

THE BOW

500 Centre Street SE, CALGARY, AB



**AVISON
YOUNG**

FOR SUBLEASE | THE BOW 500 CENTRE STREET SE, CALGARY, AB

THE BOW is one of Calgary's most recognizable buildings and an iconic structure in Calgary. The impressive 2,079,150 square foot building is 58 storeys tall and can be seen from almost anywhere in Calgary. The unique crescent shape of the building offers magnificent panoramic views of the city and exceptional natural light.



THE BOW Sky Garden features a state-of-the-art 250-seat auditorium, large multi-purpose room, kitchen, commercial grade food preparation area, soft seating and trees. There is a mountain view room which can host theatre or banquet style seating and has an adjoining buffet servery area.

THE BOW is +15 connected to the Suncor Energy Centre and F1RST Tower.



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Building Details

Address 500 Centre Street SE

Year Built 2012

Building Size 58 Storeys

54 Office Floors Totalling: 1,995,146 SF

2 Retail Floors Totalling: 26,000 SF

54th Floor Sky Garden Available

Sublandlord Encana Corporation

Available Space
29th Floor - 35,862 SF
30th Floor - 40,128 SF
31st Floor - 40,175 SF
Total: 116,165 SF
(Can be leased by floor)

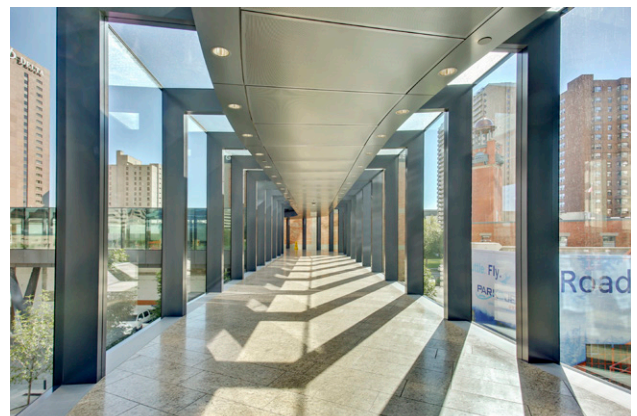
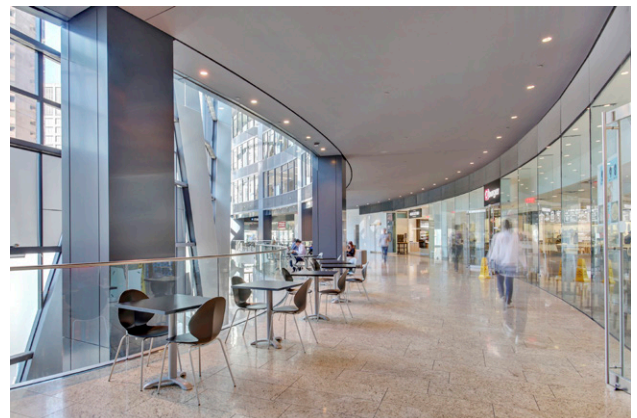
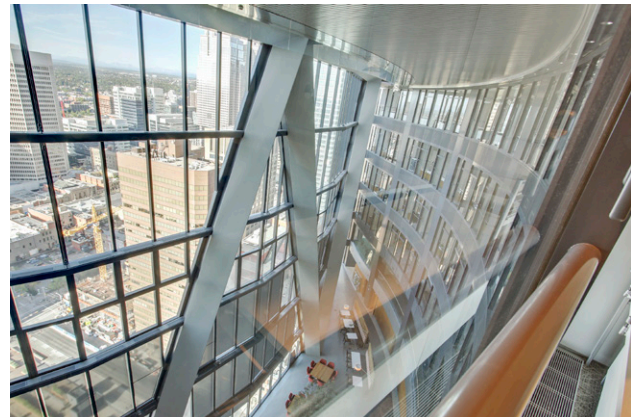
Occupancy Immediately

Asking Net Rent Market Rates

Operating Costs & Taxes \$25.65 psf (2018 est.)

