



# FOR LEASE THE BOW CALGARY

500 Centre Street S Calgary, AB

**RETAIL** Restaurant - 5,468 sq ft  
Fast Food - 1,167 sq ft

**POSSESSION** July 2012



BERNIE BAYER  
403.206.2131

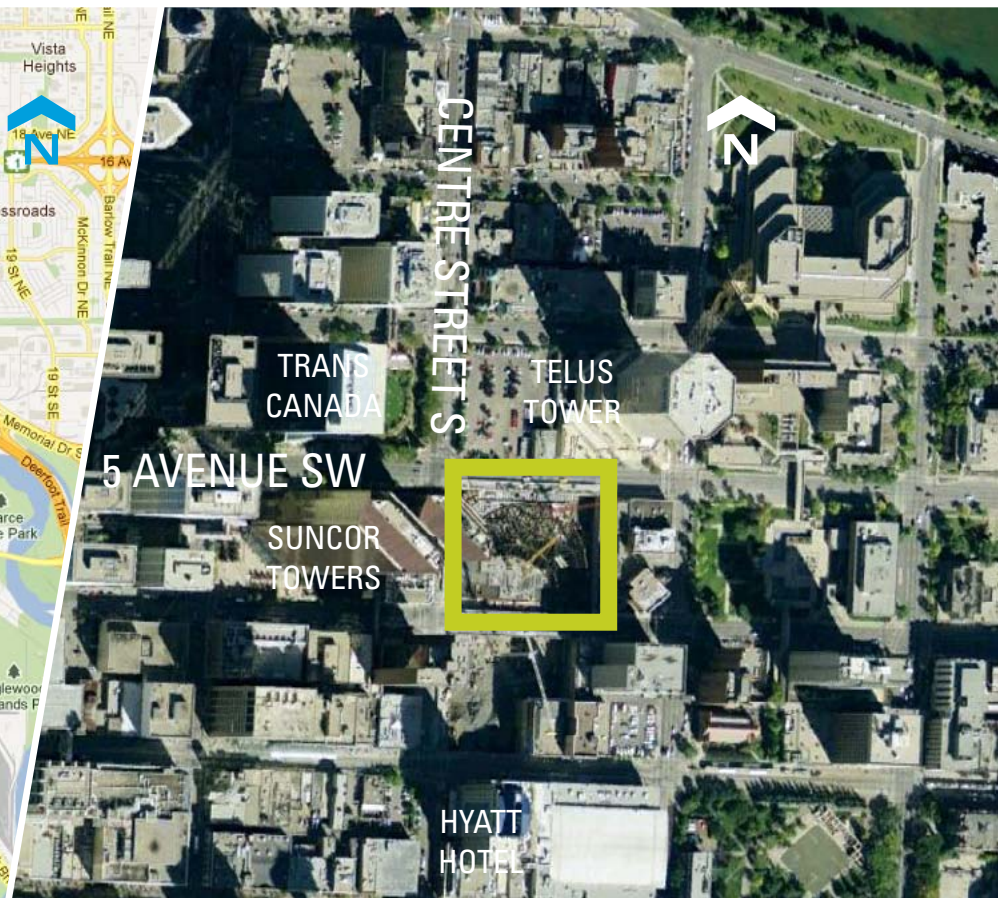
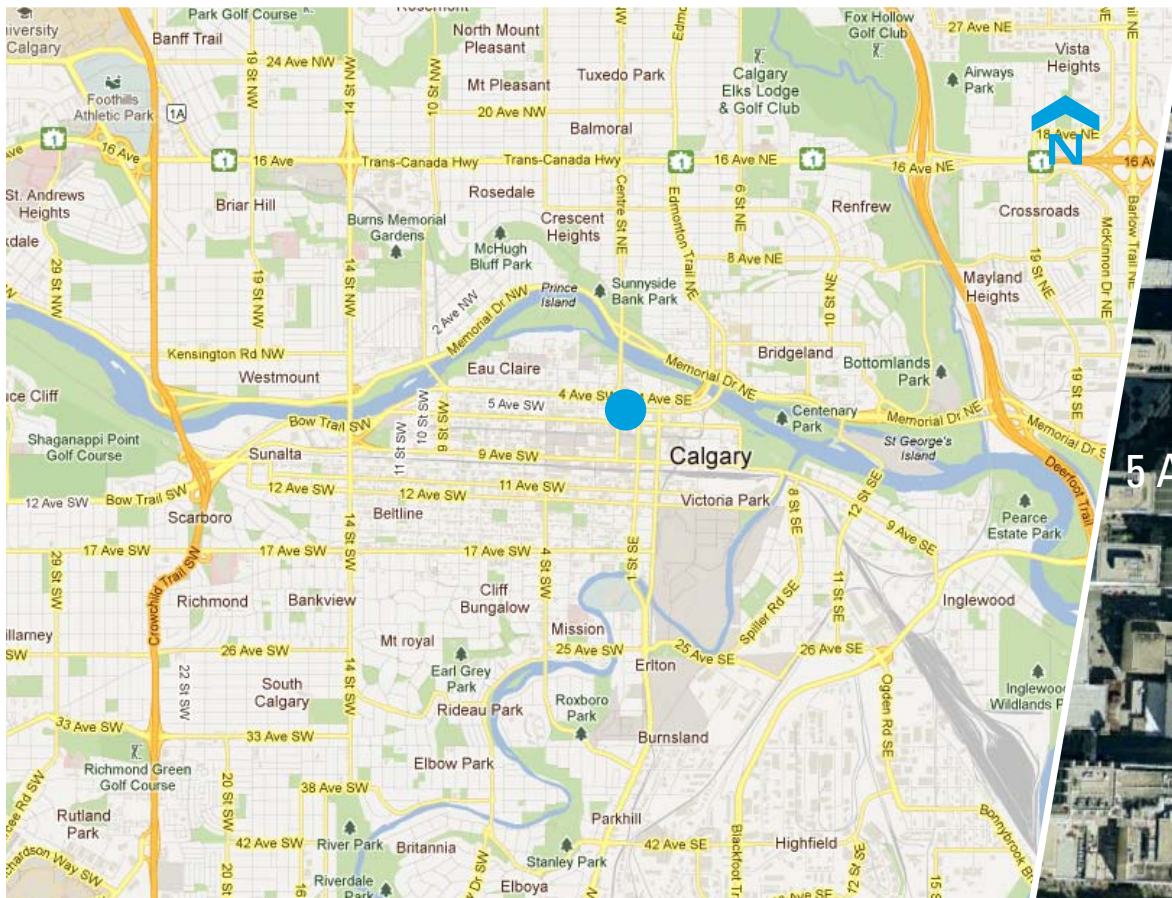
[bbayer@taurusgroup.com](mailto:bbayer@taurusgroup.com)

