

BOW45

Medical/Health Care Focused Centre
With Office & Retail

AVAILABLE NOW



MEDICAL / OFFICE SPACE FOR LEASE

4620 Bow Trail SW

www.bow45.ca

OPUS[®]



LOCATION

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

BUILDING

- 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

WHAT IS NEARBY:

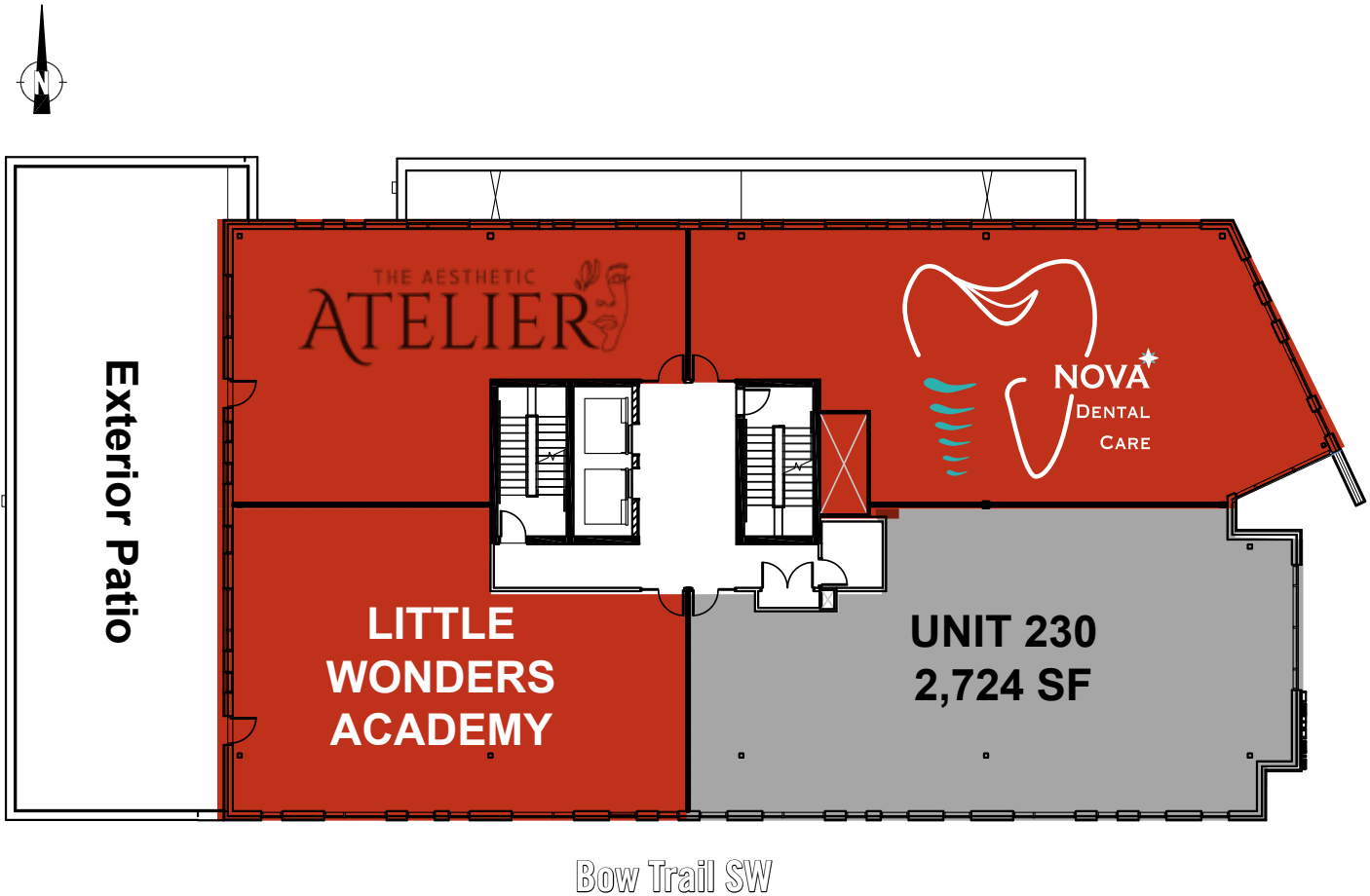
Wildwood School	St Dennis Church	Westbrook Mall
Westgate School	Wildwood Dental	Barre Body Studio
Vincent Massey School	Total Skincare Centre	Westgate School
Kids and Company	Wildwood Chapel	
Bow Trail Daycare	Woodcliff United Church	
Calgary Cycle	Mac's Convenience Store	

