



For Sublease | 202 - 6th Avenue SW

Bow Valley Square I

Move-in ready sublease ideally situated in the heart of Calgary's downtown office district. Bow Valley Square is +15 connected to Fifth Avenue Place, Brookfield Place, and Suncor Energy Centre and a 3 minute walk to the LRT. Several retail, service and tenant amenities are located on the main floor and +15 level.

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Property Overview

Sublease Information

Available Subpremises	Suite 1000 6,100 SF
Sublandlord	Willowglen Systems Inc
Landlord	OMERS 50% AIMCo 50%
Building Management	Oxford Property Management
Term of Sublease	September 29, 2027
Annual Net Rent	Market Sublease Rates
Operating Costs and Taxes	\$26.36 PSF (2024 estimate)
Parking	1:2,000
HVAC	Monday to Friday 7:30 am-6:00 pm
Occupancy Date	30 days notice

Highlights

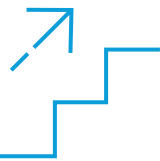
- Furnished and move-in ready
- Recently upgraded suite
- Double glass door entry
- Efficient mix of offices and workstations
- Food court and over 50 shops and services in the complex
- Tenant only rooftop patio
- Full service building concierge



Underground
Parkade



3 minute walk to
the LRT station



+15 connected to
The CORE



Fitness &
Conference
Centre

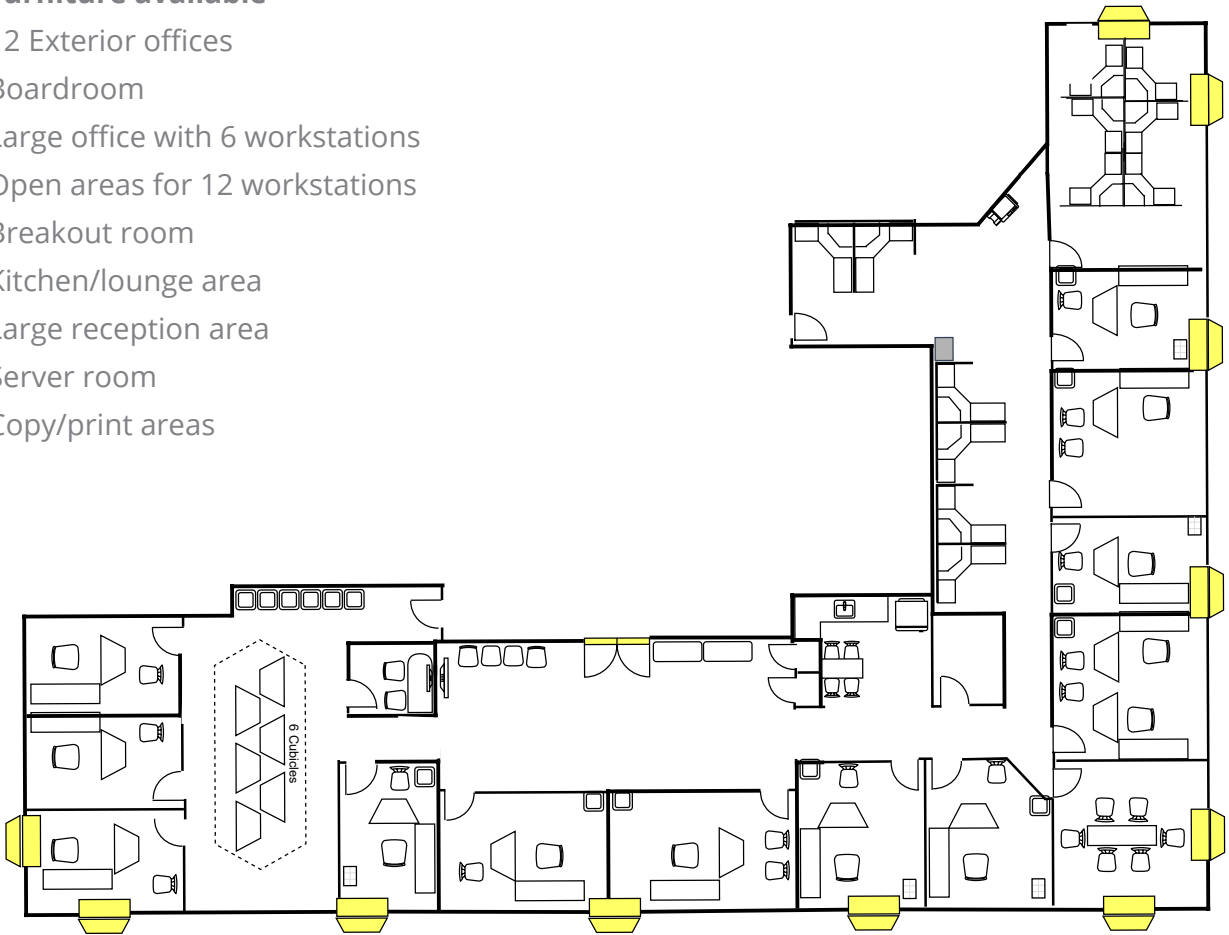


Oxford HUB
Tenant Lounge &
Games Area

Subpremises

Suite 1000 | 6,100 SF

- **Furniture available**
- 12 Exterior offices
- Boardroom
- Large office with 6 workstations
- Open areas for 12 workstations
- Breakout room
- Kitchen/lounge area
- Large reception area
- Server room
- Copy/print areas





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