

# Bow Valley Square III

## 11,508 sf Sublease



Damon Harmon, CPA, CGA  
403.875.3133  
dharmon@cresa.com

cresa



# Bow Valley Square III



**11,508 sf available  
immediately**

## Space Profile

Sublandlord:	Cygnnet Energy Ltd.
Subpremises:	Suite 600: 11,508 sf
Availability:	Immediately
Term Expiry:	September 29, 2029
Rental Rate:	Market sublease rates
T.I.A.:	As-is
Op. Costs:	\$19.95 per sf (est. 2026)
Parking:	1 stall per 2,000 sf



## Building Information

Address:	255 Fifth Avenue SW
Year of Completion:	1979
Number of Floors:	32
Rentable Area:	337,230 sf
Average Floor plate:	11,522 sf
Security:	7 days per week, 24 hours per day Manned security, card-key access
HVAC:	Mon - Fri: 7:30 am - 6:00 pm
Building Owner:	Armco Capital Inc.

## Features & Amenities

Premises in excellent, move-in condition.

High-end finishes throughout space and common areas.

Furniture potentially available.

Plus 15 access to Fifth Avenue Place, Suncor Energy Centre, Brookfield Place and Bow Parkade.

Centrally located and within walking distance to several public transit routes, CTrain line, The Core Shopping Centre.

Several tenant amenities available including fitness centre, conference facilities, tenant recreation lounge, retail services on the main and Plus 15 level.

Large outdoor courtyard located between Bow Valley Square I and IV exclusive to tenants.

