

BOW45

Medical/Health Care Focused Centre
With Office & Retail Space

OCCUPANCY Q2 2021



MEDICAL & OFFICE SPACE FOR LEASE

4620 Bow Trail SW

www.bow45.ca

OPUS®

BOW45



BOW45 HIGHLIGHTS

- Surrounded by densely populated high income communities
- 38,000 +/- cars passing by on Bow Trail SW
- Corner lot with excellent visibility along commuter route
- Desirable SW location close to DT

4620 Bow Trail SW

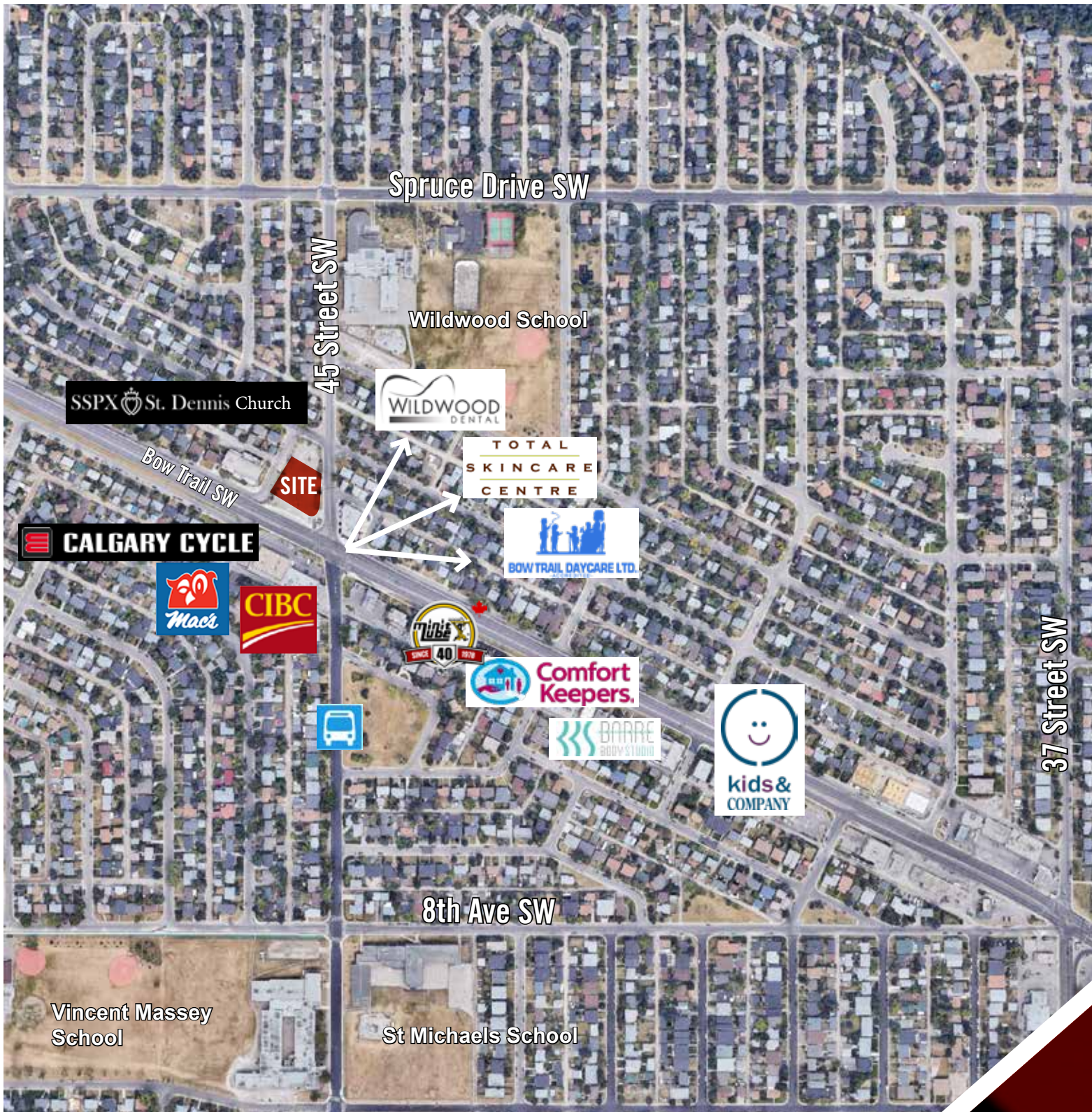


- Prominent signage available
- Private patios available
- Ample parking with underground and surface lot options
- Attractive architectural design
- High end level of finishing