BUILDING SIGNAGE OPPORTUNITIES



- Building facade signage opportunities for upper floor tenants

SECOND FLOOR



UNIT 230: 2,724 SF
AVAILABLE NOW

P 83 UNDERGROUND
PARKING STALLS

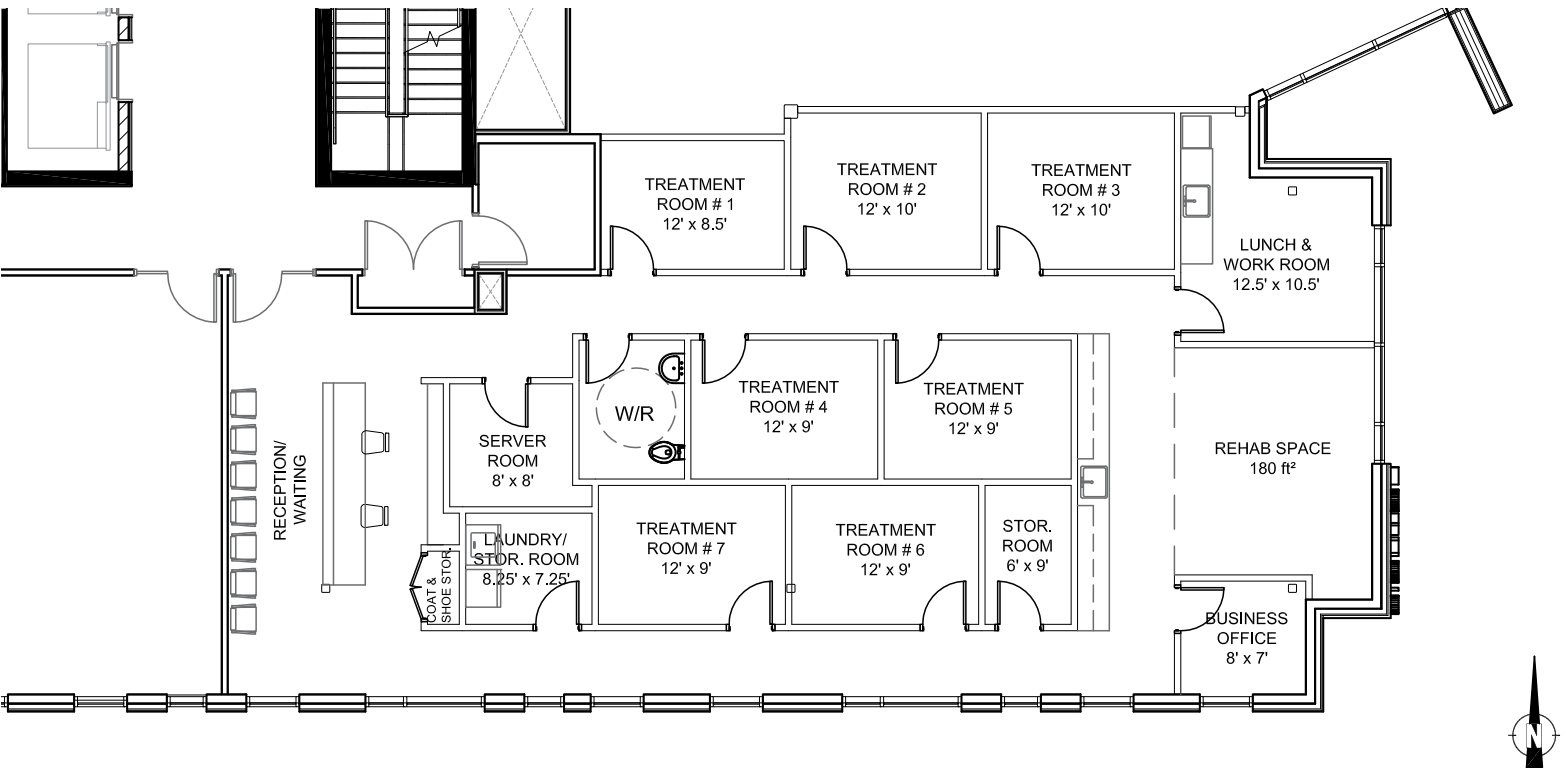
- AVAILABLE
- CONDITIONALLY LEASED
- UNDER OFFER
- LEASED

BUILDING INFORMATION

MAIN FLOOR - LEASED	9,332 SF
2ND FLOOR medical available	2,724 SF
3RD FLOOR - LEASED	5,849 SF
TOTAL RENTABLE AREA	24,109 SF
ASKING RENT	Market