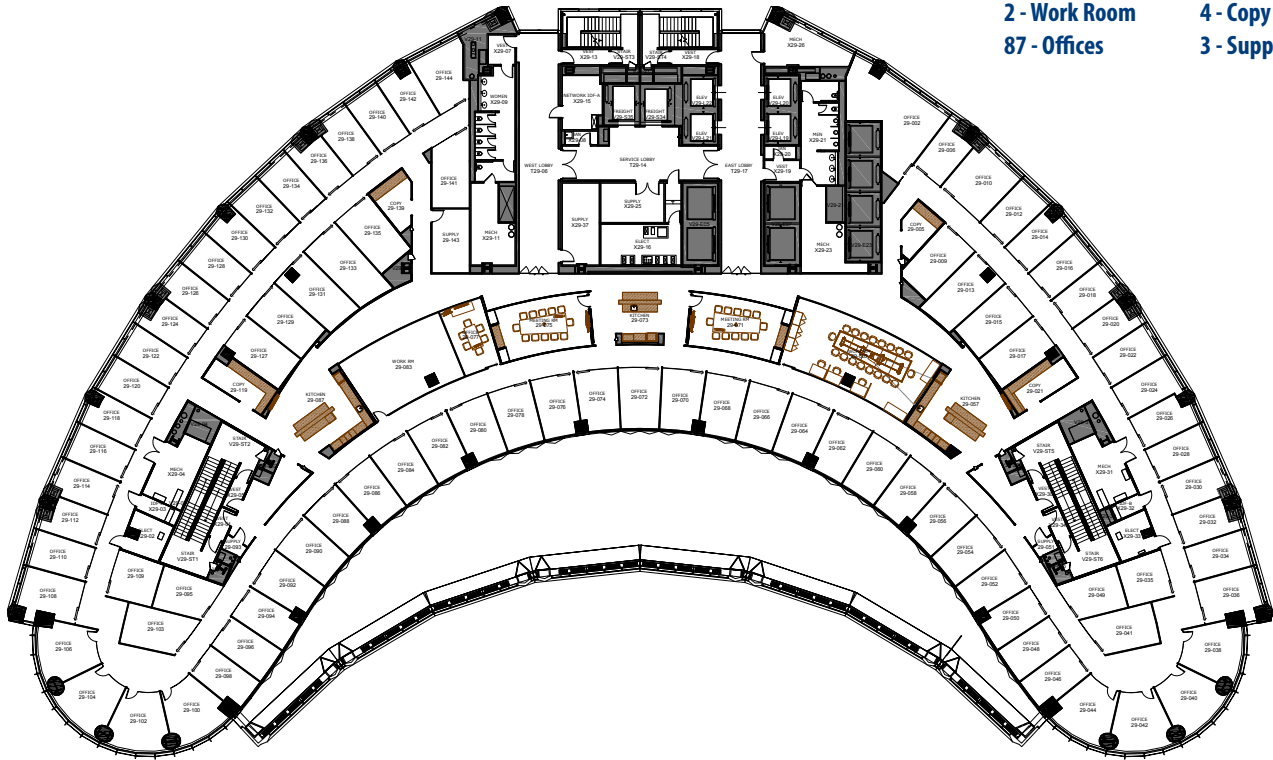
Term Negotiable

Parking Negotiable
1,358 total stalls (6 level
parkade spanning 2 blocks
on both sides of 6th Avenue)