LOCATION HIGHLIGHTS

- Surrounded by densely populated high income communities
- 38,000 +/- cars passing by on Bow Trail SW
- Corner lot with excellent visibility along commuter route
- Only 1 family medical clinic within 1 km of site
- Street parking available surrounding site
- Along busy retail corridor with numerous amenities in the vicinity
- Desirable SW location in under serviced area





WHAT IS NEARBY:

- | | | |
|-----------------------|-------------------------|-------------------|
| Wildwood School | St Dennis Church | Westbrook Mall |
| Westgate School | Wildwood Dental | Barre Body Studio |
| Vincent Massey School | Total Skincare Centre | Westgate School |
| Kids and Company | Wildwood Chapel | |
| Bow Trail Daycare | Woodcliff United Church | |
| Calgary Cycle | Mac's Convenience Store | |

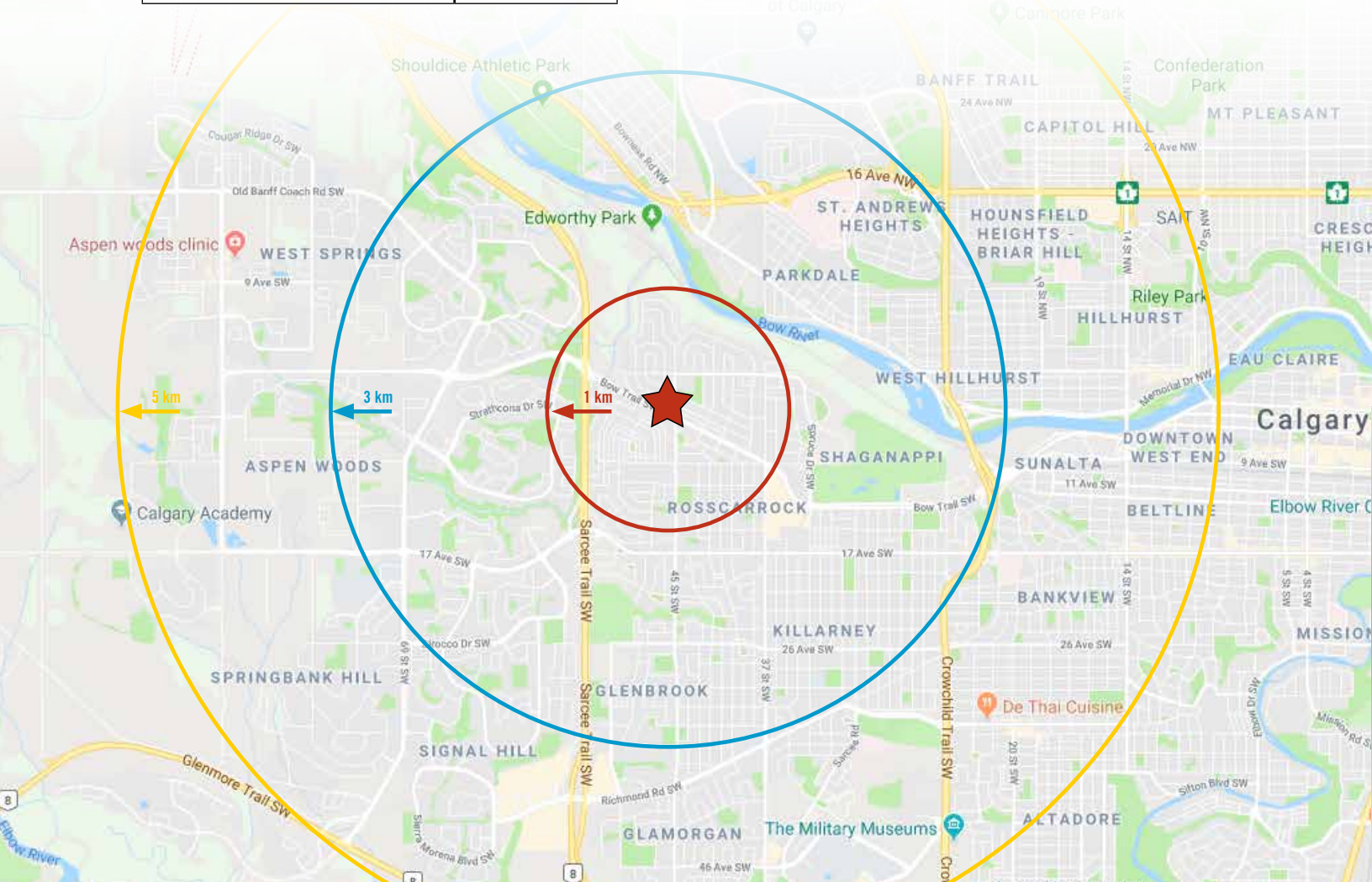
DEMOGRAPHICS

Population estimate	2018
0-1 km	8,577
0-3 km	72,785
0-5 km	225,092
Population projection	2023
0-1 km	9,234
0-3 km	80,477
0-5 km	256,176
Average household income	
0-1 km	\$163,742
0-3 km	\$166,664
0-5 km	\$156,674

