

**BOW45**

*Medical/Health Care Focused Centre  
With Office & Retail*

**AVAILABLE NOW**



# MEDICAL & OFFICE SPACE FOR LEASE

4620 Bow Trail SW

[www.bow45.ca](http://www.bow45.ca)

**OPUS<sup>®</sup>**



# 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

**OPUS<sup>®</sup>**



# BOW45

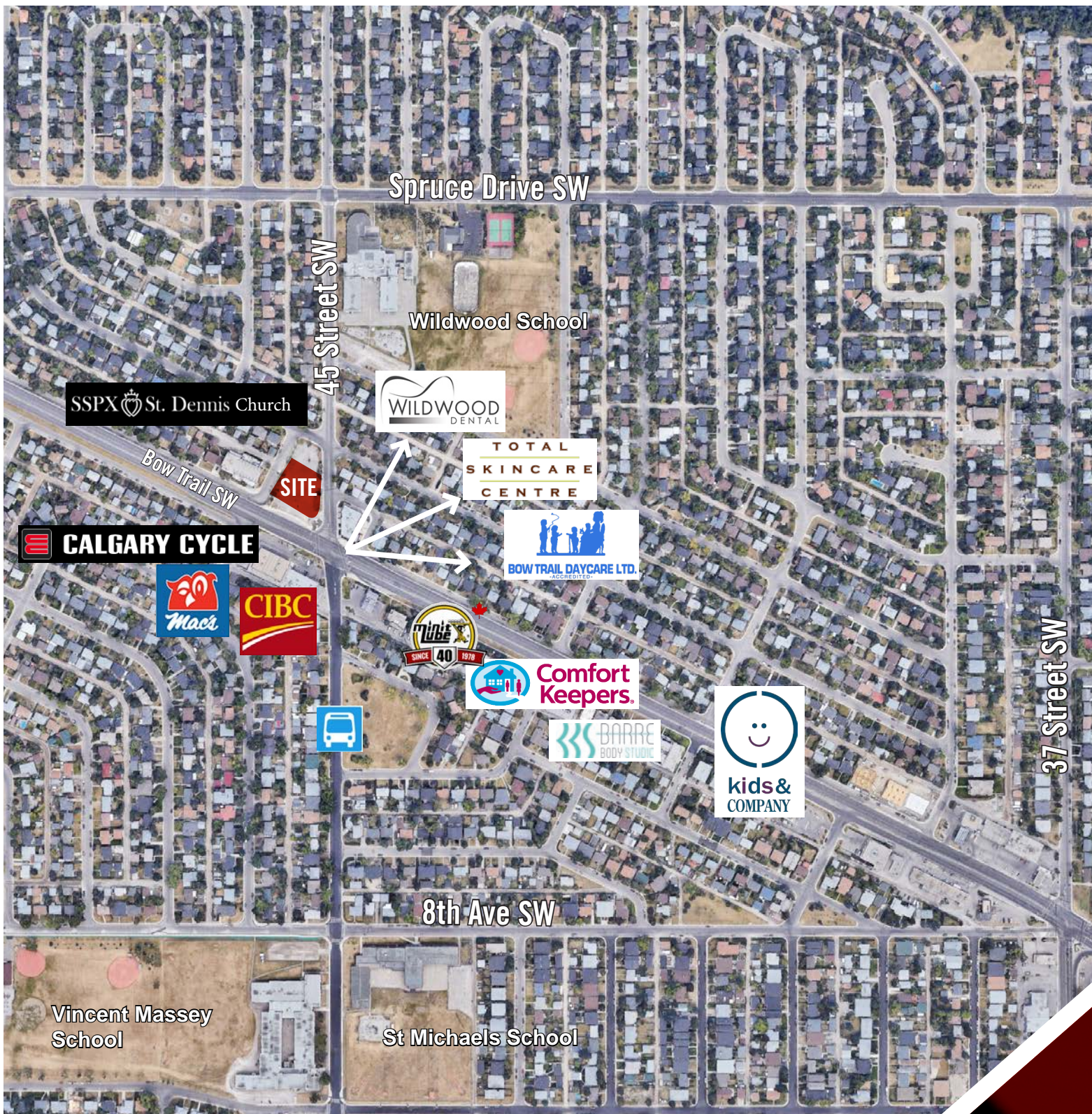
