

Livingston Place - South

2 floors available for Sublease

Monthly Gross Rates:
20th Floor: \$8,000
16th Floor: \$16,000

VIEW THE
VIRTUAL TOUR



Damon Harmon, CPA, CGA
403.875.3133
dharmon@cresa.com

Nicole Bennett
403.585.7959
nbennett@cresa.com

cresa 

Livingston Place – South



Space Profile

Sublandlord:	Strathcona Resources Ltd.
Subpremises:	16th Floor: 12,793 sf 20th Floor: ~7,000 sf
Availability:	Immediately
Term Expiry:	February 28, 2025
Gross Rent per Month:	16th Floor: \$16,000.00 per month 20th Floor: \$8,000.00 per month
T.I.A.:	As is
Op. Costs & Taxes:	\$21.93 per sf (est. 2024)
Parking:	Available through Reef Parking



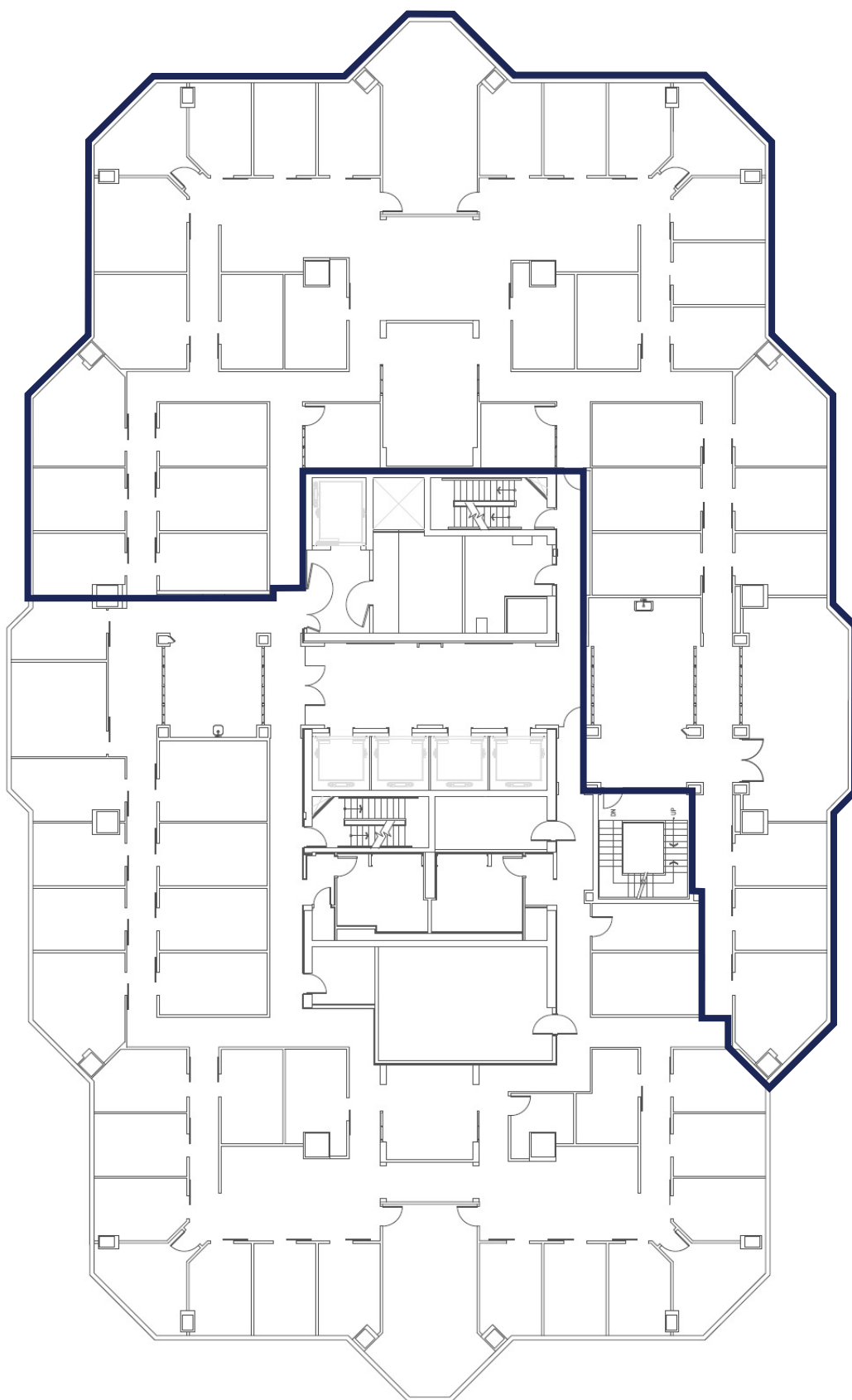
Building Information

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

Livingston Place - South



16th Floor 12,793 sf

22 perimeter offices

10 interior offices

Small open area

Kitchen

2 boardrooms

Copy room

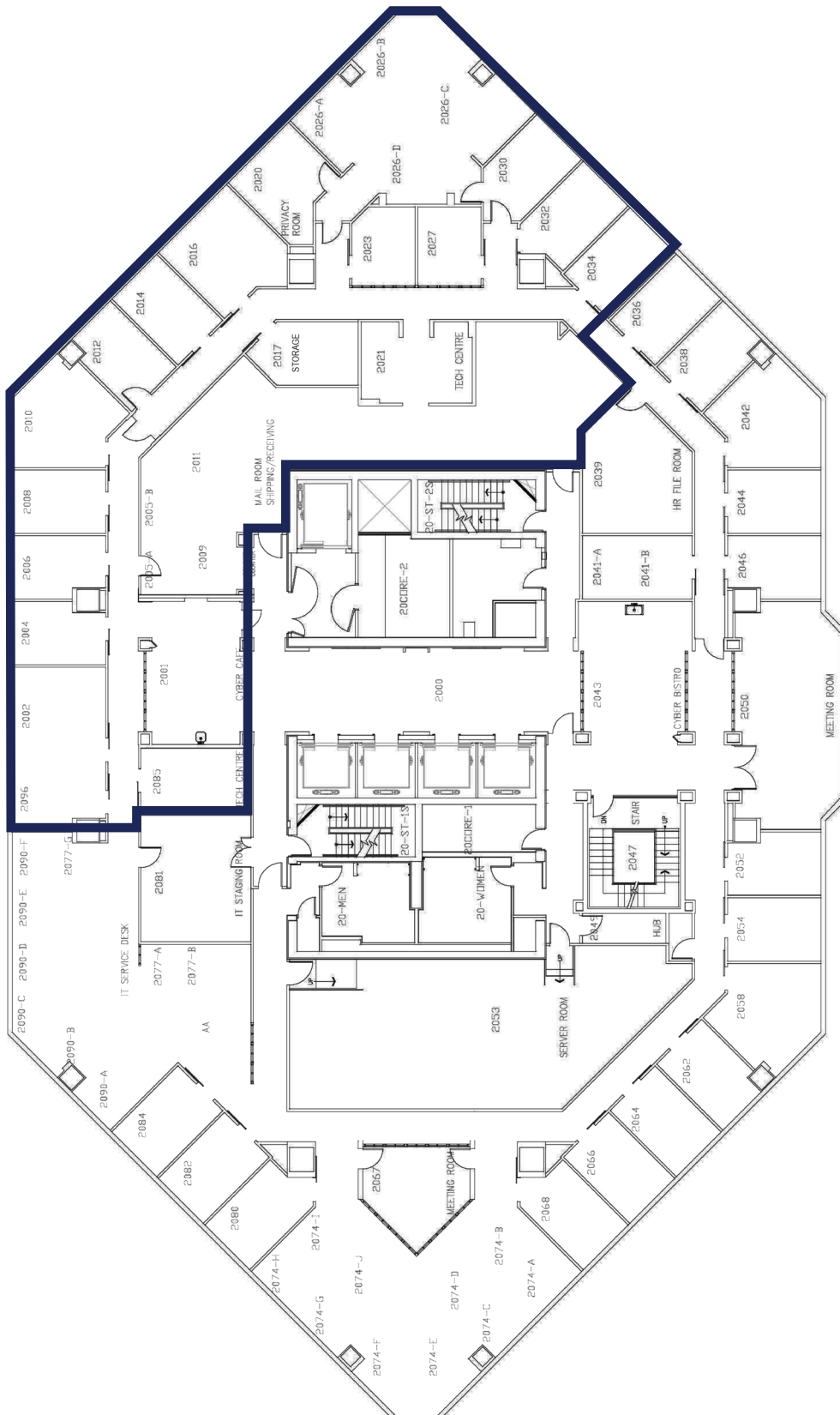
Storage room



Livingston Place - South

20th Floor ~ 7,000 sf

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



Livingston Place - South



Well-appointed offices and collaborative areas

