
AVISON YOUNG

Office Space For Sublease

Bow Valley Square I

Suite 1000

202 - 6 Avenue SW

Calgary, AB

Opportunity to sublease newly improved office premises located in the heart of downtown Calgary. Bow Valley Square is a premier four-tower complex offering exceptional tenant amenities and direct access to top dining, shopping, Plus 15 and transit.

Watch Video



CLICK HERE

Virtual Tour



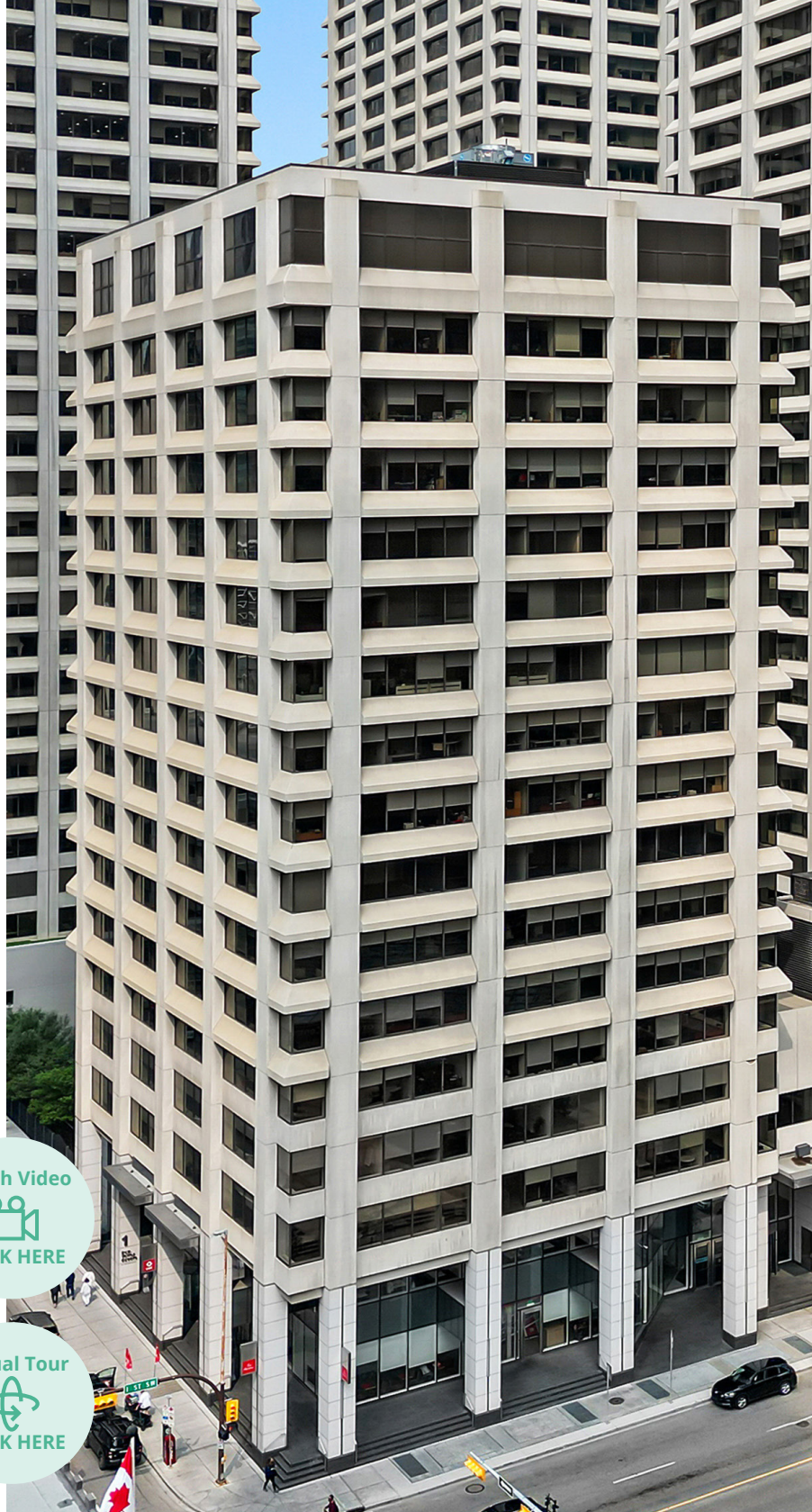
CLICK HERE

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202^{6th} Avenue SW

Bow Valley Square I Suite 1000

Building amenities



Bow Valley Fitness Centre

Premium facility with top-tier equipment, group classes, and spa-style locker rooms with showers and towel service.