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FLOOR PLAN - 29TH FLOOR



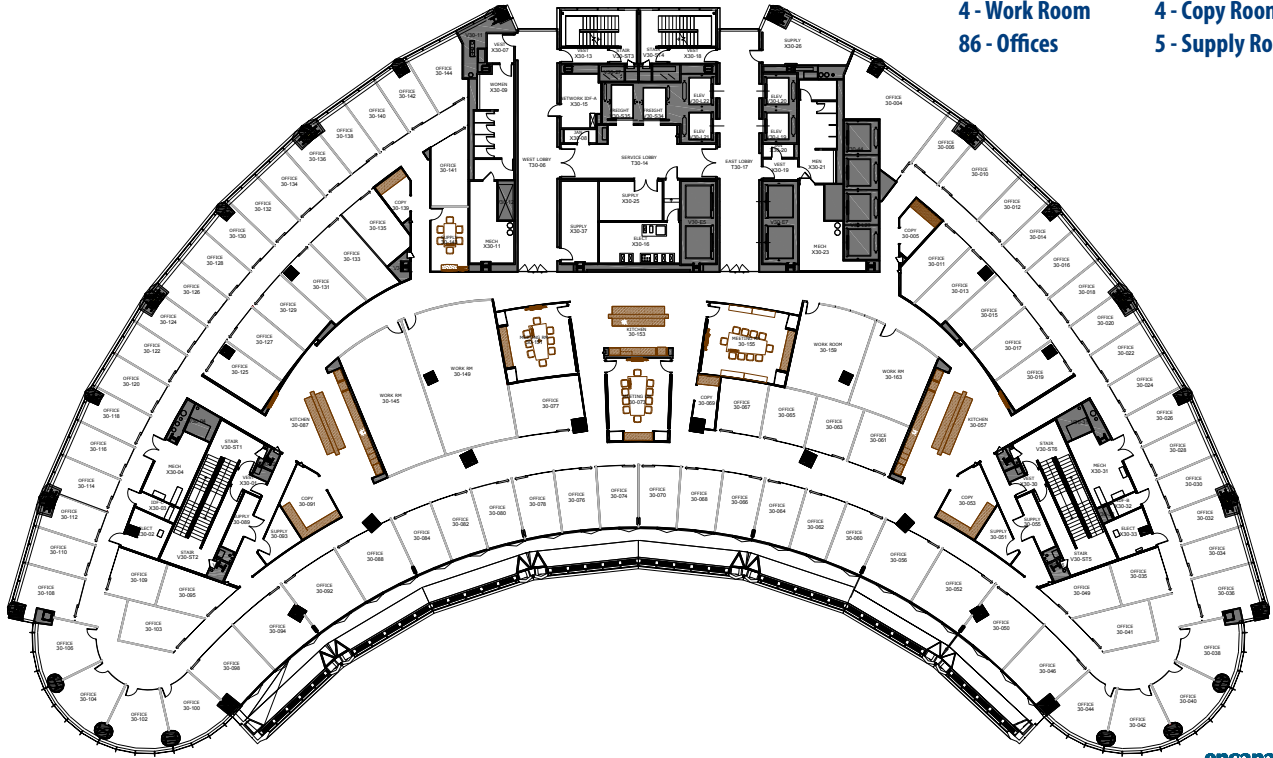
Existing layout (35,862 SF):

- 3 - Kitchens
- 2 - Work Room
- 87 - Offices
- 3 - Meeting Rooms
- 4 - Copy Rooms
- 3 - Supply Rooms



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FLOOR PLAN - 30TH FLOOR



Existing layout (40,128 SF):