38,000 +/- cars per day on Bow Trail SW

COMMUNITIES WITHIN 5 KMS:

- Wildwood
- Westgate
- Rosscarock
- Strathcona
- Aspen Woods
- West Springs
- Shaganappi
- Killarney
- Glengarry
- Coach Hill
- Parkdale
- Signal Hill



COMMON AREA SPACES



VESTIBULE



MAIN FLOOR LOBBY



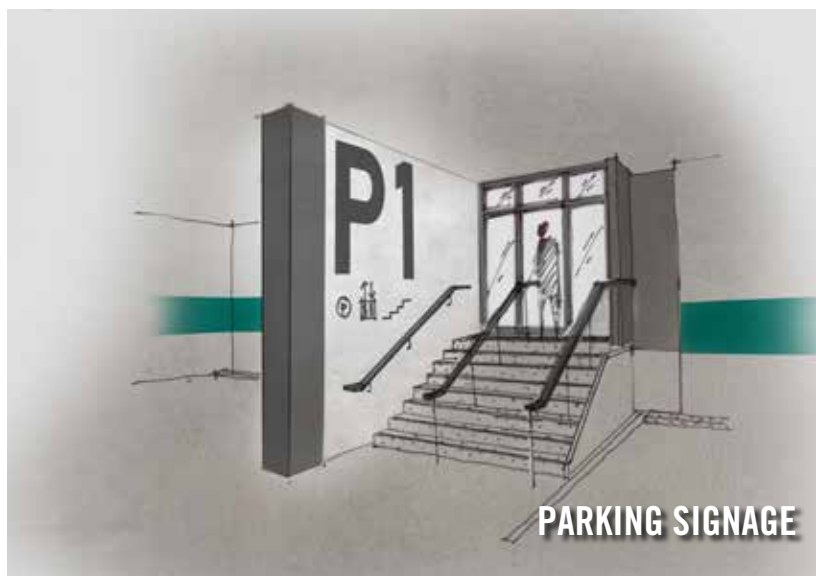
PARKING LEVEL LOBBY



SECOND FLOOR LOBBY

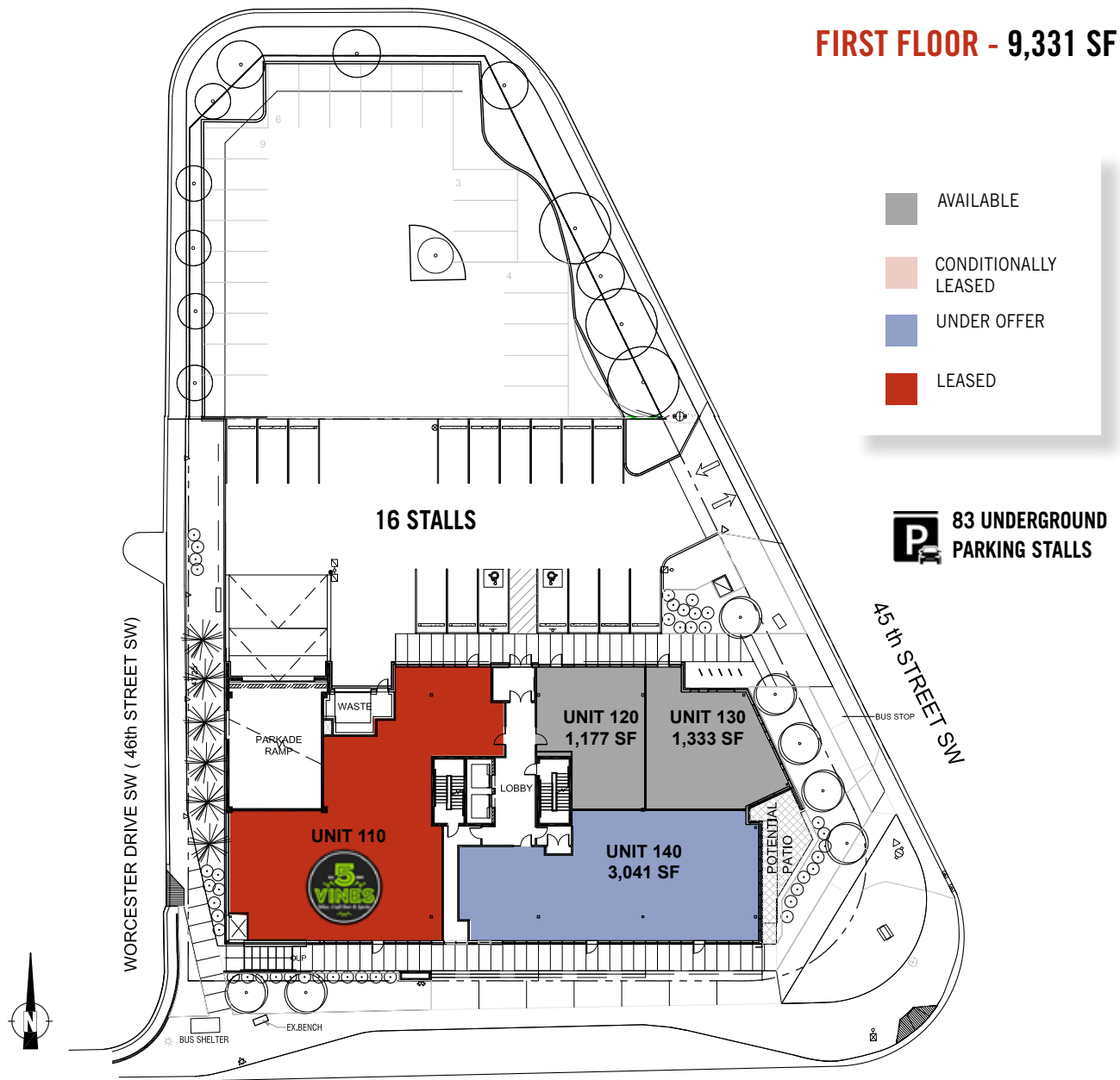


PARKING SIGNAGE



PARKING SIGNAGE

FIRST FLOOR - 9,331 SF



BUILDING SIGNAGE OPPORTUNITIES

- 6 building facade signage opportunities for main floor tenants
- 6 building facade signage opportunities for upper floor tenants

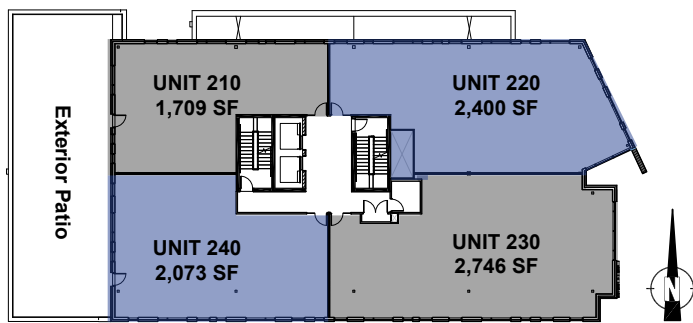


BUILDING INFORMATION

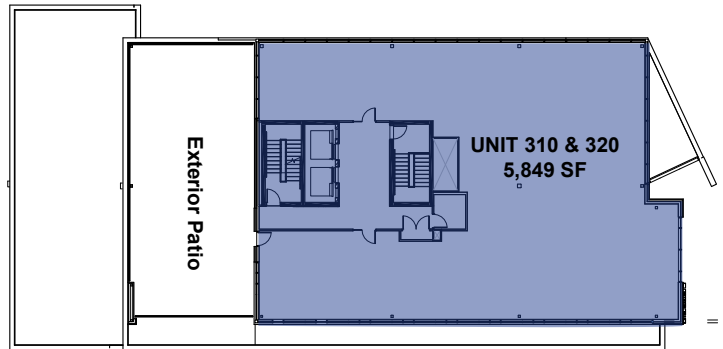
MAIN FLOOR	9,331 SF
2ND FLOOR medical available	8,928 SF
3RD FLOOR medical	5,849 SF
TOTAL RENTABLE AREA	24,108 SF
ASKING RENT	Market

4620 Bow Trail SW

SECOND FLOOR - 8,928 SF



THIRD FLOOR - 5,849 SF



NORTH ELEVATION



EAST ELEVATION



BUILDING HIGHLIGHTS

- 2 Elevators
- Prominent building signage available for main and upper floor tenants
- Private patios available for upper floor tenants
- Beautiful downtown views
- Attractive contemporary architectural design
- New NEBC (2014) compliant
- High end level of finishing in common areas similar to other OPUS developments
- Ample parking with a large surface lot and two levels of underground available
- Demising options available
- Parking managed by **PARKPLUS** SYSTEM for ease of use

PARKING PROVIDED

SURFACE PARKING	16 Stalls
2 LEVEL UNDERGROUND (40 on P1 and 43 on P2)	83 Stalls
TOTAL	99 Stalls
PARKING RATIO	4.1/1000 SF

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For further information on this opportunity, please contact:

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