

# Office Space for Sublease

**Livingston Place - South Tower**  
222 - 3 Avenue SW  
Calgary, AB

**AGGRESSIVE SUBLEASE  
RATES: OP. COSTS ONLY**



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**John Engbloom**

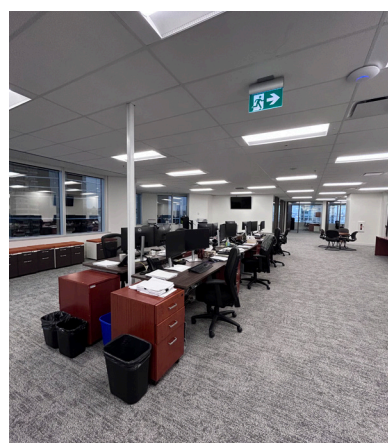
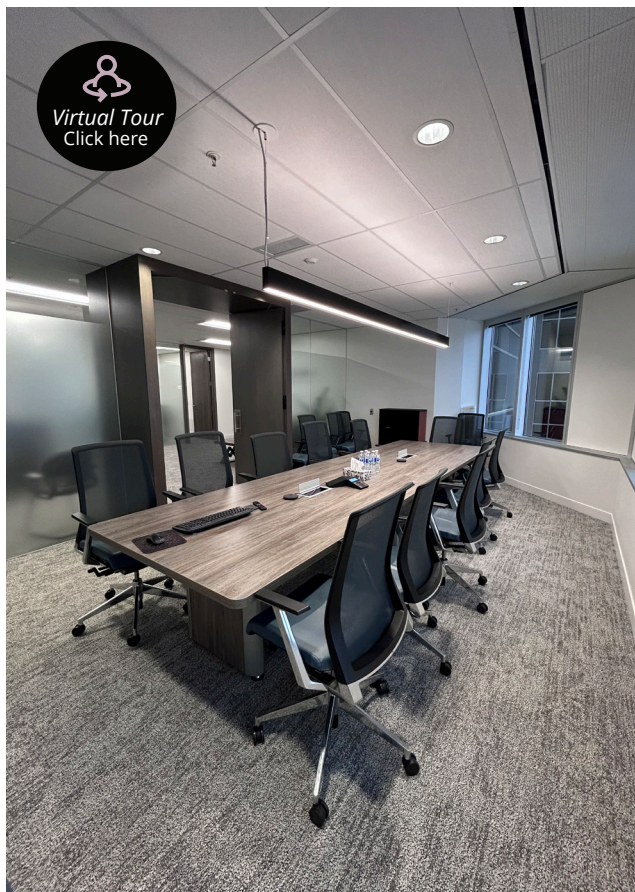
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Fitness Centre



Conference Centre

## Property Highlights

- Conveniently located next to CTrain lines and the +15 connections
- Surrounded by numerous amenities, including retail shops, restaurants, and essential services
- Recently renovated premises
- Furniture is negotiable
- Fitness and conference centre
- Kids & Co. childcare located in the West Tower
- Ample natural light throughout entire suite

## Particulars

<b>Address:</b>	<b>Suite 1024</b> 222 - 3 Avenue SW, Calgary, AB
<b>Rentable area:</b>	6,722 sf
<b>Rates:</b>	Aggressive rates (Op. costs only)
<b>Op. Costs (2025 est.):</b>	\$21.47
<b>Sublease expiry:</b>	August 30, 2026
<b>Available:</b>	July 1, 2025 (potentially earlier)
<b>Parking:</b>	1 reserved stall - \$590/stall/month 3 unreserved stalls - \$500/stall/month