3 - Kitchens

4 - Work Room

86 - Offices

3 - Meeting Rooms

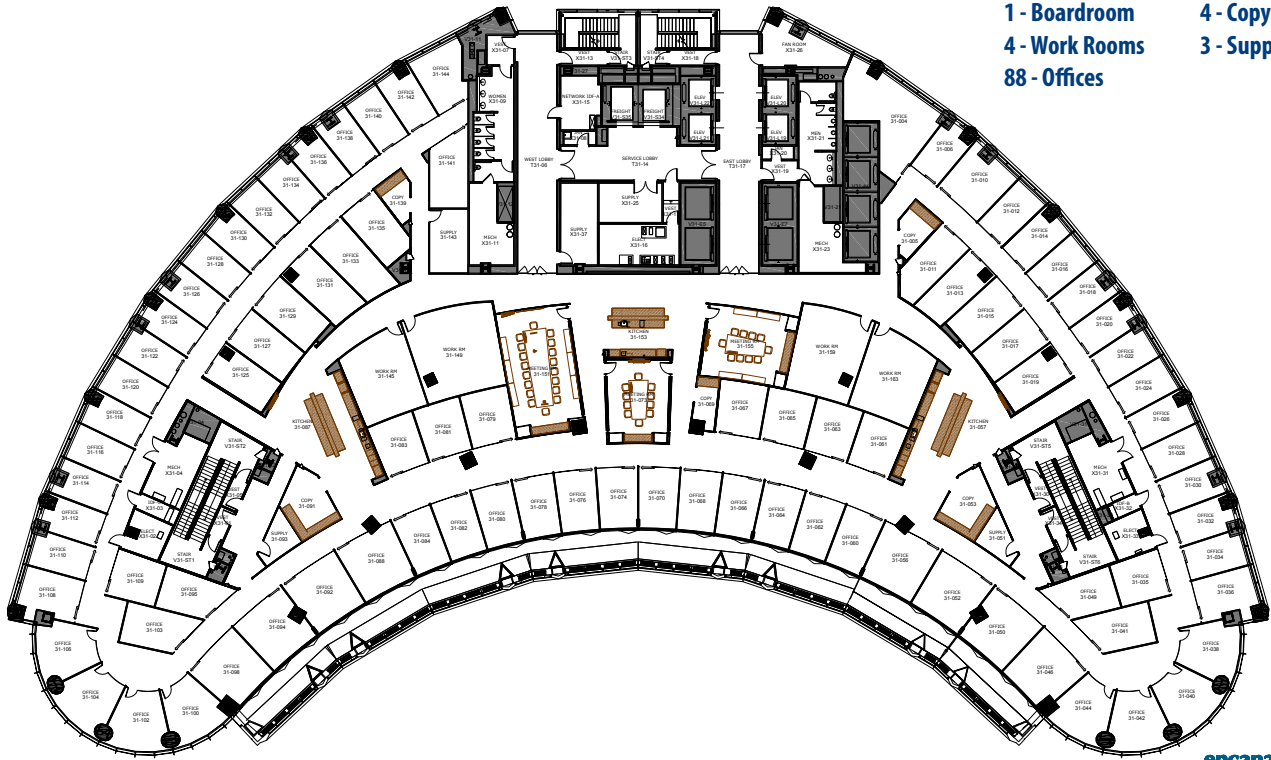
4 - Copy Rooms

5 - Supply Rooms



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FLOOR PLAN - 31ST FLOOR



Existing layout (40,175 SF):