[www.taurusgroup.com](http://www.taurusgroup.com)

## HIGHLIGHTS

- Signature building designed by Sir Norman Foster as the headquarters for Encana Corp. & Cenovus Energy
- 58 stories which include three floors with sky gardens and two retail floors
- Plus 15 connects to the TELUS House and Suncor Energy Centre
- Project will have a daytime population of +/- 4,000 with an additional +/- 7,500 located in the buildings attached via Plus 15

# SITE LOCATION



## LOCATION HIGHLIGHTS

- Directly connected to over 4 million square feet of office space with daytime population of +/- 12,500 people
- Positioned in the heart of Canada's energy sector with many Fortune 500 energy companies located in the immediate area
- Connected to large underground parkade with public parking available for up to 650 cars
- Superior access to public transit with city transit stops for over 20 routes located within one block and eastbound & westbound LRT stations located two blocks to the south

# PROPERTY HIGHLIGHTS



## CENTRE SQUARE FOOTAGE

1.9 million square feet

## LANDLORD

1286889 Alberta Ltd.  
(H&R REIT)

## ZONING BYLAW

CM-2  
Downtown Business District

## YEAR BUILT

2012

## CO-TENANTS:

EnCana  
Cenovus Energy

## PARKING

1,358 underground stalls

## LEGAL DESCRIPTION

Plan: 0912048  
Block: thirty one (31)  
Lot: forty three (43)