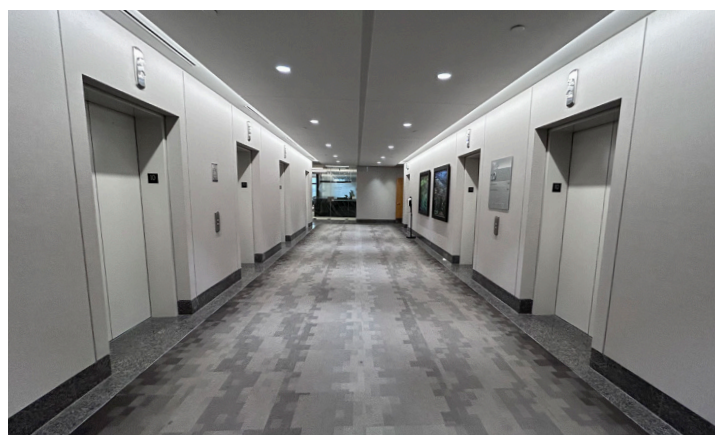
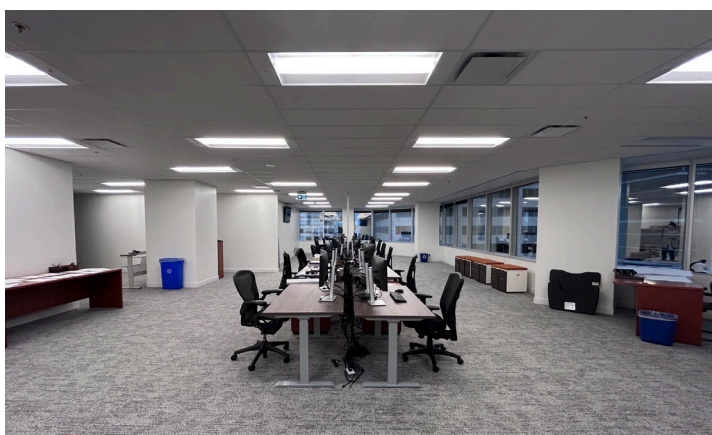
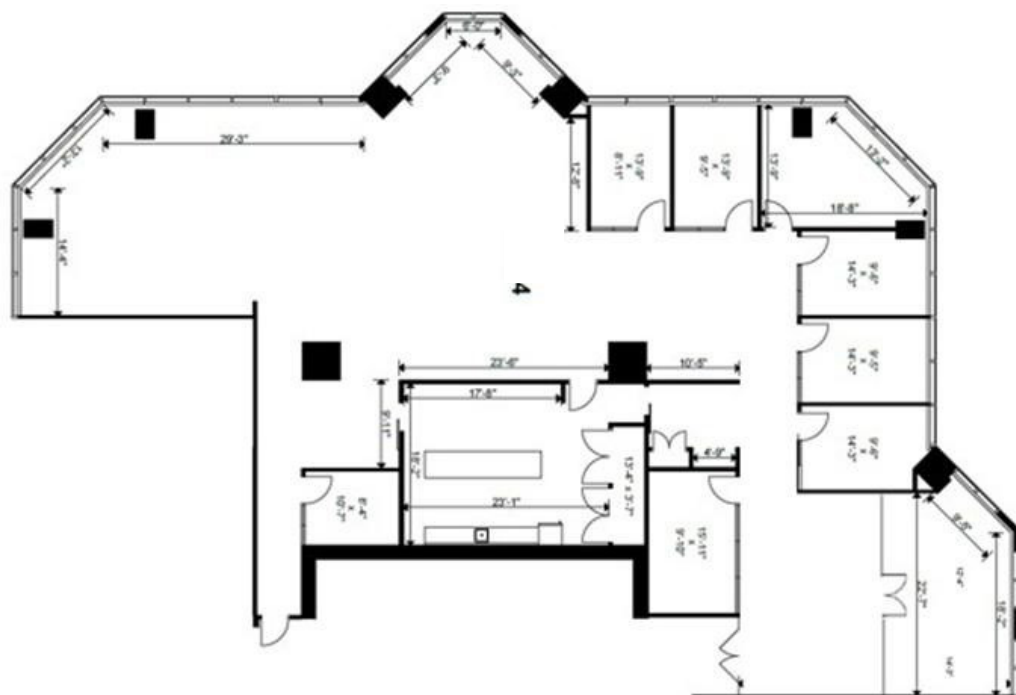