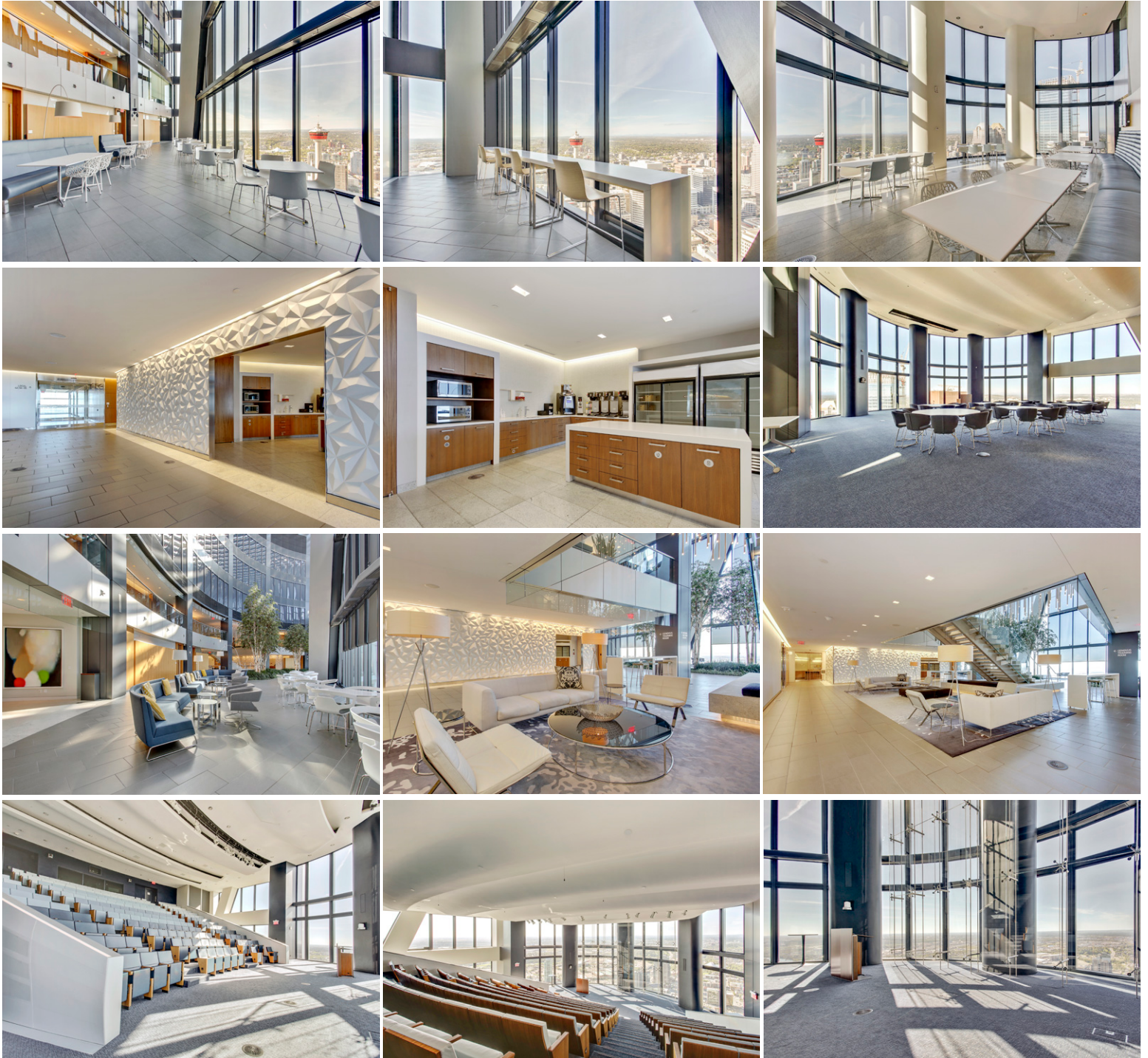
- 3 - Kitchens
- 1 - Boardroom
- 4 - Work Rooms
- 88 - Offices
- 2 - Meeting Rooms
- 4 - Copy Rooms
- 3 - Supply Rooms