## MUNICIPAL ADDRESS

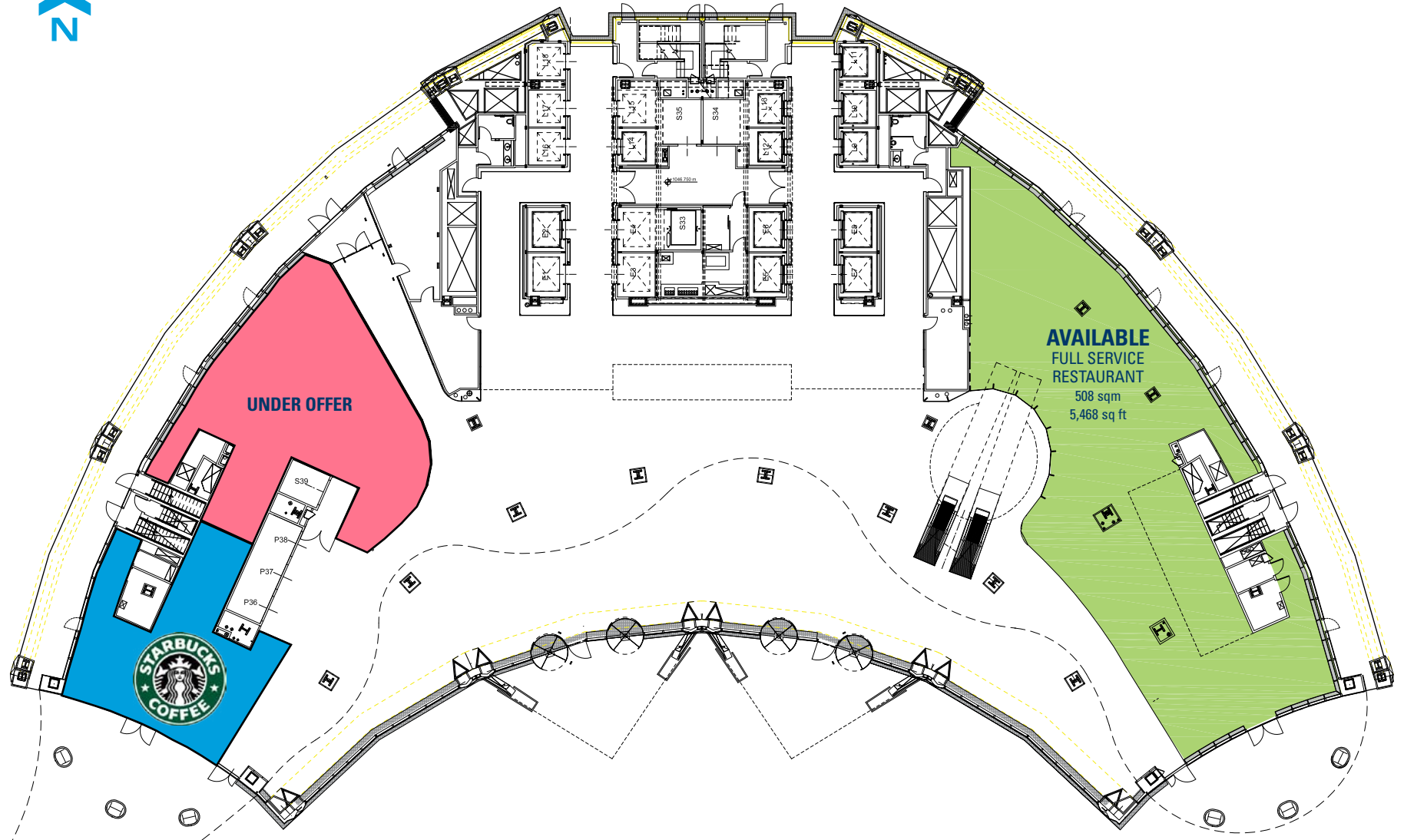
500 Centre Street SE, Calgary, AB

## ADDITIONAL RENT - 2012 ESTIMATES

OPERATING COSTS	\$12.50 PSF
PROPERTY TAX	\$7.50 PSF
TOTAL	\$20.00 PSF

PREMISES UTILITIES	Separately Metered
MANAGEMENT FEE	5% of additional rent, % rent and minimum rent