Conference Centre

Four flexible meeting rooms for 8–100 guests, directly connected to the HUB for casual breakout space.



The HUB Tenant Lounge

A vibrant space with games, lounge seating, a quiet library, and bookable for events.



Bike Facilities & End-of-Trip Amenities

Secure bike storage, executive lockers, repair station, and fully equipped change rooms with showers and day lockers.



+30 Rooftop Terrace

Outdoor lounge with seating, BBQs, and games like ping-pong and bocce—perfect for lunch breaks or private events.



Additional Features

Concierge services, LEED Platinum & BOMA Best Gold certifications, and secure underground parking.



Building features



24/7 Manned Security



+15 Access



Close to LRT Station



Concierge Services



LEED Platinum Certified & BOMA

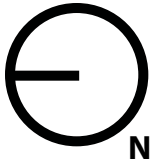


Secure Underground Parking

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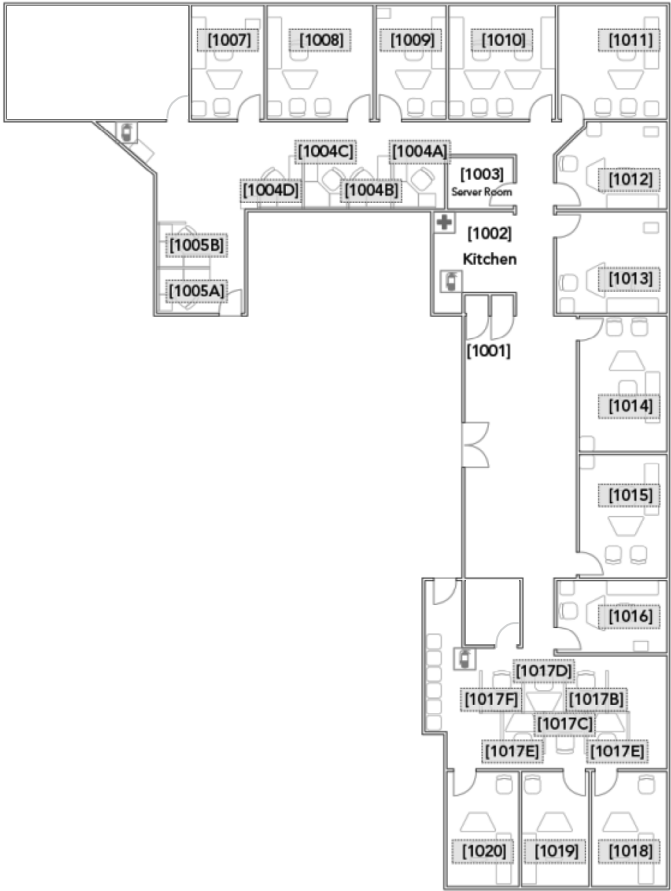




Available

Suite 1000

6,100 sf



Salient details

SIZE
6,100 sf

ADDITIONAL RENT
\$23.76 (2025 est.)