## LOCATION HIGHLIGHTS

- 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



4620 Bow Trail SW





## WHAT IS NEARBY:

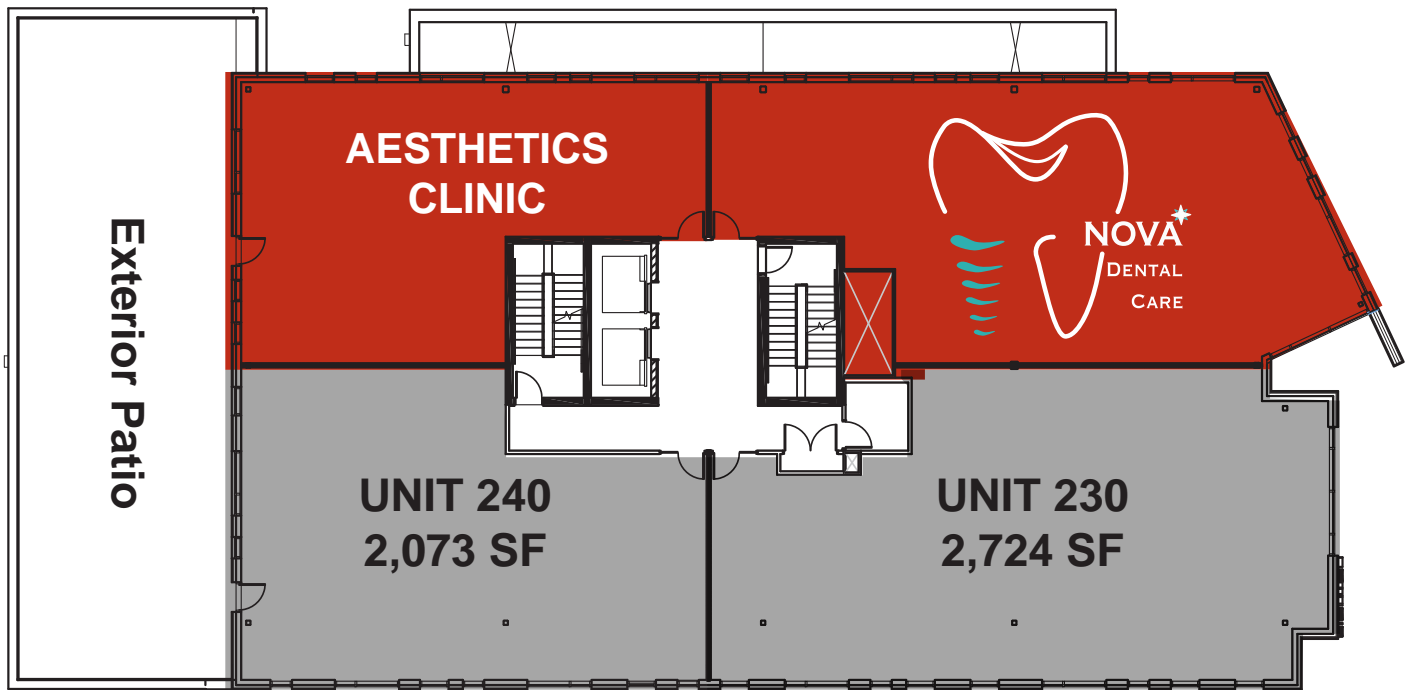
Wildwood School  
Westgate School  
Vincent Massey School  
Kids and Company  
Bow Trail Daycare  
Calgary Cycle

St Dennis Church  
Wildwood Dental  
Total Skincare Centre  
Wildwood Chapel  
Woodcliff United Church  
Mac's Convenience Store