PARKING PROVIDED

SURFACE PARKING	17 Stalls
2 LEVEL UNDERGROUND (40 on P1 and 43 on P2)	83 Stalls
TOTAL	100 Stalls
PARKING RATIO	4.1/1000 SF

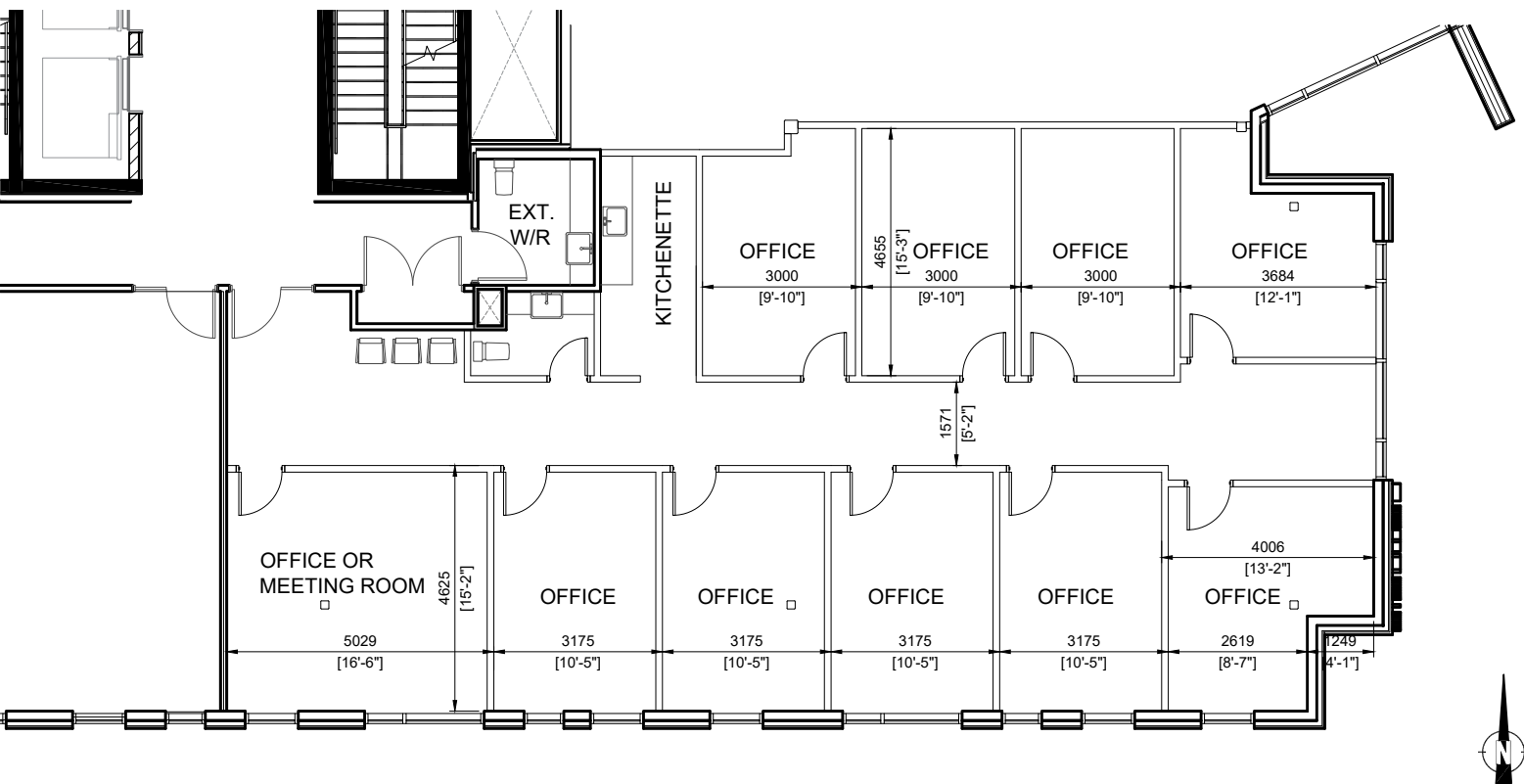


WEST VIEW



EAST VIEW

SAMPLE LAYOUT 2





TENANTS



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EXTERIOR



INTERIOR



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For further information on this opportunity, please contact:

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