# MAIN FLOOR PLAN

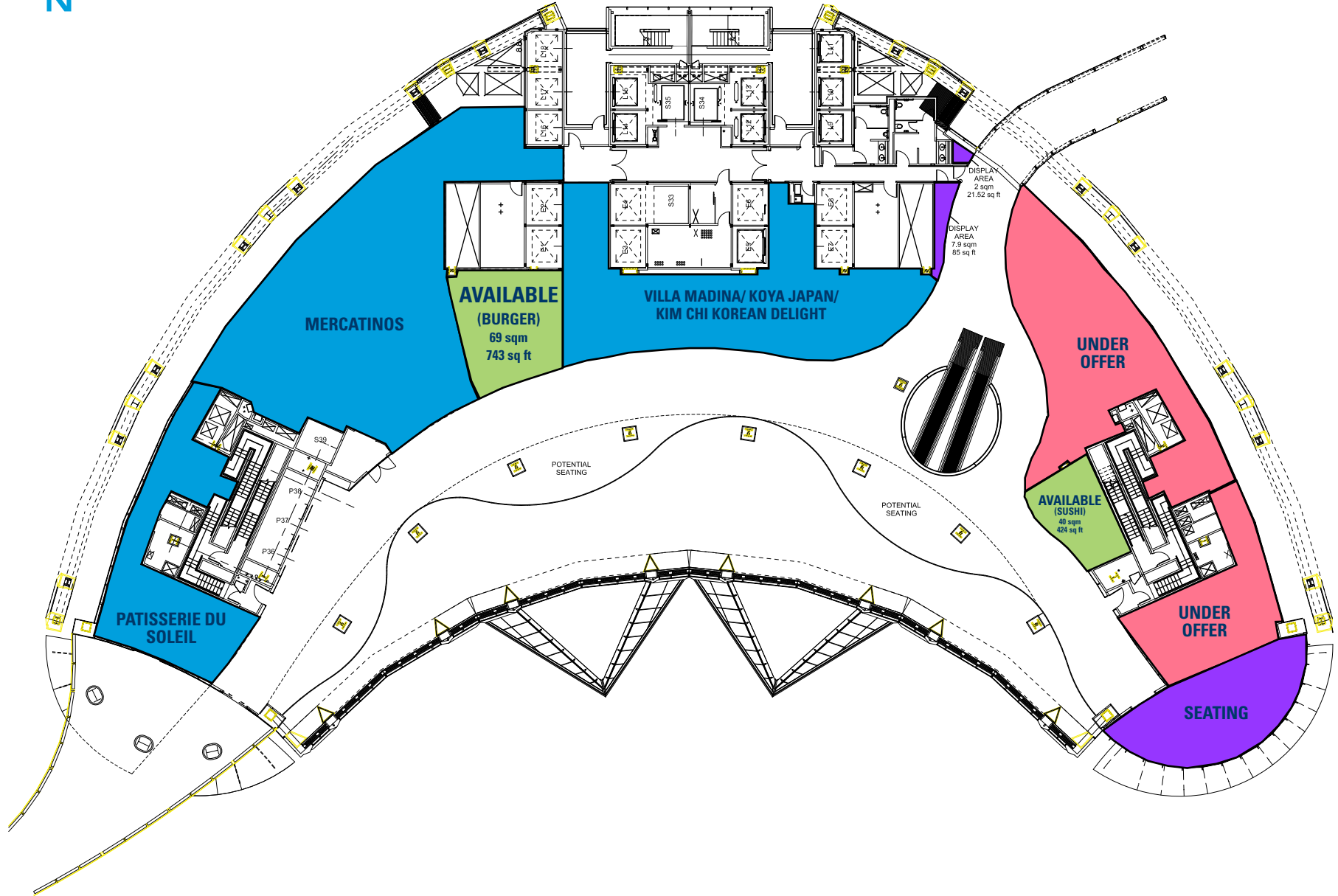


**UNDER OFFER**



**AVAILABLE  
FULL SERVICE  
RESTAURANT**  
508 sqm  
5,468 sq ft

# SECOND FLOOR PLAN



# ADDITIONAL PHOTOS