# Suite 1024

## 6,722 sf

### Suite Description

6 Offices  
1 Boardroom  
1 Meeting Room  
Kitchen  
Open Area  
Furniture negotiable  
Server & IT office



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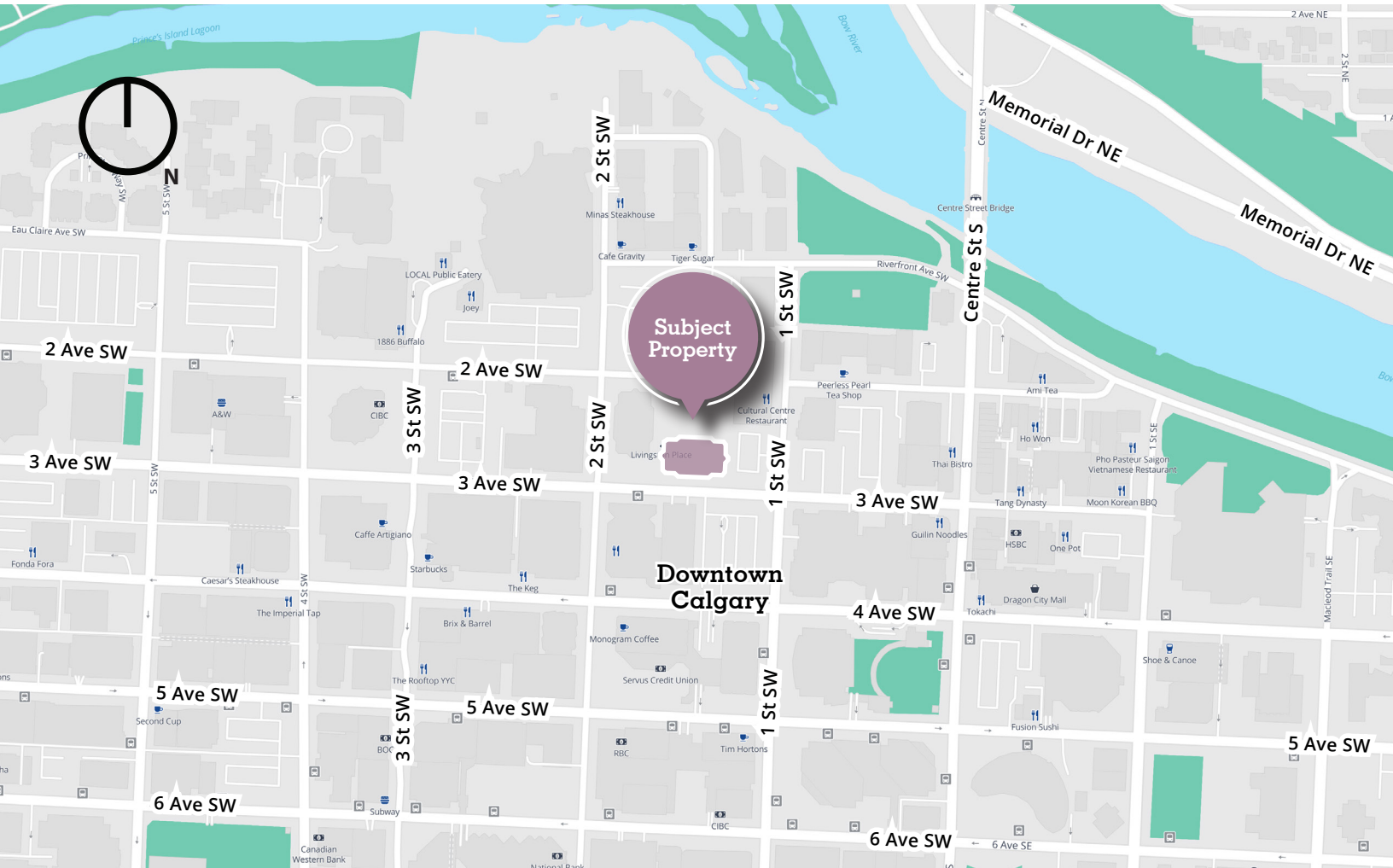
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If you would like more information  
please get in touch.

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