

SPACES FOR LEASING

# Calgary



February 2021 : Calgary

**EXCLUSIVE LISTINGS**



**Bow River  
Leasing**

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|   | Building Name/ Address  | Broker(s)    | Est. Op. Costs<br>(per sq. ft.) | Net Rental<br>Rate (per sq. ft.) | Floor/ Suite         | sq. ft. | Comments  |
|---|---|--------------|---------------------------------|----------------------------------|----------------------|---------|---|
|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2210 2nd Street SW</p> | Dale Couprie | \$ 13.30                        | Market                           | M-160<br>Main Floor  | 10700   | <p>Turnkey physiotherapy or large scale clinic.</p>  |
|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2210 2nd Street SW</p> | Dale Couprie | \$ 13.30                        | Market                           | 3rd Floor<br>3 Floor | 23678   | <p>Open Floor</p>                                    |
|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2210 2nd Street SW</p> | Dale Couprie | \$ 13.30                        | Market                           | 4th Floor<br>4 Floor | 23678   | <p>Open Floor</p>                                    |
|   | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p>  | Dale Couprie | \$ 16.00                        | Market                           | 1000<br>10 Floor     | 10251   | <p>Tech ready hybrid space.</p>                    |
|  | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p>  | Dale Couprie | \$ 16.00                        | Market                           | 900<br>9 Floor       | 10285   | <p>Tech Startups - Take Note</p>                   |

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|    | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p> | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>805<br/>8 Floor</p> | <p>1140</p> | <p>A perfect small office setup</p> <p></p>       |
|    | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p> | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>701<br/>7 Floor</p> | <p>8605</p> | <p>Ready to go office configuration</p> <p></p>   |
|    | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p> | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>700<br/>7 Floor</p> | <p>1578</p> | <p>Neat open office</p> <p></p>                   |
|   | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p> | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>600<br/>6 Floor</p> | <p>4832</p> | <p>Unique layout and opportunity</p> <p></p>    |
|  | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p> | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>501<br/>5 Floor</p> | <p>875</p>  | <p>Two Room Office with open front.</p> <p></p> |

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|    | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p> | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>510<br/>5 Floor</p> | <p>2533</p> | <p>A neat medium sized office</p> <p></p>                    |
|    | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p> | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>409<br/>4 Floor</p> | <p>3519</p> | <p>Medium to large office with great south view.</p> <p></p> |
|    | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p> | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>300<br/>3 Floor</p> | <p>4437</p> | <p>A multiple room office configuration.</p> <p></p>         |
|   | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p> | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>304<br/>3 Floor</p> | <p>940</p>  | <p>Great space next to Plus 15</p> <p></p>                 |
|  | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p> | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>204<br/>2 Floor</p> | <p>1661</p> | <p>Retail, Fitness, or Office Opportunity.</p> <p></p>     |

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|    | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p>               | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>241<br/>2 Floor</p>      | <p>3885</p> | <p>Large office space.</p> <p></p>            |
|    | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p>               | <p>Dale Couprie</p> | <p>\$ 16.00</p>                 | <p>Market</p>                    | <p>402<br/>Ground Floor</p> | <p>1825</p> | <p>A neat suite for all purposes.</p> <p></p> |
|    | <p><b>FOR LEASE</b></p> <p>Bow River Professional Center<br/>4411 16th Avenue NW</p> | <p>Dale Couprie</p> | <p>\$ 22.31</p>                 | <p>Market</p>                    | <p>241<br/>3 Floor</p>      | <p>1665</p> | <p>Finished and Ready</p> <p></p>             |
|   | <p><b>FOR LEASE</b></p> <p>Bow River Professional Center<br/>4411 16th Avenue NW</p> | <p>Dale Couprie</p> | <p>\$ 22.31</p>                 | <p>Market</p>                    | <p>111<br/>Main Floor</p>   | <p>1447</p> | <p>Available January 1.</p> <p></p>         |
|  | <p><b>FOR LEASE</b></p> <p>Bow River Professional Center<br/>4411 16th Avenue NW</p> | <p>Dale Couprie</p> | <p>\$ 22.31</p>                 | <p>Market</p>                    | <p>226<br/>2 Floor</p>      | <p>1333</p> | <p>Ready to go space</p> <p></p>            |

