



AVISON YOUNG

Class AA Office For Sublease 500 Centre Street SE

The BOW

Available

- 32nd Floor: 40,086 sf **Available Immediately**
- 33rd Floor: 35,000 sf **Available Immediately**
- 34th Floor: 40,198 sf **Available Immediately**
- 54th Floor Suite B: 5,206 sf **Available Immediately**

[Virtual Tour](#)

Contiguous for
up to 115,284 SF

Opportunity

- Furnished with sit/stand desks, and demountable walls throughout
- Enjoy the Sky Garden featuring state-of-the-art 250-seat auditorium, large multi-purpose room, kitchen, commercial grade food preparation area, soft seating and trees
- Primarily private office buildout with exceptional views throughout

Rate and Term

- Market sublease rates
- Op. Costs are \$25.40 psf (2026 est.)
- Terms are negotiable

Parking

- 1,358 stalls total
- Parking Ratio - 1 stall per 3,200 sf
- 6 level parkade spanning 2 blocks on both sides of 6th ave

**Get more
information**

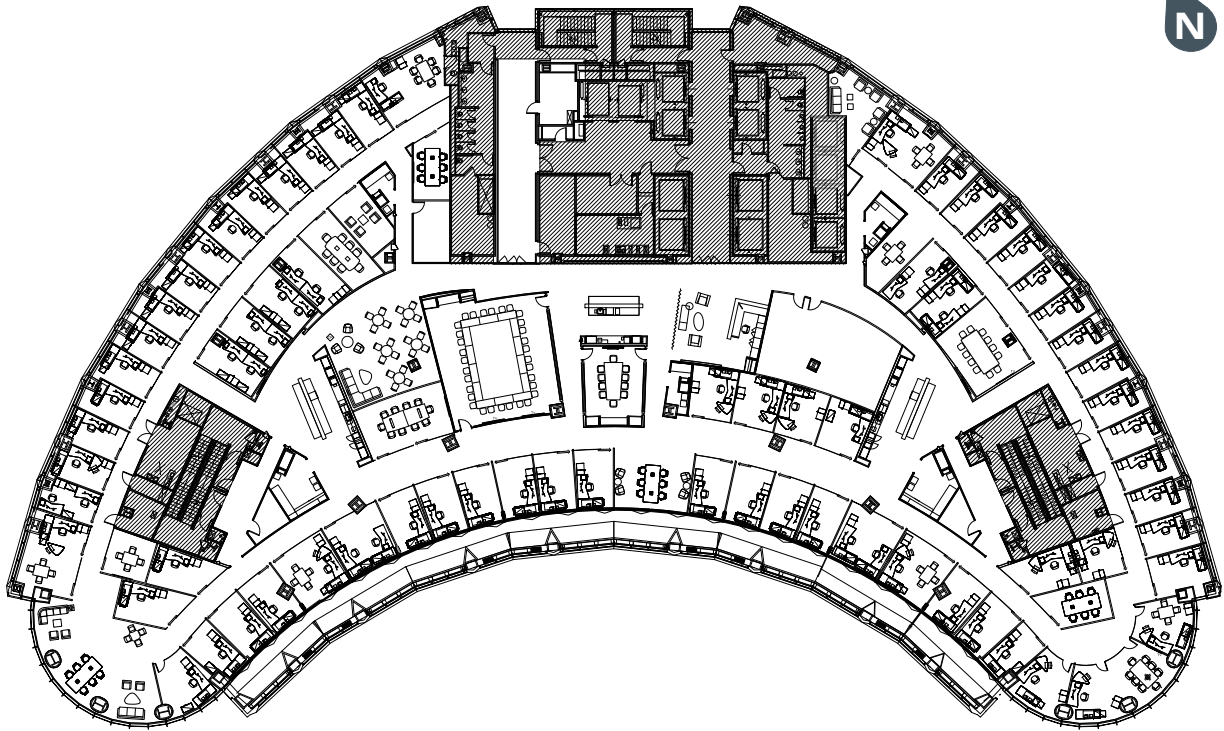
Glenn Simpson, Principal
Executive Vice President
+1 403 860 0861

