

**BOW45**

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

**OCCUPANCY Q3 2021**



# **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>**



## 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  
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



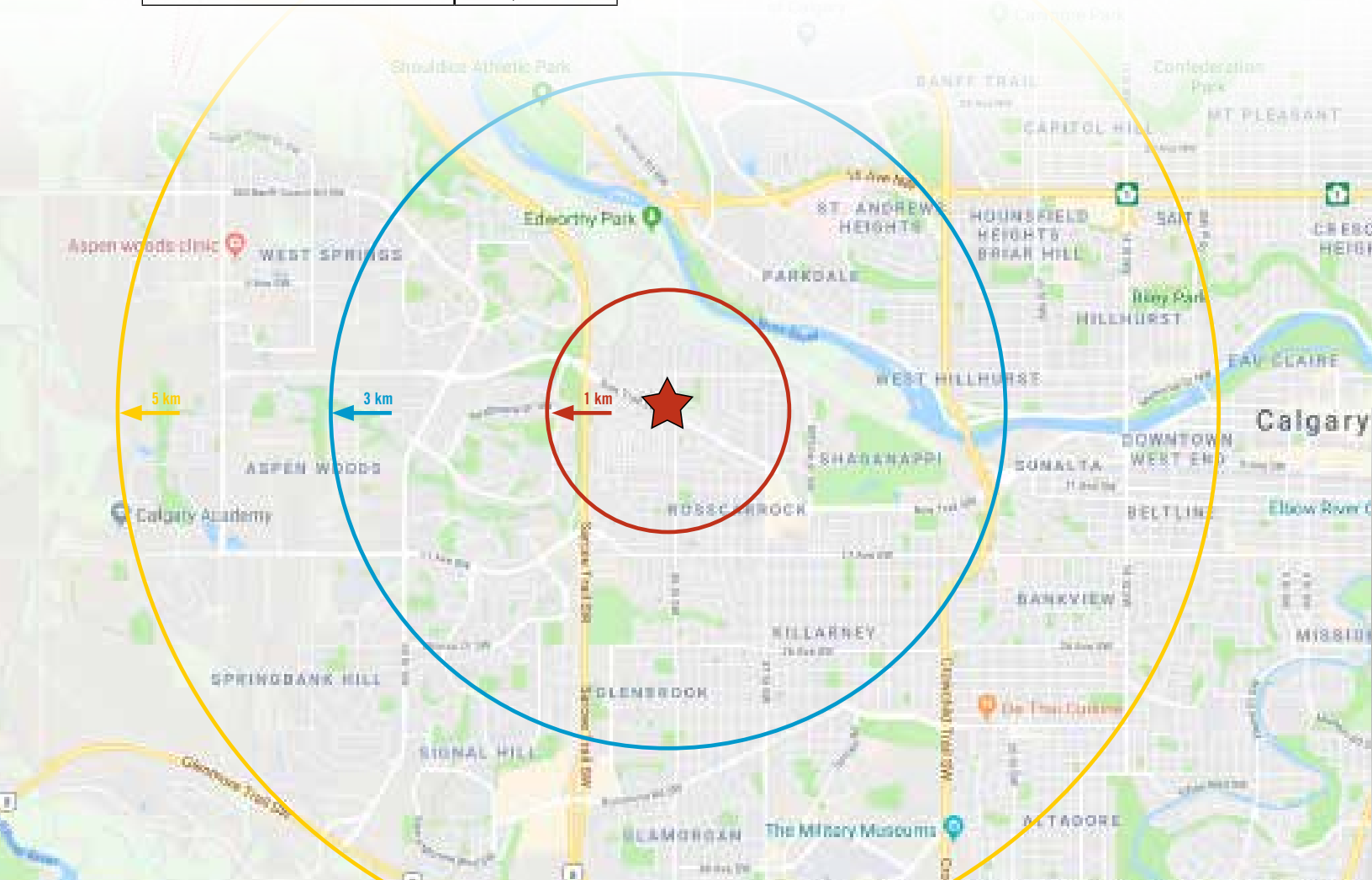
## DEMOGRAPHICS

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



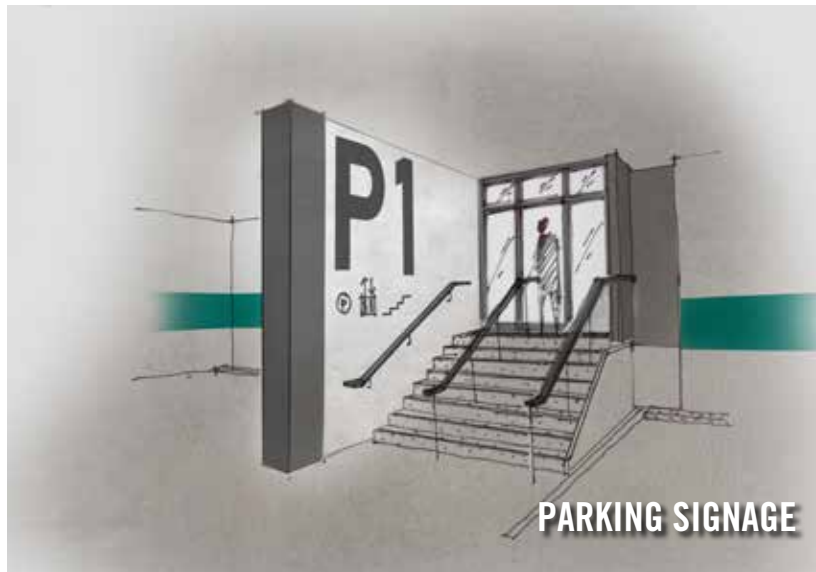
