

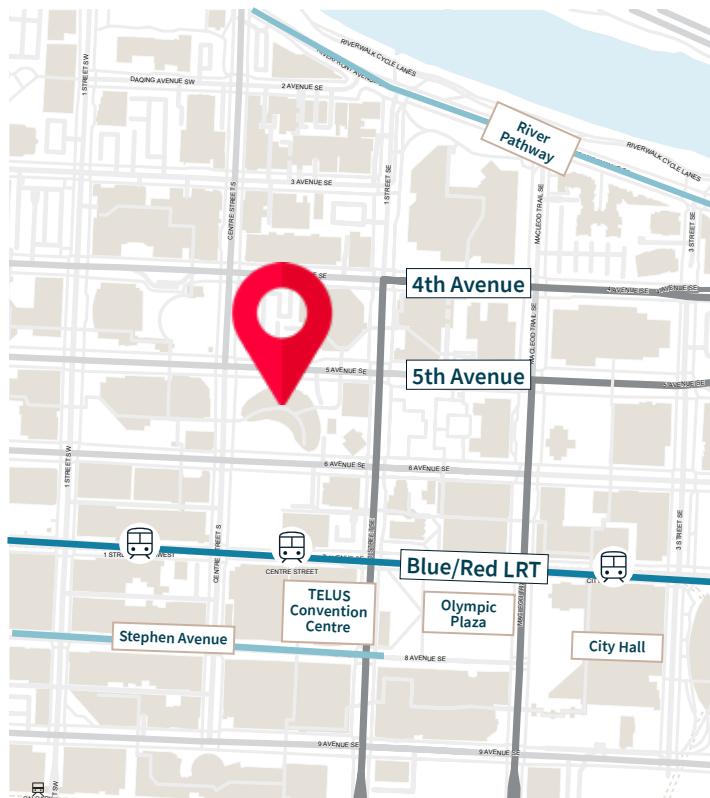
# For Lease

The Bow - 500 Centre St S, Calgary  
Retail units from 917 s.f. up to 2,228 s.f.

## Prime location retail opportunities

The Bow is one of Calgary's iconic landmarks featuring world-class architecture and design. It has convenient access to major city thoroughfares, is Plus 15 walkway connected, and is a short walk to the Bow River pathway.

### Co-Tenants



**Available Space** Suite 110 - 1,311 s.f. Contiguous  
Suite 115 - 917 s.f. for 2,228 s.f.

Suite 105 - 1,775 s.f. **LEASED**  
Suite 108 - 526 s.f. **LEASED**  
Suite 250 - 506 s.f. - **LEASED**

**Availability** Immediate

**Rates** Market Rates

**Op Costs** \$26.18 PSF (Est. 2026)

**Term** 5 - 10 Years

**Parking** Negotiable at posted rates

### Demographics (1km radius)

Source: Environics

**63.5%**

Population growth rate  
over next 5 years

**98,834**

Daytime  
population

**92,573**

Workplace  
population

**\$130,553**

Average household  
income

**\$109,534**

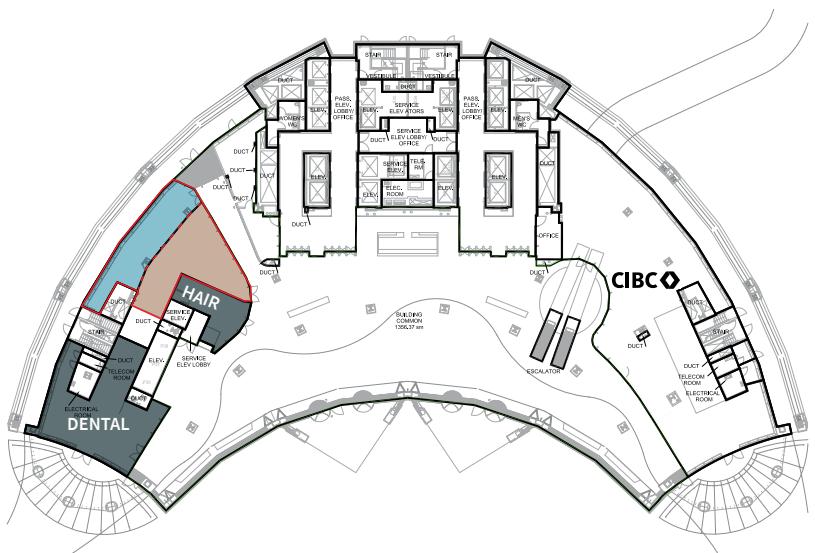
Total Expenditure  
(Avg Per Household)

As of May 2023, City of Calgary has approved 1.25 million square feet of office space for conversion to multifamily. The continued momentum of office space conversion will create retail demand as the population grows in the downtown core.

