

Livingston Place - South

7,000 available for Sublease

Monthly Gross Rates:
20th Floor: \$8,000

VIEW THE VIRTUAL TOUR



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Space Profile

Sublandlord:	Strathcona Resources Ltd.
Subpremises:	20th Floor: ~7,000 sf
Availability:	Immediately
Term Expiry:	February 28, 2025
Gross Rent per Month:	\$8,000.00 per month
T.I.A.:	As is
Op. Costs & Taxes:	\$21.93 per sf (est. 2024)
Parking:	Available through Reef Parking



Building Information

Address:	222 Third Avenue SW
Year of Completion:	2007
Number of Floors:	22
Rentable Area:	435,364 sf
Average Floor plate:	22,936 sf
Security:	7 days per week, 24 hours per day Manned security desk, card key access
HVAC:	6:00 am - 6:00 pm, Mon-Fri 8:00 am - 1:00 pm, Sat
Landlord/ Building Manager:	QuadReal Property Group

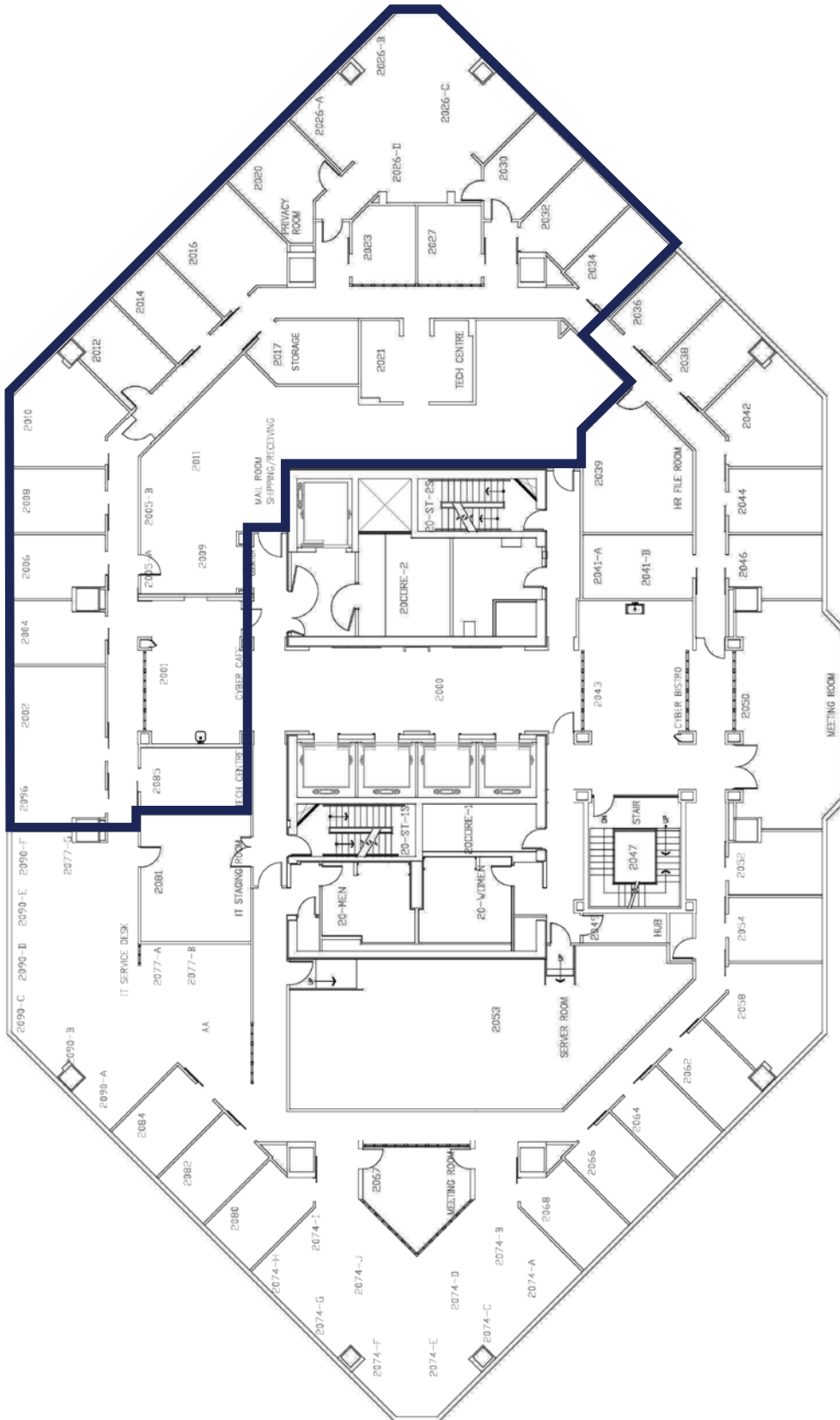
Features & Amenities

