

\$2.50/SF FEE INCENTIVE



LIVINGSTON PLACE

SOUTH TOWER

222 3 AVENUE SW | OFFICE SUBLEASE

Adam Hayes
Principal
403 612 6134

Willem Thoma
Associate Vice President
403 512 8812

John Engbloom
Principal
403 617 3029

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YOUNG**

ELEVATE YOUR WORKDAY

EXCELLENT LOCATION: Conveniently located next to CTrain lines and +15 connections and surrounded by numerous amenities including retail shops, restaurants, and essential services.

MODERN AMENITIES: The building comes equipped with an updated conference centre, fitness area, and Kids & Co. Childcare located in the West Tower.

SUITE HIGHLIGHTS: Recently upgraded, ample natural light throughout entire suite and furniture negotiable.

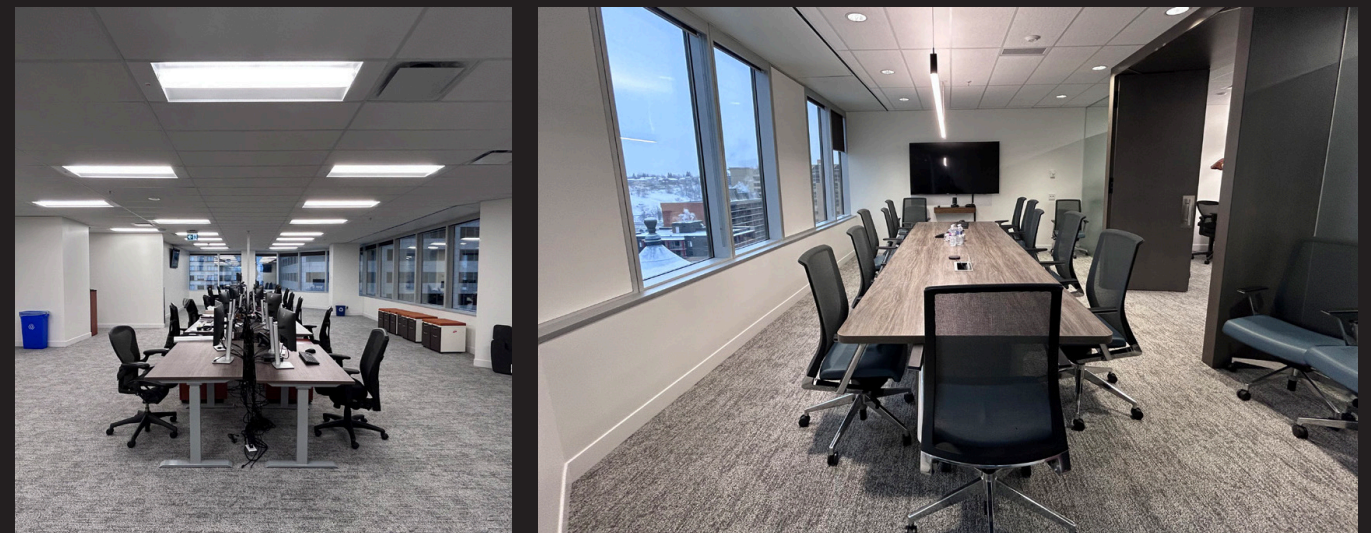