Nairn Rodger, Principal
Executive Vice President
+1 403 975 4341

Nik Kosman
Associate
+1 403 690 3808

32nd Floor
40,086 SF

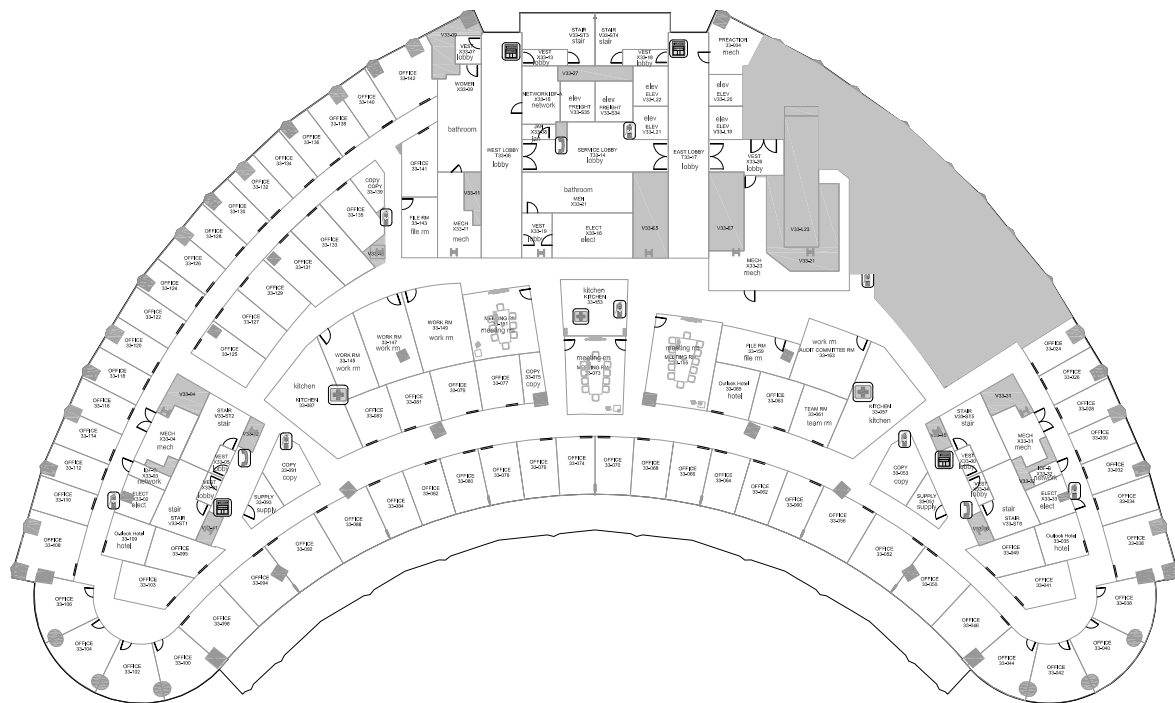
Virtual Tour



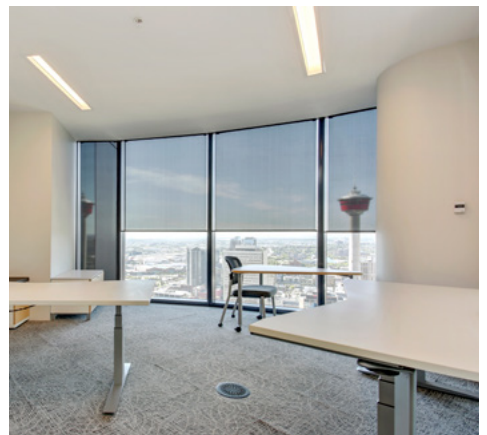
66 offices | 4 executive offices | 2 breakout rooms | 2 collaboration areas | 7 meeting rooms | open area for workstations/collaboration area | 3 kitchens | boardroom | staff lounge | reception | large collaboration/innovation room | 4 copy rooms | 5 supply rooms