PARKING LEVEL LOBBY



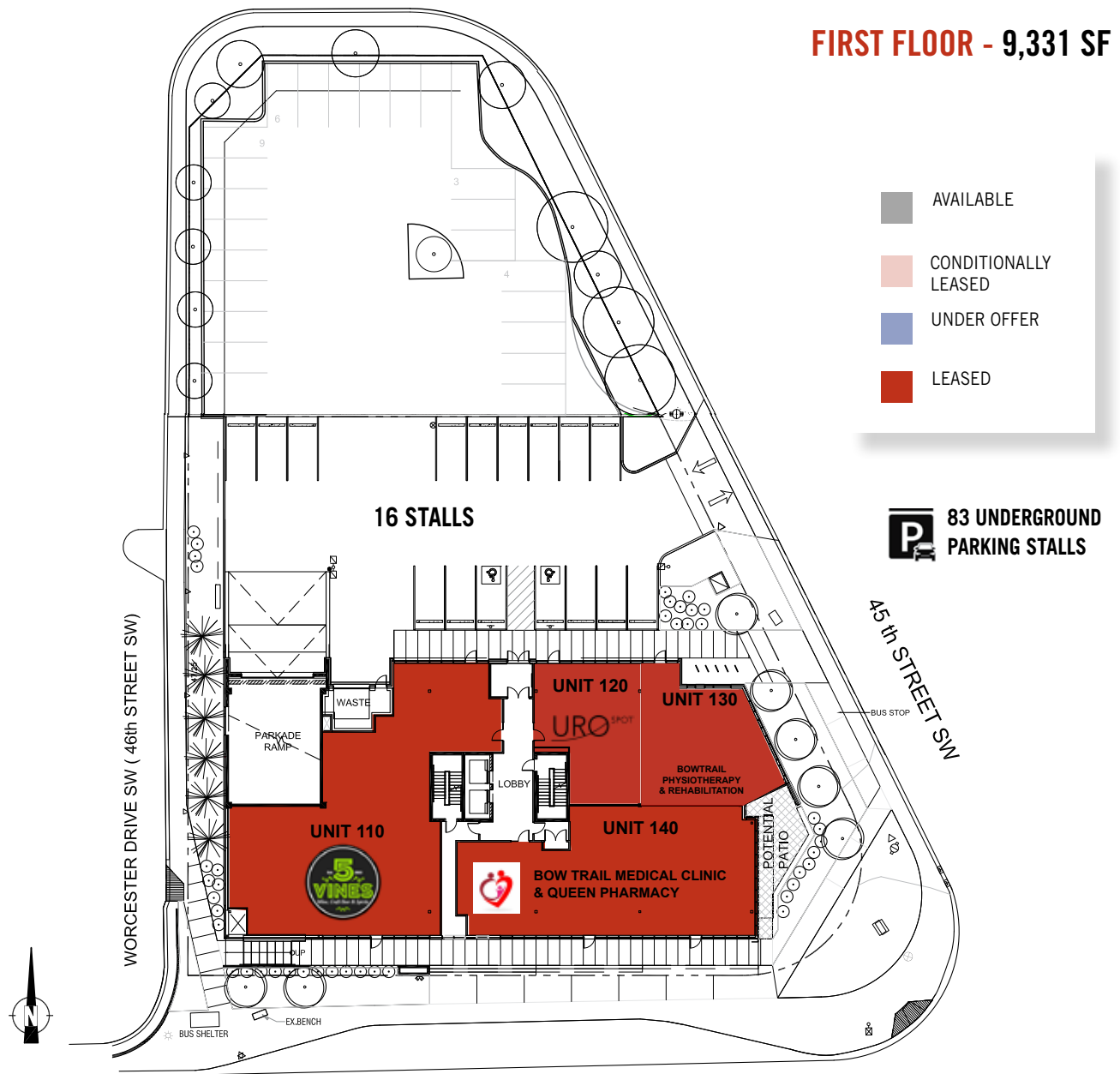
SECOND FLOOR LOBBY



PARKING SIGNAGE



PARKING SIGNAGE



## BUILDING SIGNAGE OPPORTUNITIES

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



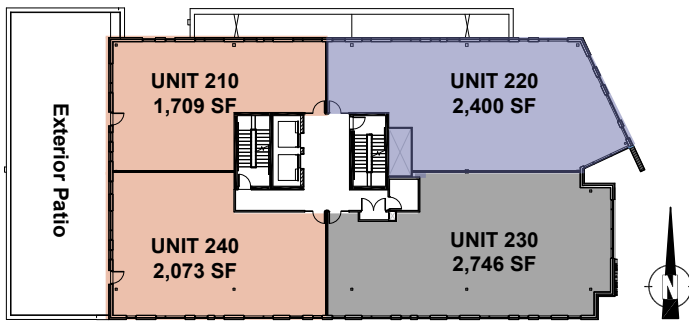
## BUILDING INFORMATION

MAIN FLOOR	9,332 SF
2ND FLOOR medical available	8,928 SF
3RD FLOOR medical	5,849 SF
<b>TOTAL RENTABLE AREA</b>	<b>24,109 SF</b>
<b>ASKING RENT</b>	<b>Market</b>

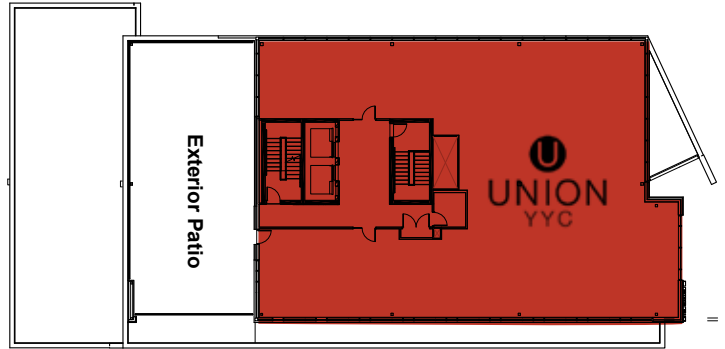
**4620 Bow Trail SW**



## 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
<b>TOTAL</b>	<b>99 Stalls</b>
<b>PARKING RATIO</b>	<b>4.1/1000 SF</b>



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For further information on this opportunity, please contact:

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

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