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|---|--|---------------------|---------------------------------|----------------------------------|------------------------------|-------------|--|
|    | <p><b>FOR LEASE</b></p> <p>Bow River Professional Center<br/>4411 16th Avenue NW</p> | <p>Dale Couprie</p> | <p>\$ 22.31</p>                 | <p>Market</p>                    | <p>210<br/>2 Floor</p>       | <p>771</p>  | <p>Privacy located office with Shower</p> <p></p>                 |
|    | <p><b>FOR LEASE</b></p> <p>Bow River Professional Center<br/>4411 16th Avenue NW</p> | <p>Dale Couprie</p> | <p>\$ 22.31</p>                 | <p>Market</p>                    | <p>240<br/>2 Floor</p>       | <p>369</p>  | <p>Turnkey Opportunity</p> <p></p>                                |
|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2204 2nd Street SW</p>              | <p>Dale Couprie</p> | <p>\$ 18.00</p>                 | <p>Market</p>                    | <p>G100<br/>Ground Floor</p> | <p>4244</p> | <p>Fantastic medical or office opportunity.</p> <p></p>           |
|   | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2204 2nd Street SW</p>              | <p>Dale Couprie</p> | <p>\$ 18.00</p>                 | <p>Market</p>                    | <p>124G<br/>Ground Floor</p> | <p>1544</p> | <p>A 2-in-1 office.</p> <p></p>                                 |
|  | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2204 2nd Street SW</p>              | <p>Dale Couprie</p> | <p>\$ 18.00</p>                 | <p>Market</p>                    | <p>122G<br/>Ground Floor</p> | <p>831</p>  | <p>An open space for office, medical or other uses.</p> <p></p> |

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|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2204 2nd Street SW</p> | Dale Couprie | \$ 18.00                        | Market                           | 200<br>2 Floor | 12000   | <p>A ready-to-move-into floor configuration.</p>  |
|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2204 2nd Street SW</p> | Dale Couprie | \$ 18.00                        | Market                           | 330<br>3 Floor | 440     | <p>Scalable and ready solution</p>                |
|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2204 2nd Street SW</p> | Dale Couprie | \$ 18.00                        | Market                           | 337<br>3 Floor | 537     |   |
|   | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p>  | Dale Couprie | \$ 16.00                        | Market                           | 518<br>5 Floor | 2473    | <p>Great medium sized office</p>                |
|  | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2204 2nd Street SW</p> | Dale Couprie | \$ 18.00                        | Market                           | 333<br>3 Floor | 541     |   |

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|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2204 2nd Street SW</p> | Dale Couprie | \$ 18.00                        | Market                           | 331<br>3 Floor    | 636     |    |
|    | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p>  | Dale Couprie | \$ 16.00                        | Market                           | 205<br>2 Floor    | 315     | Small private space   |
|    | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p>  | Dale Couprie | \$ 16.00                        | Market                           | 601<br>6 Floor    | 3431    | Neat office layout.   |
|   | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2204 2nd Street SW</p> | Dale Couprie | \$ 18.00                        | Market                           | 339<br>3 Floor    | 303     |  |
|  | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2210 2nd Street SW</p> | Dale Couprie | \$ 13.30                        | Market                           | 175<br>Main Floor | 5847    | Make a size with this space.  |



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|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2210 2nd Street SW</p>  | Dale Couprie | \$ 13.30                        | Market                           | M-122<br>Main Floor | 573     | <p>Private storage, adjustable for office.</p>               |
|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2210 2nd Street SW</p>  | Dale Couprie | \$ 13.30                        | Market                           | M-124<br>Main Floor | 1459    | <p>Privacy Turnkey Clinic</p>                                |
|    | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2204 2nd Street SW</p>  | Dale Couprie | \$ 18.00                        | Market                           | 306<br>3 Floor      | 286     |    |
|   | <p><b>FOR LEASE</b></p> <p>Holy Cross Center<br/>2206 2nd Street, SW</p> | Dale Couprie | \$ 13.30                        | Market                           | 160<br>Main Floor   | 1140    | <p>Ready-to-go frontage space</p>                          |
|  | <p><b>FOR LEASE</b></p> <p>Asia Pacific Center<br/>100 4 Avenue SW</p>   | Dale Couprie | \$ 16.00                        | Market                           | 603<br>6 Floor      | 2209    | <p>Newly improved suite for a small or medium office.</p>  |