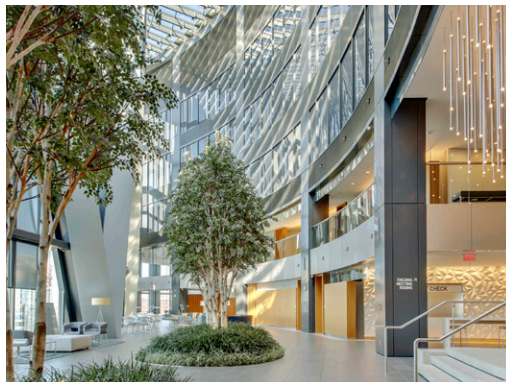
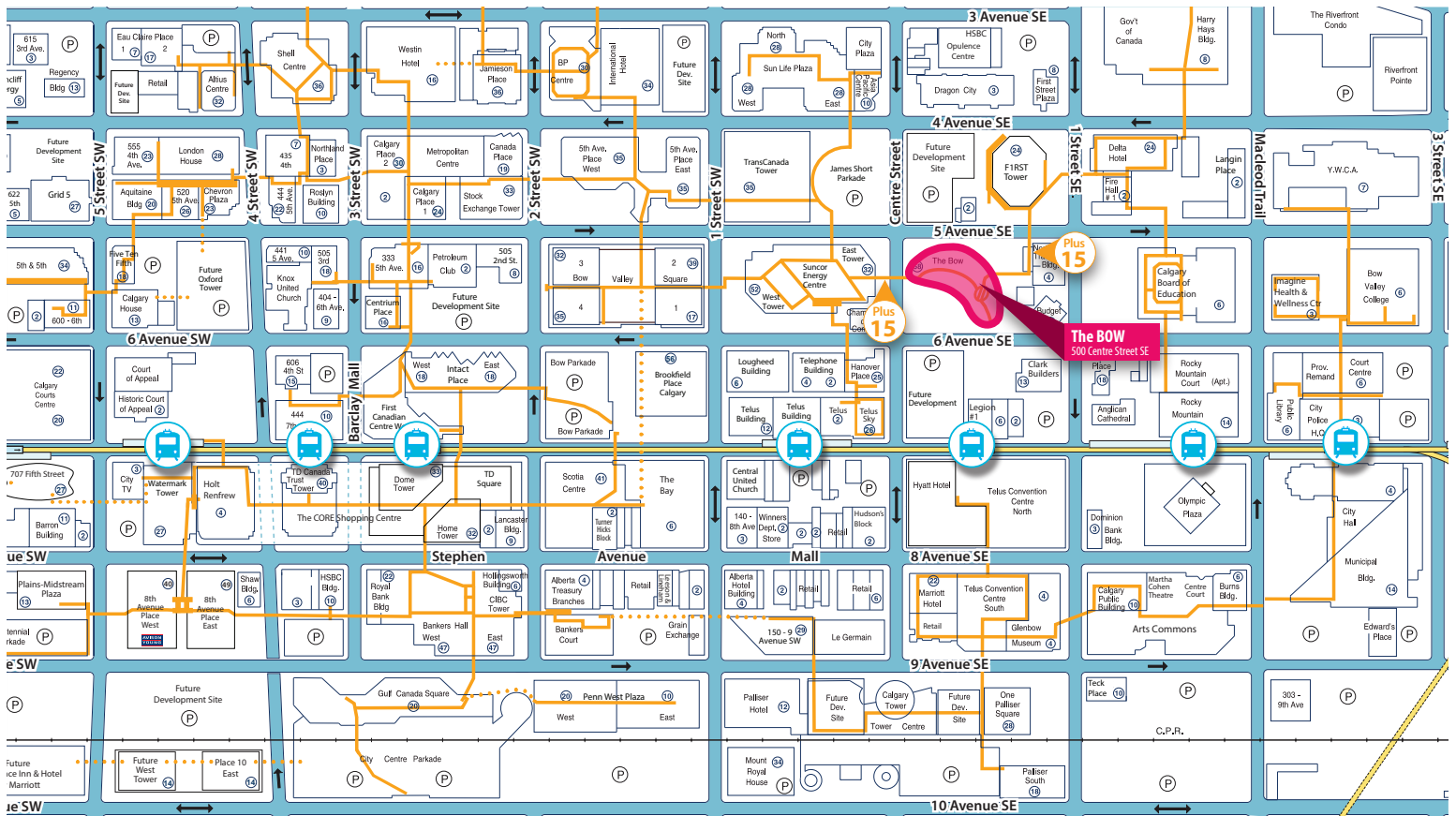
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SKY GARDEN - 54 FLOOR

- Auditorium (250 Person Capacity)
- Mountainview Meeting Room (122 Person Capacity)
- Lounge Seating Areas
- Kitchen/Bistro Area



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