

# Livingston Place - South

## 12,793 sf Sublease



VIEW THE  
VIRTUAL TOUR



Photo credit: CoStar Group

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**cresa**



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**12,793 sf available  
immediately**

## Space Profile

Sublandlord:	Woodcote Inc.
Subpremises:	Suite 1600S: 12,793 sf
Availability:	Immediately
Term Expiry:	August 30, 2028
Rental Rate:	Market sublease rates
T.I.A.:	As-is
Op. Costs:	\$21.47per sf (est. 2025)
Parking:	1 stall per 2,000 sf



## 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, card-key access
HVAC:	Mon - Fri: 6:00 am - 6:00 pm
Building Owner:	bclMC Realty Corporation and Livingston Place Holdings Inc.

## Features & Amenities

- Premises in excellent, move-in condition
- High-end finishes throughout space and common areas
- Furniture included
- Panoramic views of the Bow River Valley
- Plus 15 access to 240FOURTH
- Within walking distance to several public transit routes Eau Claire Plaza 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

### Suite 1600S 12,793 sf

22 perimeter offices

10 interior offices

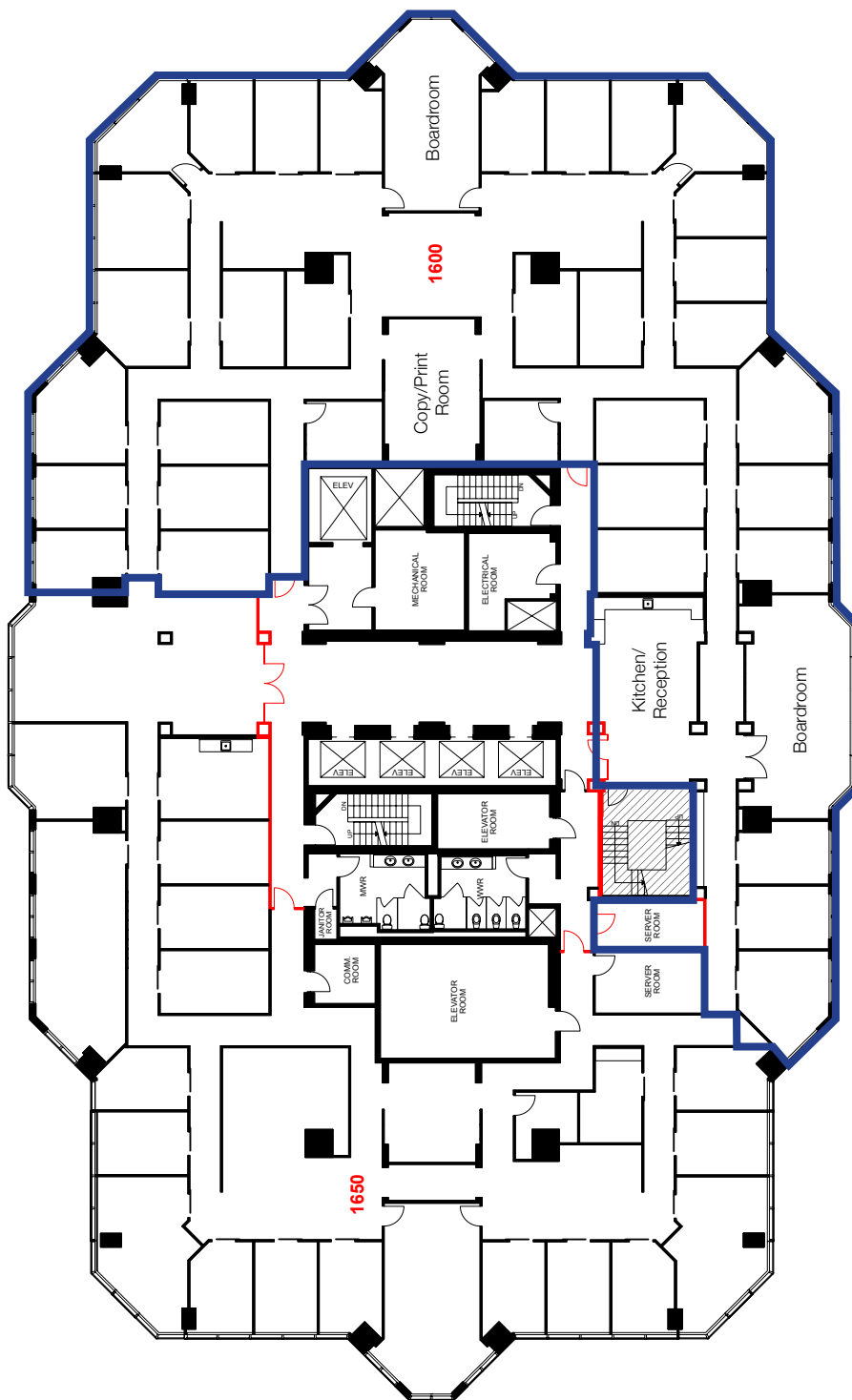
Open areas for workstations

2 boardrooms

Kitchen

Copy/print room

IT room



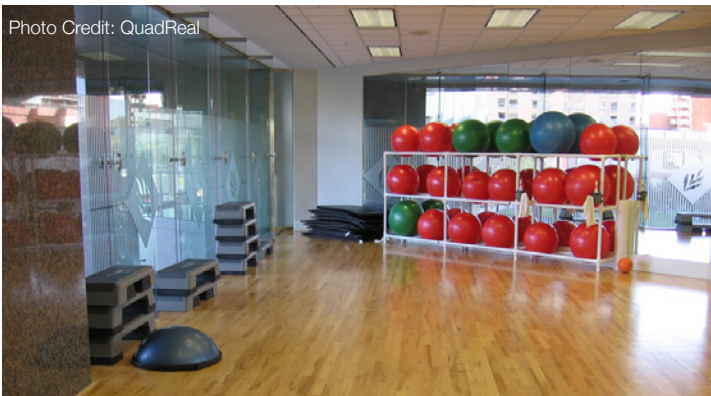
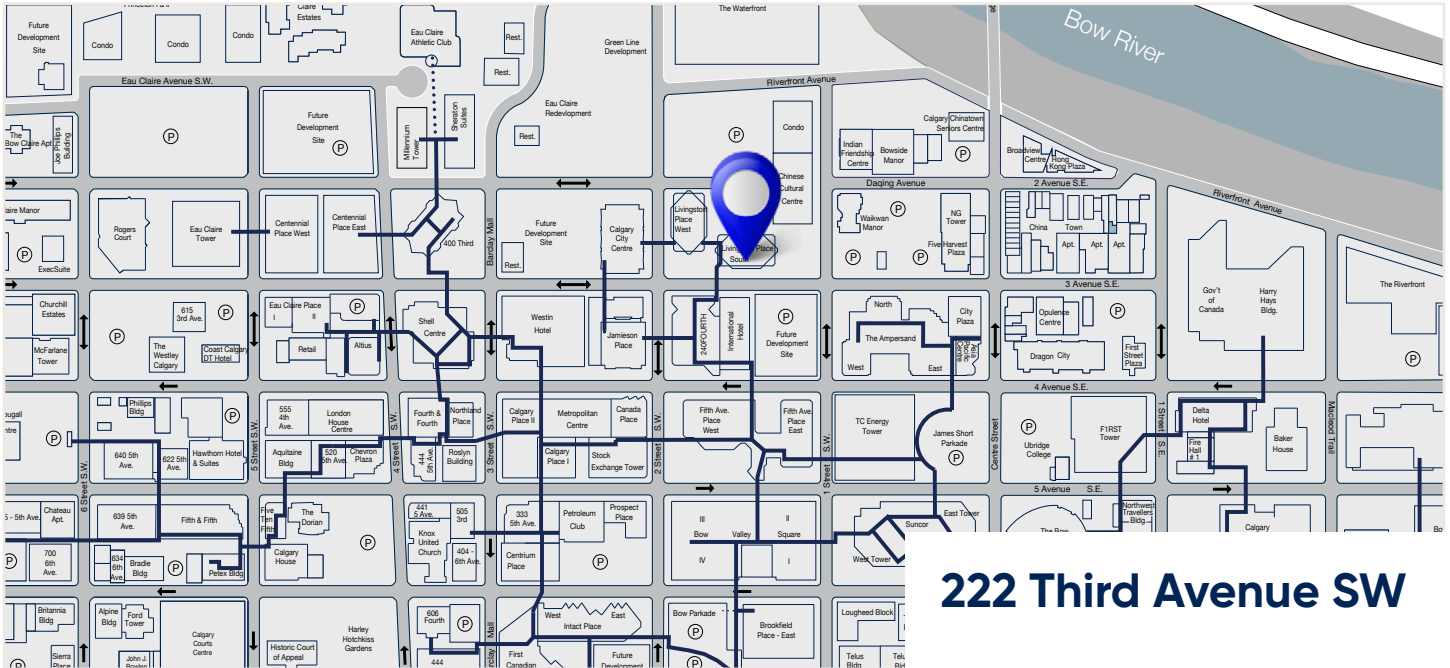


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## Agent Information

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