

Bow Valley Square III

11,508 sf Sublease



Photo credit: CoStar Group

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

cresa 

Bow Valley Square III



11,508 sf available immediately



Space Profile

Sublandlord:	Cygnet 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

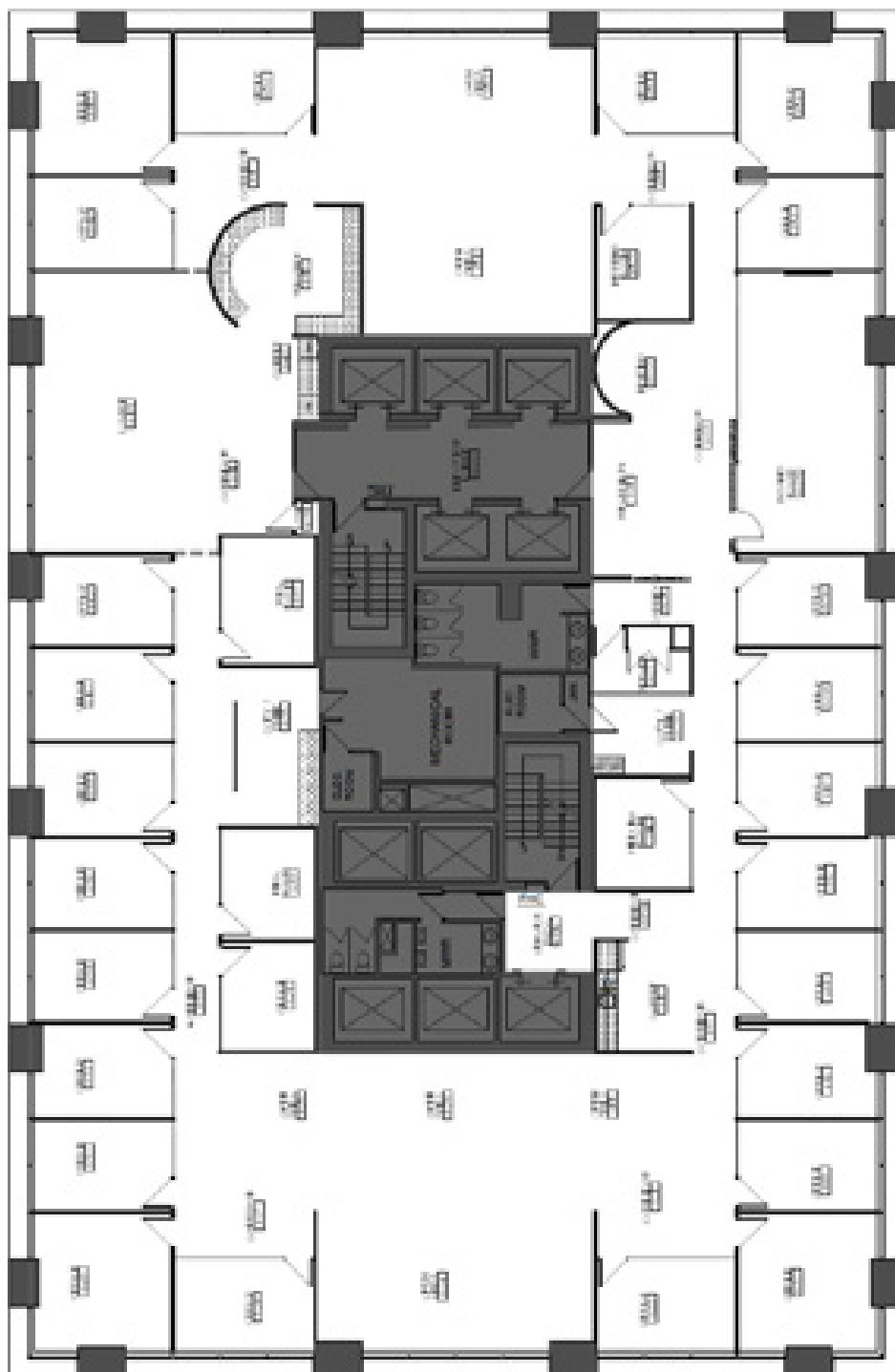
Building Information

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



Floor 6 | 11,508 sf

cresa 

Bow Valley Square III



255 Fifth Avenue SW

Photo Credit: CoStar Group



Photo Credit: CoStar Group



Photo Credit: CoStar Group



Photo Credit: CoStar Group



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.

cresa