## Main Floor Suites

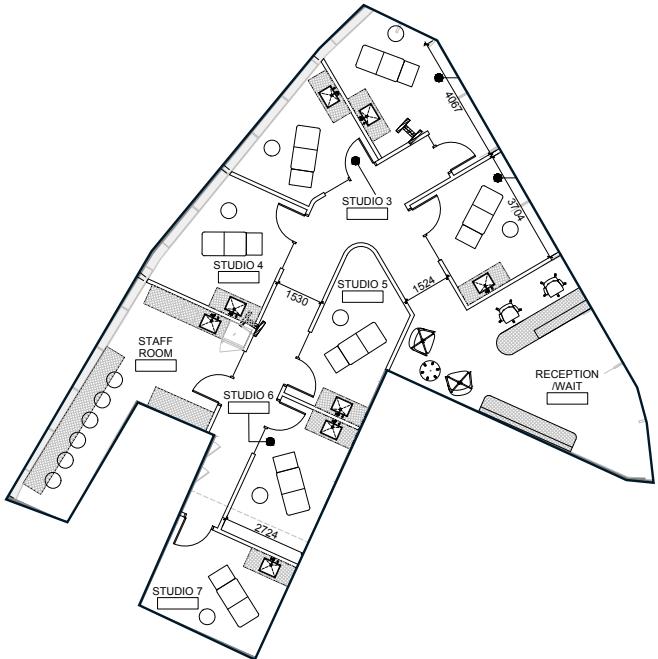
- Suite 105 - 1,775 s.f. - **LEASED**
- Suite 108 - 526 s.f. - **LEASED**
- Suite 110 - 1,311 s.f.
- Suite 115 - 917 s.f.

Contiguous for 2,228 s.f.

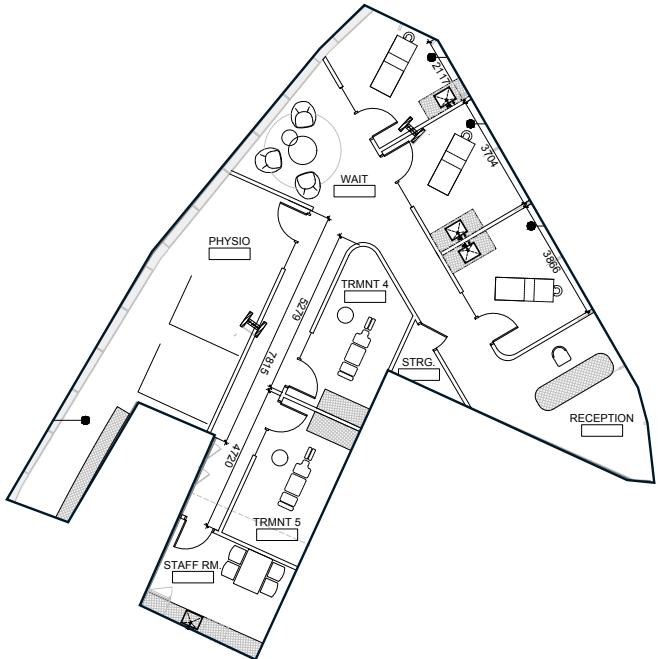


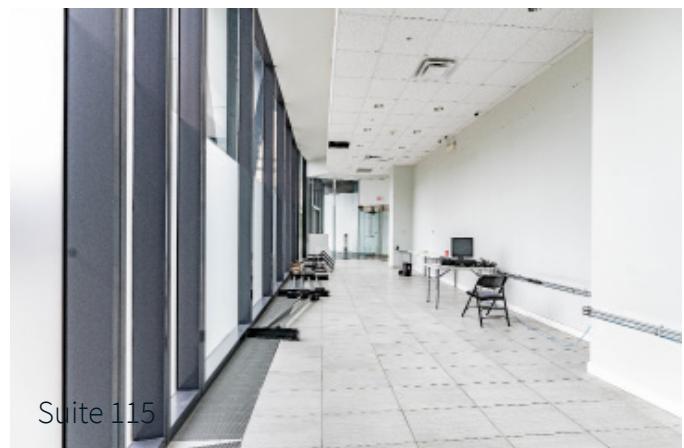
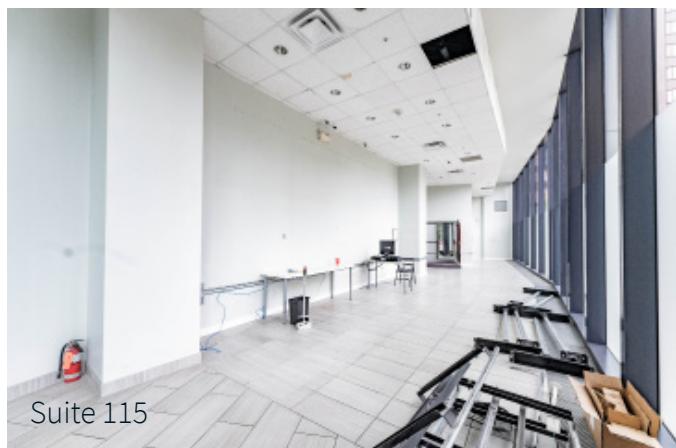
## Conceptual Floor Plans

Wellness Studio Concept



Medical Services Concept





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