## Bow Valley Square III

### Suite 600 11,508 sf

25 offices

Upgraded reception

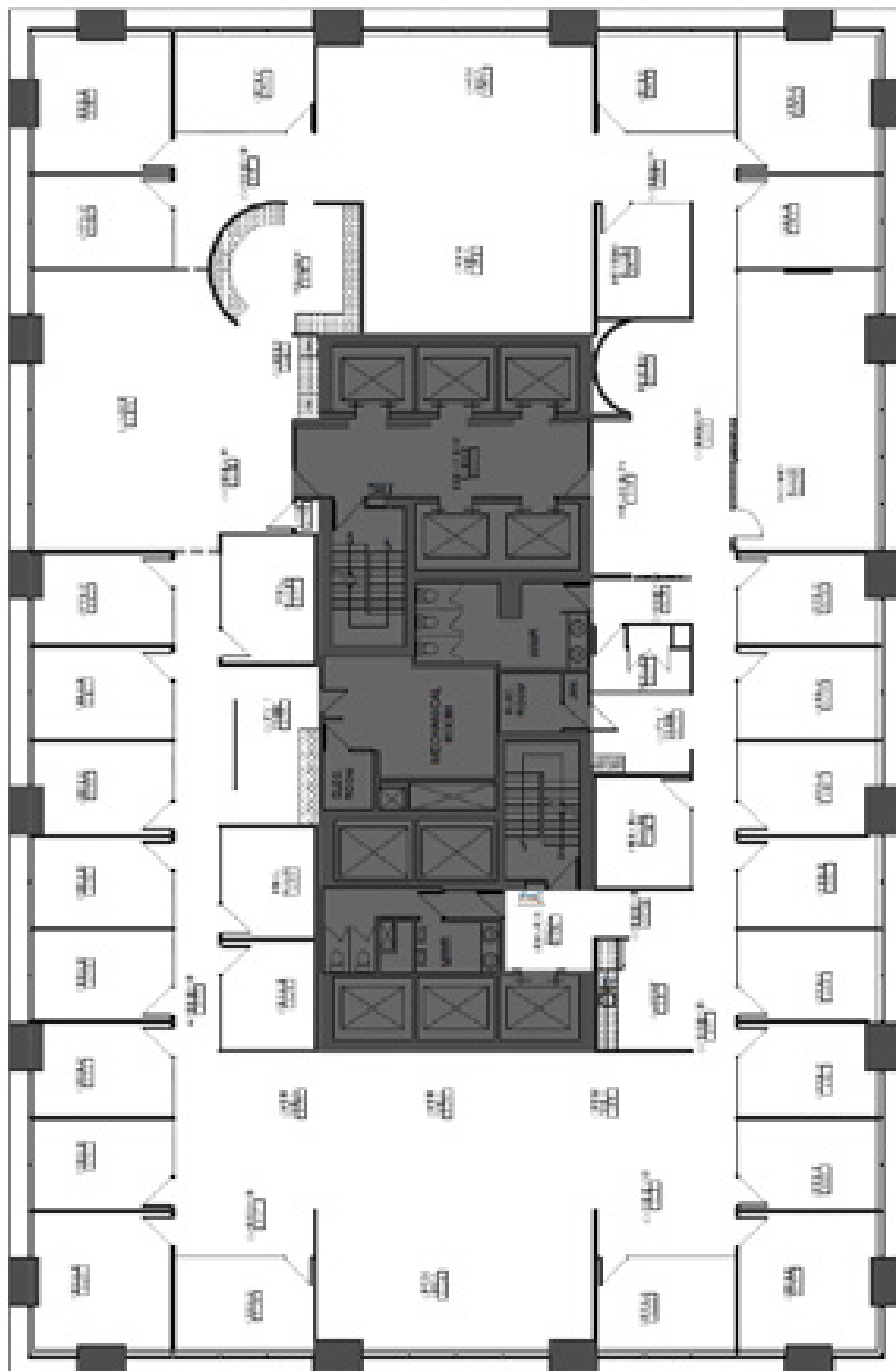
Boardroom

4 meeting rooms

Open area

2 kitchens

Exposed ceiling in select areas



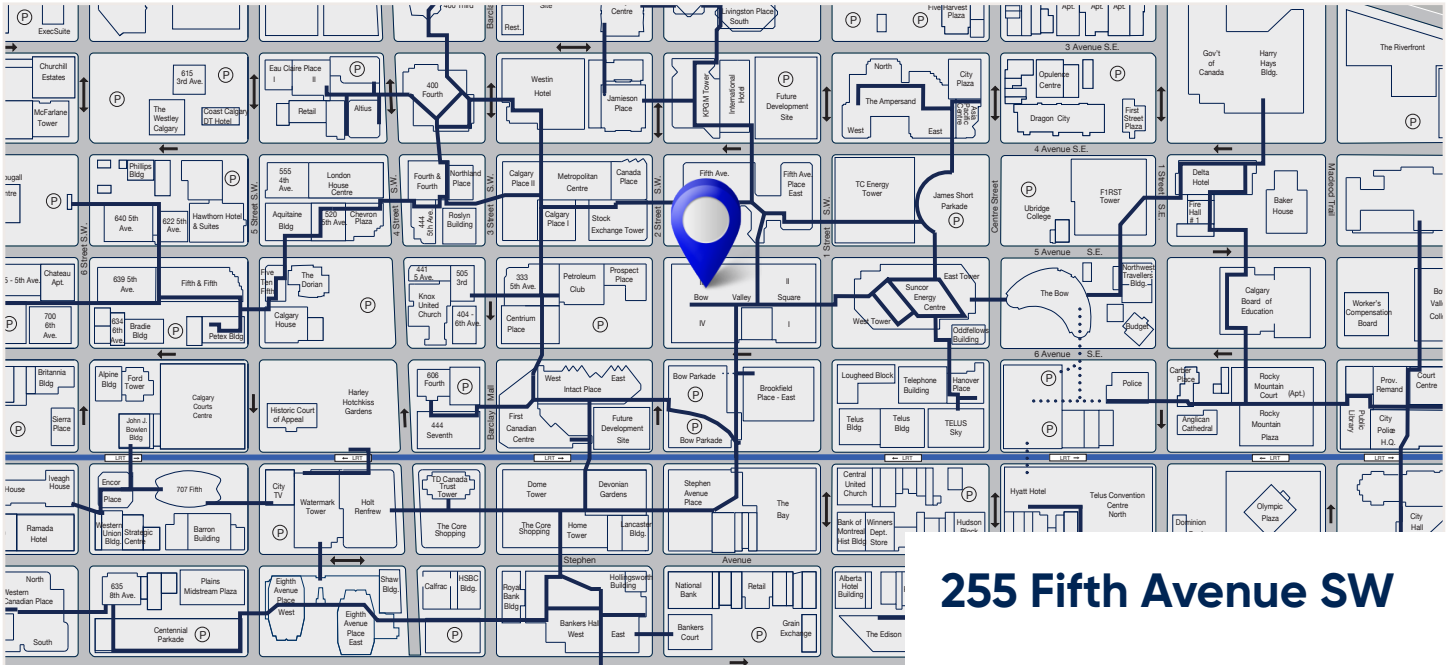


## Bow Valley Square III

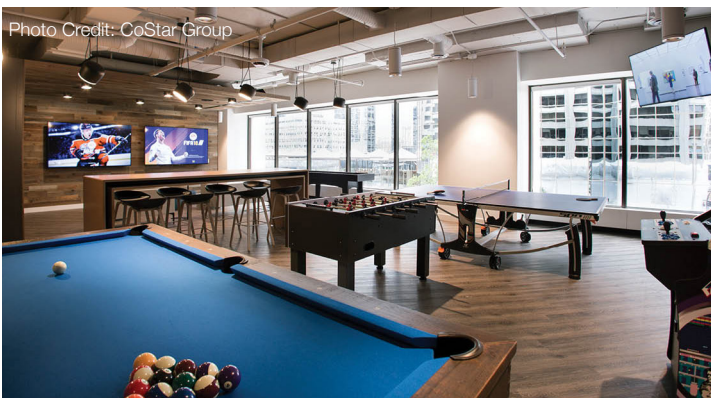
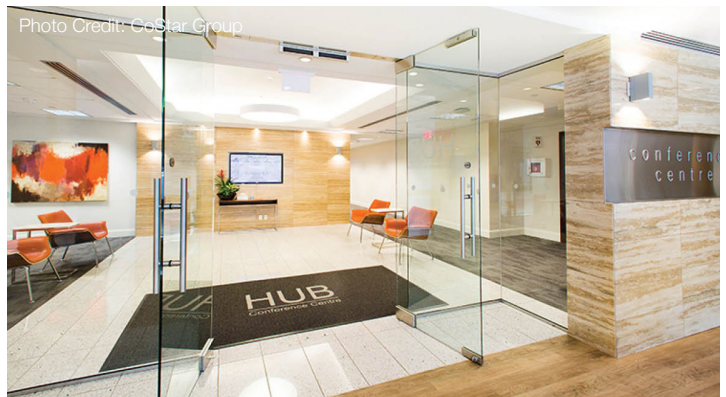




# Bow Valley Square III



**255 Fifth Avenue SW**



## Agent Information

**Damon Harmon, CPA, CGA**  
403.875.3133  
dharmon@cresa.com

## Cresa

324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