The space is move-in ready and furniture is available for all offices, meeting rooms and the open area.



High-end finishes throughout

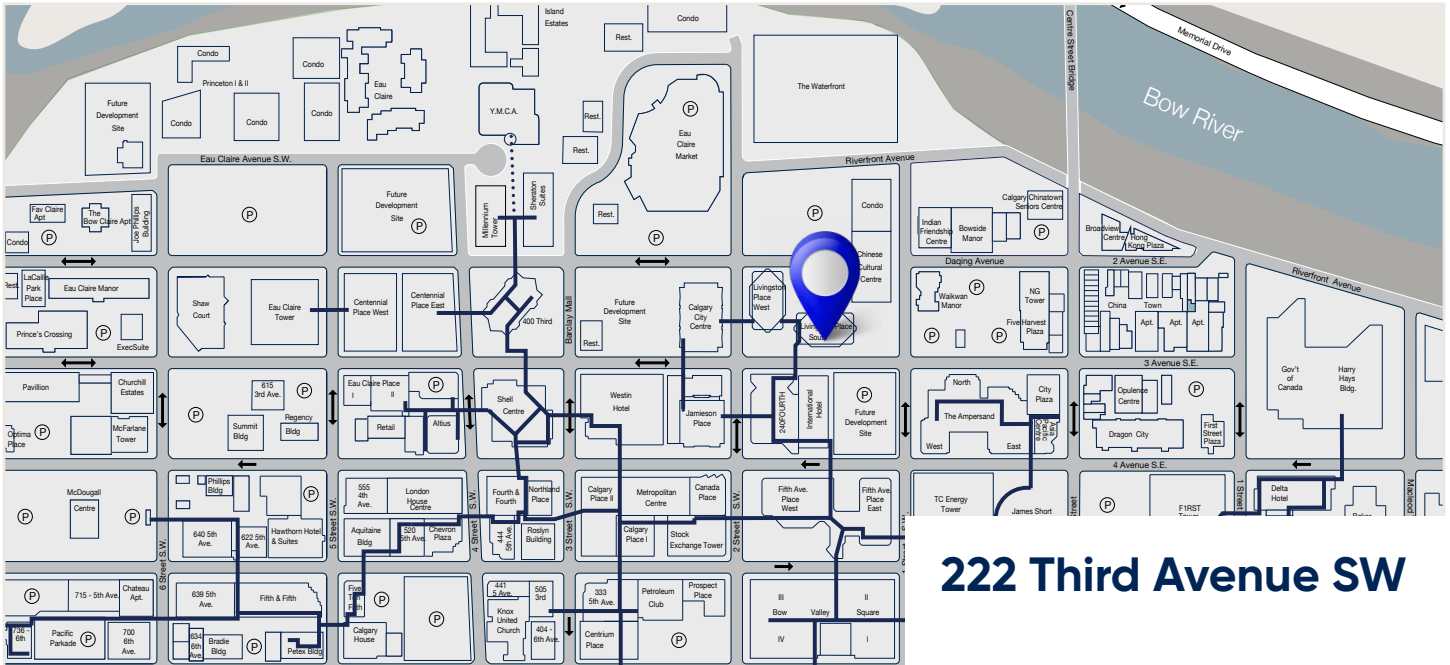
Common areas are built-out with high-end finishes making the space inviting for staff and impressive to clients alike.



Up to 19,793 sf on 2 floors

cresa

Livingston Place - South



Agent Information

Damon Harmon, CPA, CGA
403.875.3133
dharmon@cresa.com

Nicole Bennett
403.585.7959
nbennett@cresa.com

Cresa

324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