Westbrook Mall  
Barre Body Studio  
Westgate School



## SECOND FLOOR - 8,928 SF



UNIT 240: 2,073 SF

UNIT 230: 2,724 SF

**AVAILABLE NOW**

**Building Signage Opportunities**

	AVAILABLE
	CONDITIONALLY LEASED
	UNDER OFFER
	LEASED

**83 UNDERGROUND PARKING STALLS**



### BUILDING SIGNAGE OPPORTUNITIES

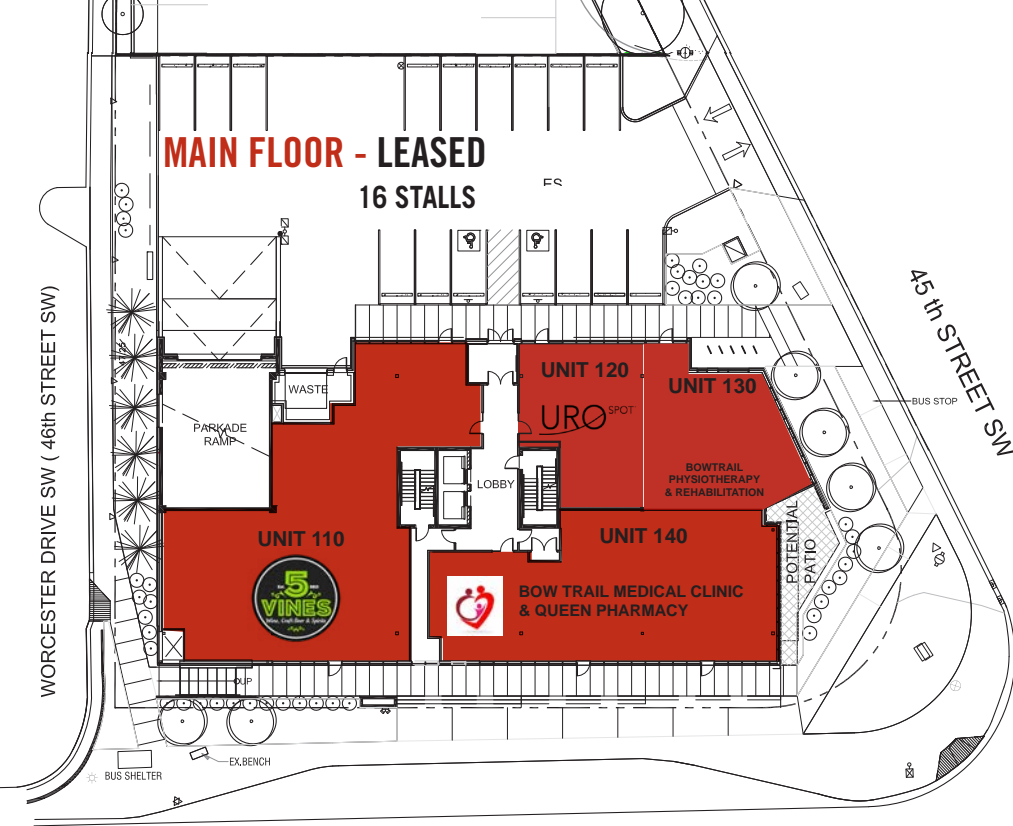
- 6 building facade signage opportunities for upper floor tenants



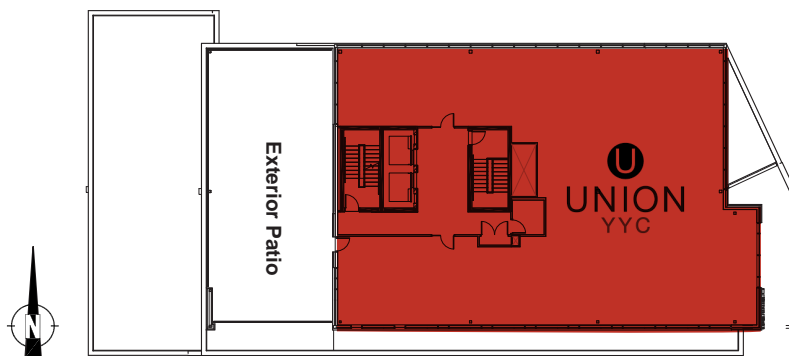
### BUILDING INFORMATION

MAIN FLOOR - LEASED	9,332 SF
2ND FLOOR medical available	4,797 SF
3RD FLOOR - LEASED	5,849 SF
<b>TOTAL RENTABLE AREA</b>	<b>24,109 SF</b>
<b>ASKING RENT</b>	<b>Market</b>

**4620 Bow Trail SW**



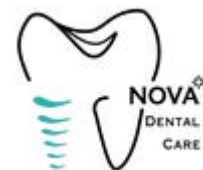
## THIRD FLOOR - LEASED



## EXISTING TENANTS



URO SPOT™



UNION  
YYC



## BUILDING HIGHLIGHTS

- 2 Elevators
- Prominent building signage available for main and 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
- 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
<b>TOTAL</b>	<b>99 Stalls</b>
<b>PARKING RATIO</b>	<b>4.1/1000 SF</b>

**BOW45**

*Medical/Health Care Focused Centre  
With Office & Retail*

**AVAILABLE NOW**



# MEDICAL & OFFICE SPACE FOR LEASE

For further information on this opportunity, please contact:

**403.209.5555**  
**[bow45@opuscorp.ca](mailto:bow45@opuscorp.ca)**

**4620 Bow Trail SW**

**[www.bow45.ca](http://www.bow45.ca)**

**OPUS<sup>®</sup>**