AVAILABILITY
Immediately

EXPIRY
September 30, 2027

BASE RENT
Aggressive Sublease Rates

Suite features



13 offices & 16 workstations



Meeting room



Reception



Staff lounge area



Kitchen facility



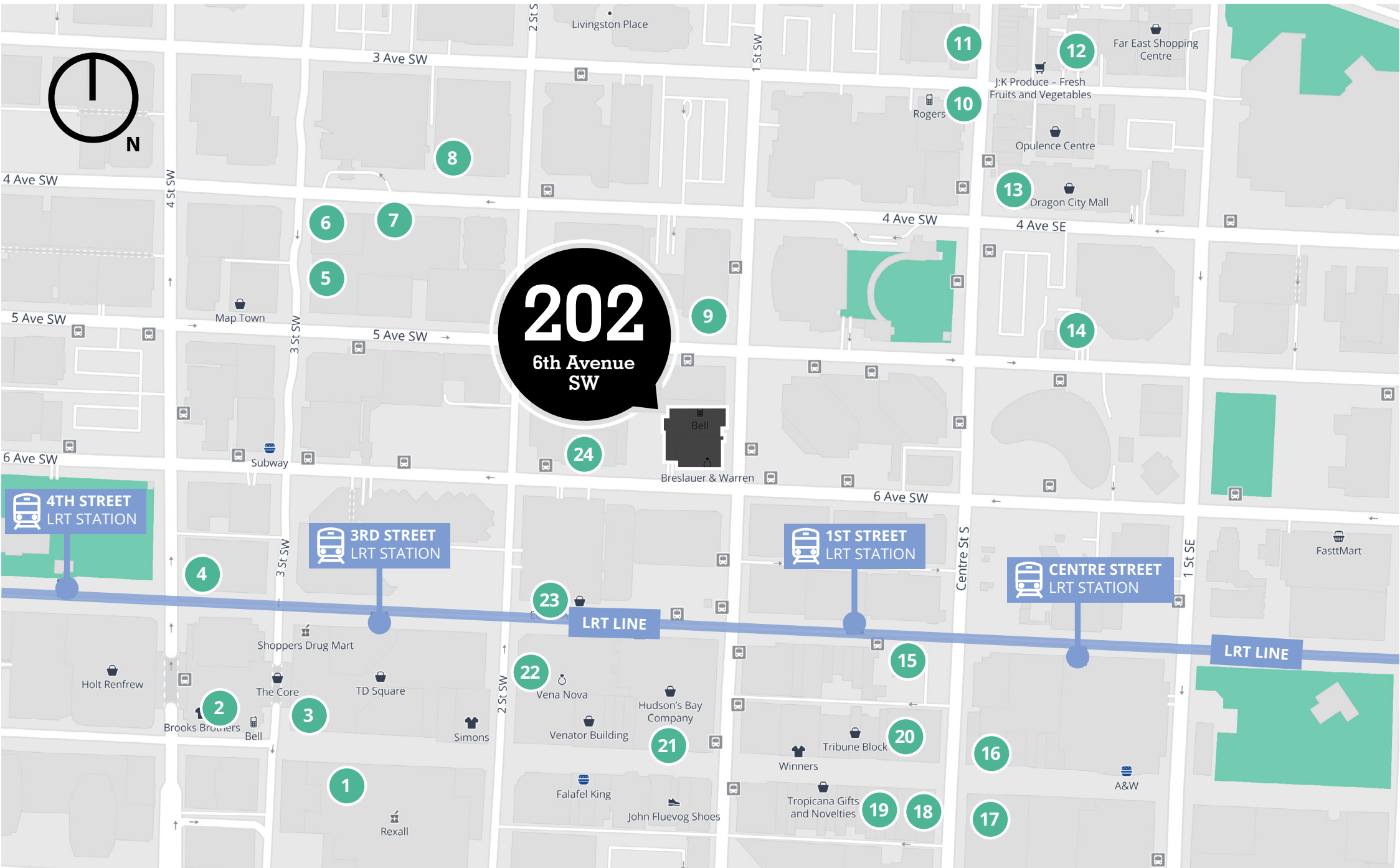
Furniture available



Boardroom

Location

- 1 Earl's
- 2 Hy's Steakhouse
- 3 Cactus Club Cafe
- 4 The Tastemarket
- 5 The Rooftop YYC
- 6 Kabuku Sushi
- 7 Brix & Barrel
- 8 The Keg
- 9 OEB Breakfast Co.
- 10 Happy Veggie House
- 11 U & Me Restaurant
- 12 Tang Dynasty
- 13 Tokachi
- 14 Fusion Sushi
- 15 The Palomino
- 16 Modern Steakhouse
- 17 Milestones
- 18 Saltlik
- 19 Annabelle's Kitchen
- 20 Klein/Harris
- 21 The Guild
- 22 Goro & Gun
- 23 Halong Bay
- 24 Redwater Rustic Grill



98 **TRANSIT SCORE**
Walker's paradise

86 **WALK SCORE**
Excellent transit

89 **CYCLING SCORE**
Very bikeable

Source: WalkScore.com





Contact for more information

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