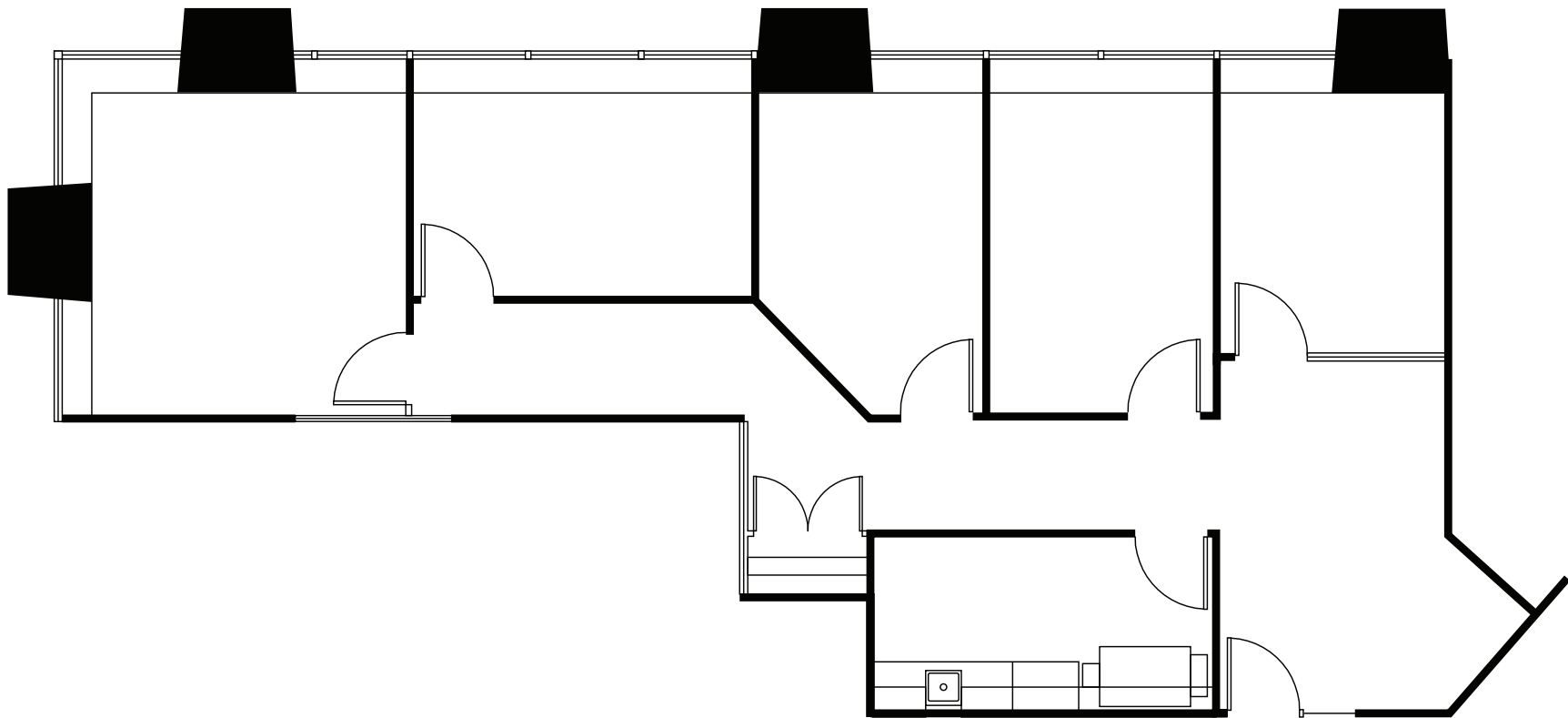


Secure bike storage and end-of-trip facilities and showers



+30 rooftop patio with picnic tables, BBQs, green space and a beehive station

Floor Plan

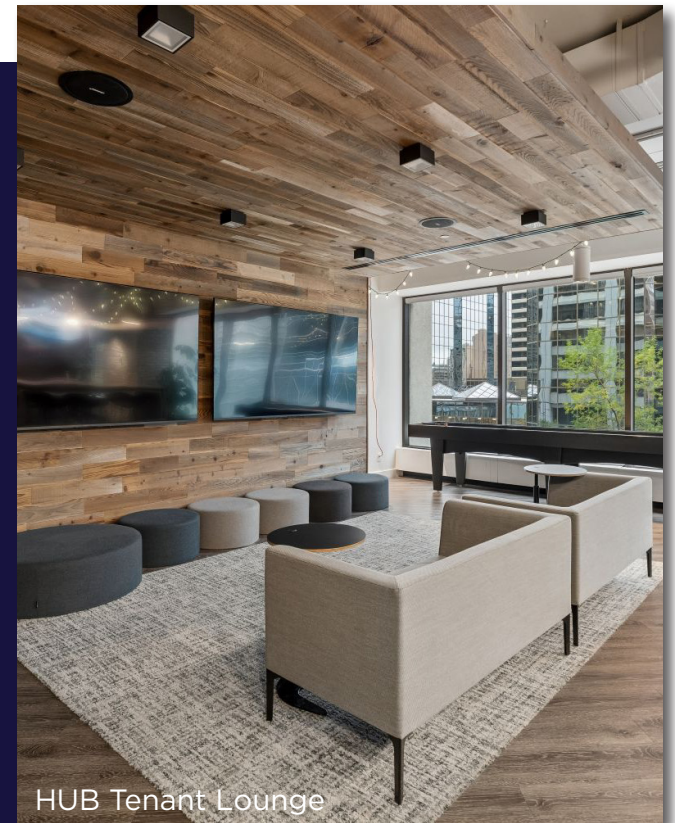




+15 Food Court



+30 Rooftop Patio



HUB Tenant Lounge



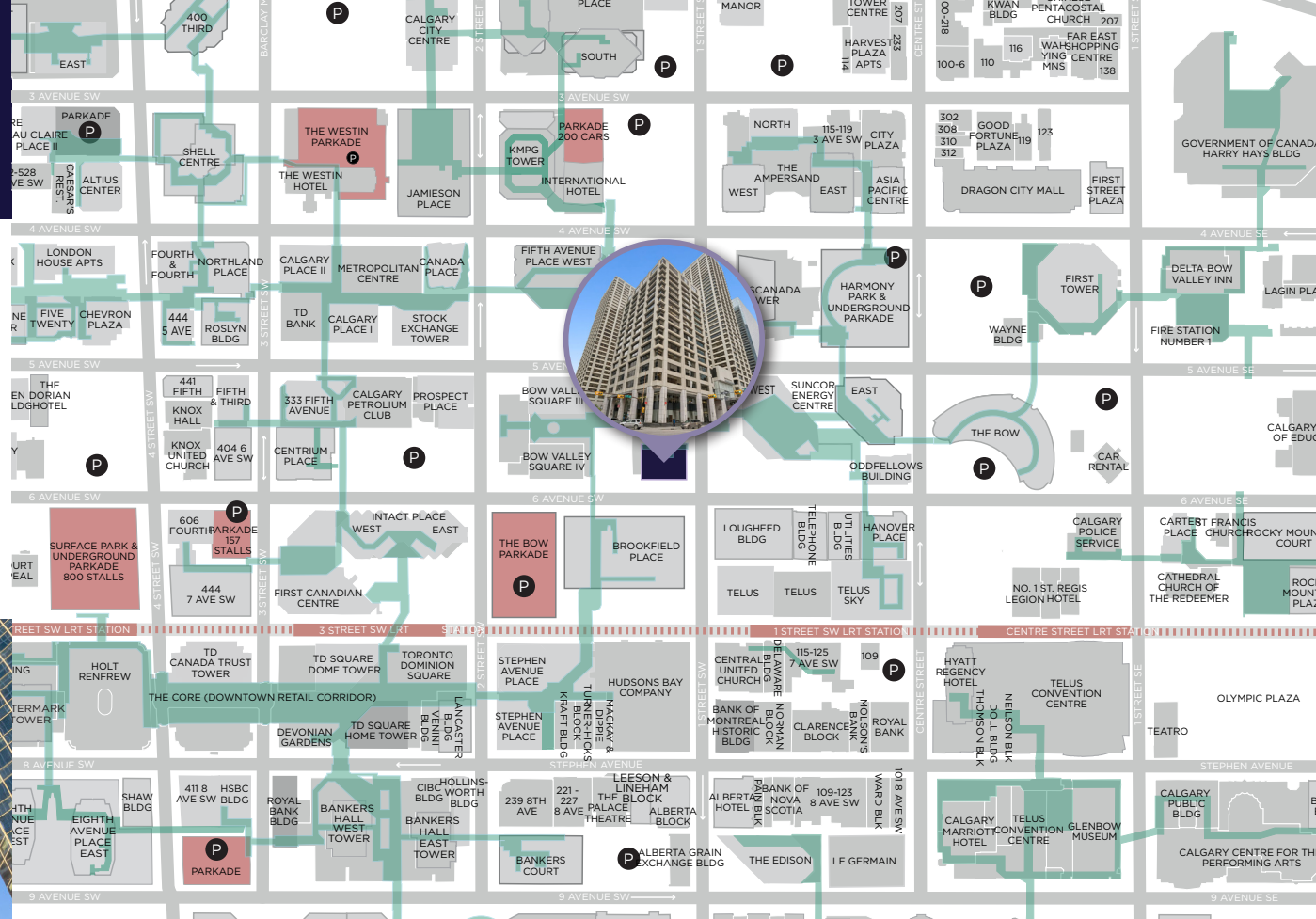
HUB Tenant Lounge



Bow Valley Athletic Club

The Location

Located in the heart of Calgary's downtown core, Bow Valley Square is surrounded by major office towers, restaurants, cafés, retailers and professional services, providing tenants with a highly convenient and walkable work environment.



Directly connected to Calgary's +15 network, Bow Valley Square provides convenient indoor access to surrounding buildings, shops and services. Multiple CTrain stations and transit routes are also located nearby, providing easy access throughout downtown and beyond.



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