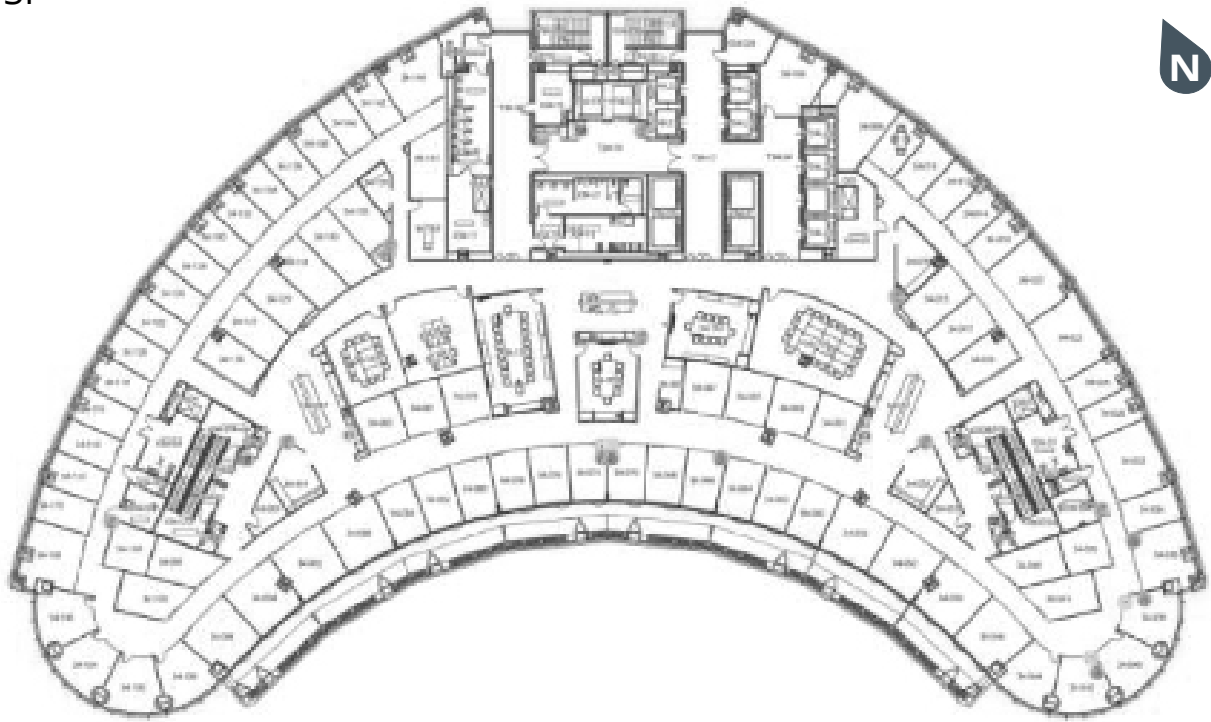
33rd Floor 35,000 SF



73 offices | 6 breakout rooms | 3 meeting rooms | 3 kitchens | staff lounge | 4 copy rooms | 2 supply rooms | file room



34th Floor
40,198 SF



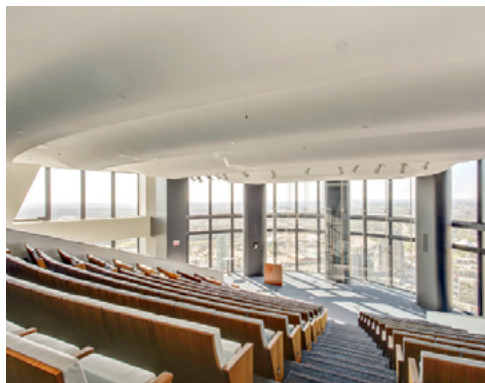
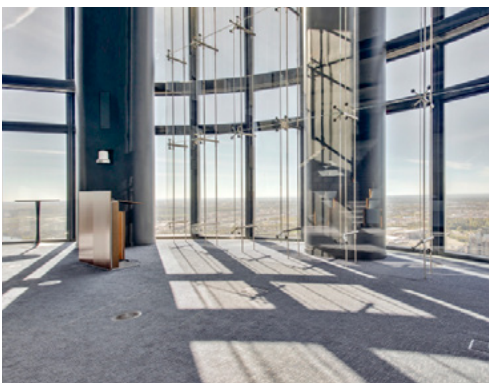
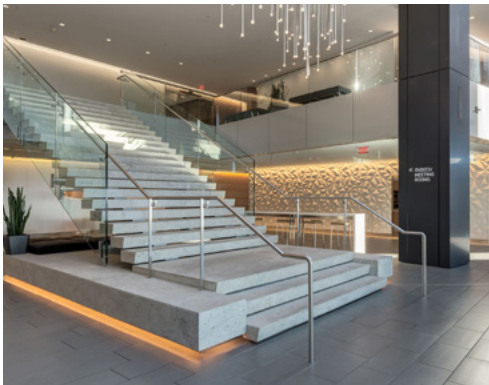
83 offices | 4 breakout rooms | 3 meeting rooms | open area for workstations/collaboration area |
3 kitchens | 2 boardrooms | staff lounge | 3 copy rooms | 2 supply rooms