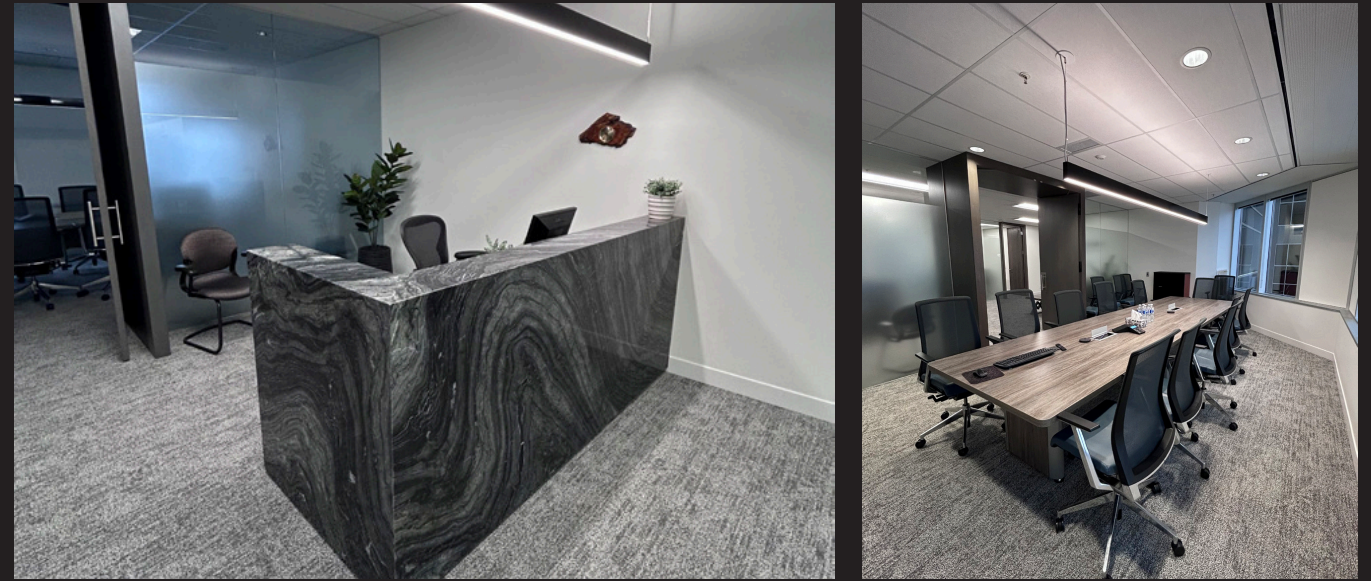
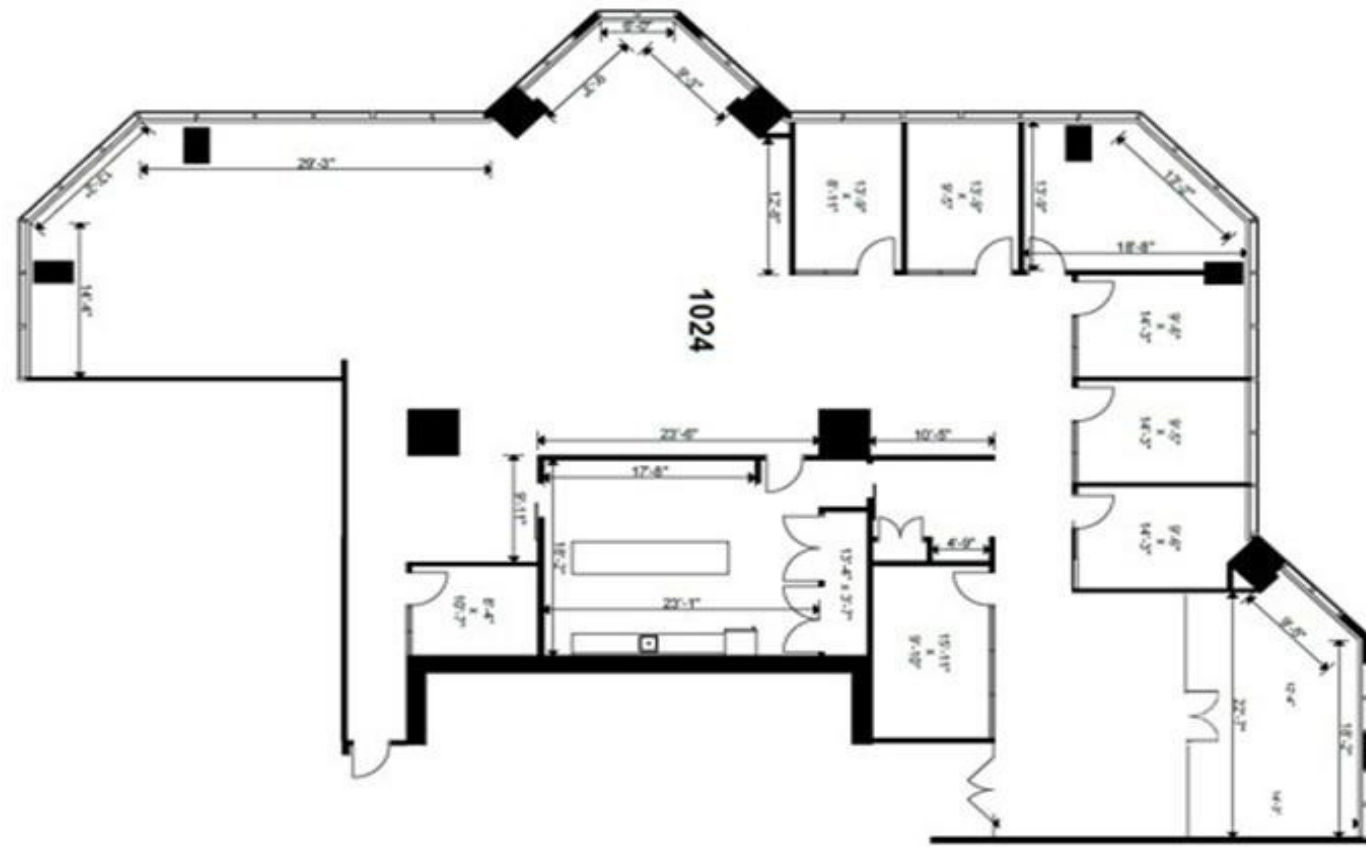
BUILDING & OFFICE PARTICULARS

YEAR BUILT:	2008	RATES:	Aggressive rates (Op. Costs only)
RENTABLE AREA:	6,722 sf	SUBLEASE EXPIRY:	August 30, 2026
ADDITIONAL RENT:	\$21.38/sf (est. 2026)	AVAILABILITY:	Immediately
FLOORS:	23	FLOORPLATE:	22,000 sf
MANAGEMENT/ LANDLORD:	Quadreal Property Group	PARKING:	1 Reserved stall @ \$590/stall/month 3 Unreserved stalls @ \$500/stall/month



SUITE 1024 | 6,722 SF

360°
VIRTUAL
TOUR



- | | | |
|-----------|--------------|--------------------|
| 6 Offices | Meeting room | Open area |
| Boardroom | Kitchen | Server & IT office |

**Furniture negotiable*

LET'S CONNECT

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