- Premises is in excellent, move-in condition
- High-end build-outs and kitchen
- Fully furnished space
- Panoramic views of the Bow River Valley from both floors
- Plus 15 connection to 240 Fourth
- Within walking distance to several public transit routes, Eau Claire Market and Bow River pathway system
- Several tenant amenities available including fitness centre, conference facilities, Livingston Place Club Lounge, bicycle parking, and car wash
- Large outdoor courtyard located between South and West towers

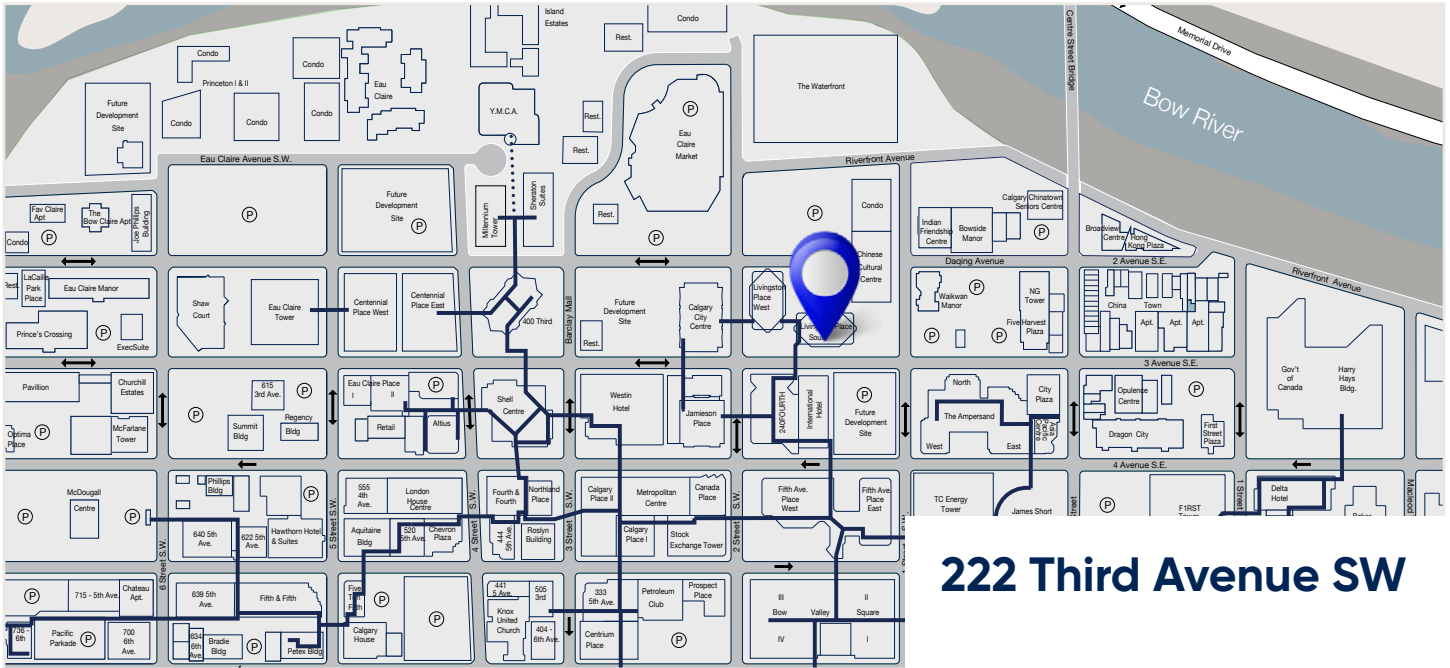
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20th Floor ~ 7,000 sf

- 11 perimeter offices
- 2 interior offices
- Kitchen
- 2 meeting rooms
- Large file room with shelving
- Supply room



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222 Third Avenue SW



Agent Information

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