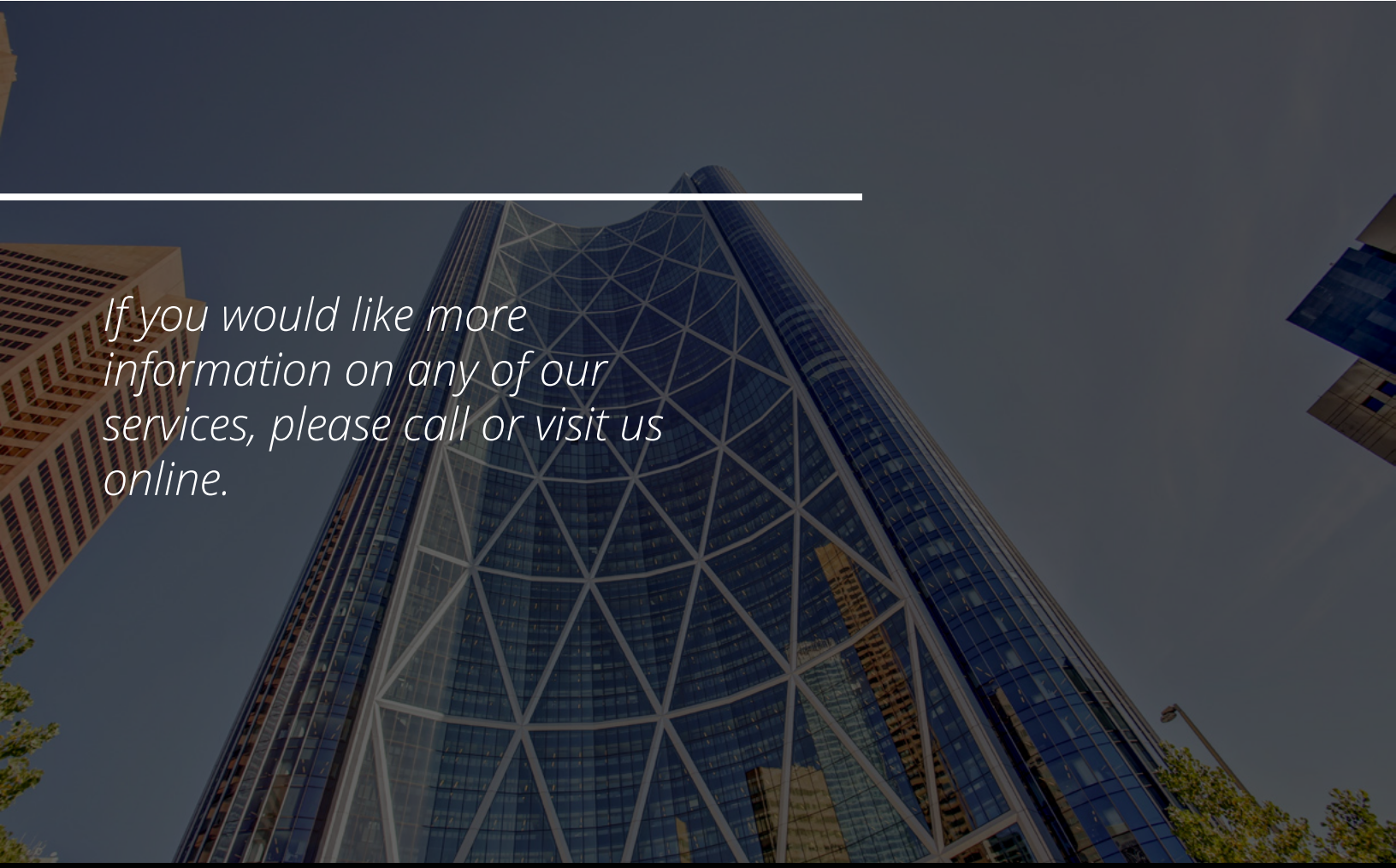
54th Floor Sky Garden

- Auditorium (250 Person Capacity)
- Mountainview Meeting Room (122 Person Capacity)
- Lounge Seating Areas
- Kitchen/Bistro Area





The BOW



If you would like more information on any of our services, please call or visit us online.

Glenn Simpson, Executive Vice President, Principal
+1 403 860 0861 | glenn.simpson@avisonyoung.com

Nairn Rodger, Executive Vice President, Principal
+1 403 975 4341 | nairn.rodger@avisonyoung.com

Nik Kosman, Associate
+1 403 690 3808 | nikolas.kosman@avisonyoung.com

Visit us online
avisonyoung.com

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

**AVISON
YOUNG**