

For **sublease**

High-end
creative &
collaborative
full-floor office
available

Brookfield Place

225 - 6 Avenue SW

SPACE PROFILE

26,371
SF

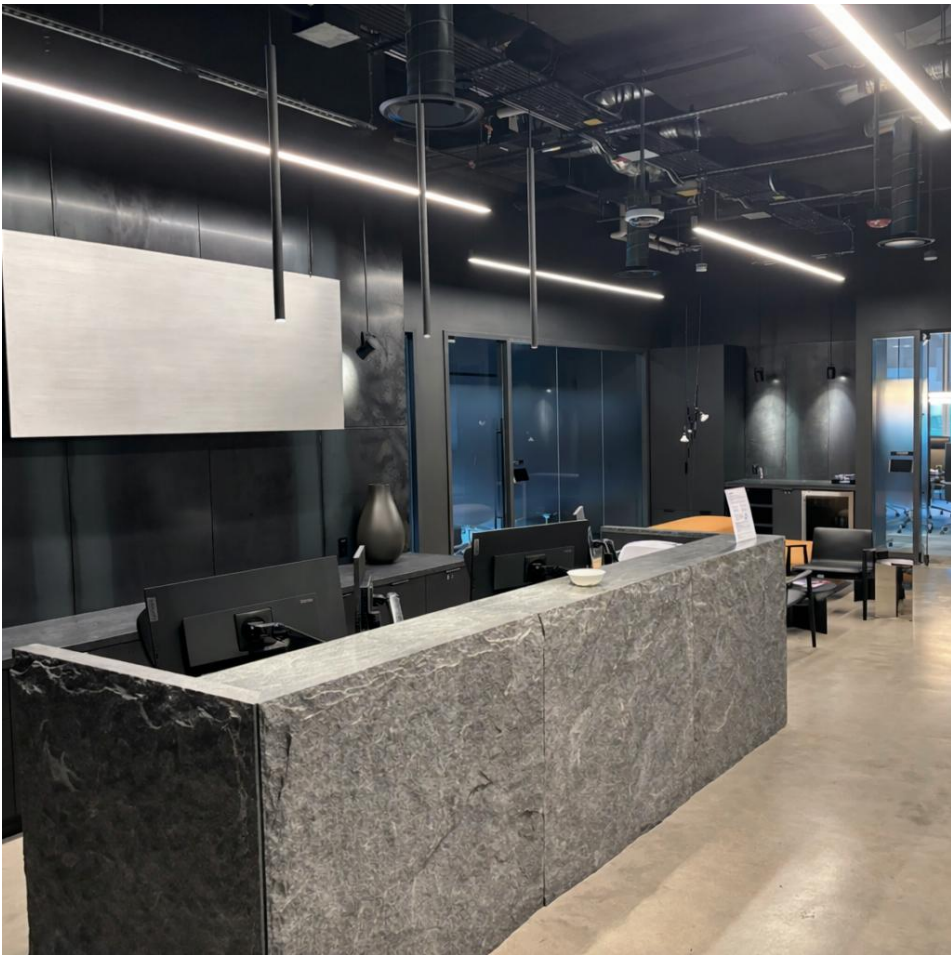
December 30, 2030
Term expiry

Market
Sublease rate

\$22.19 psf
Operating costs (2026 est)

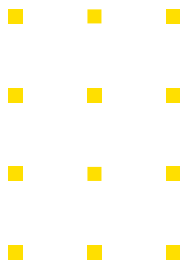
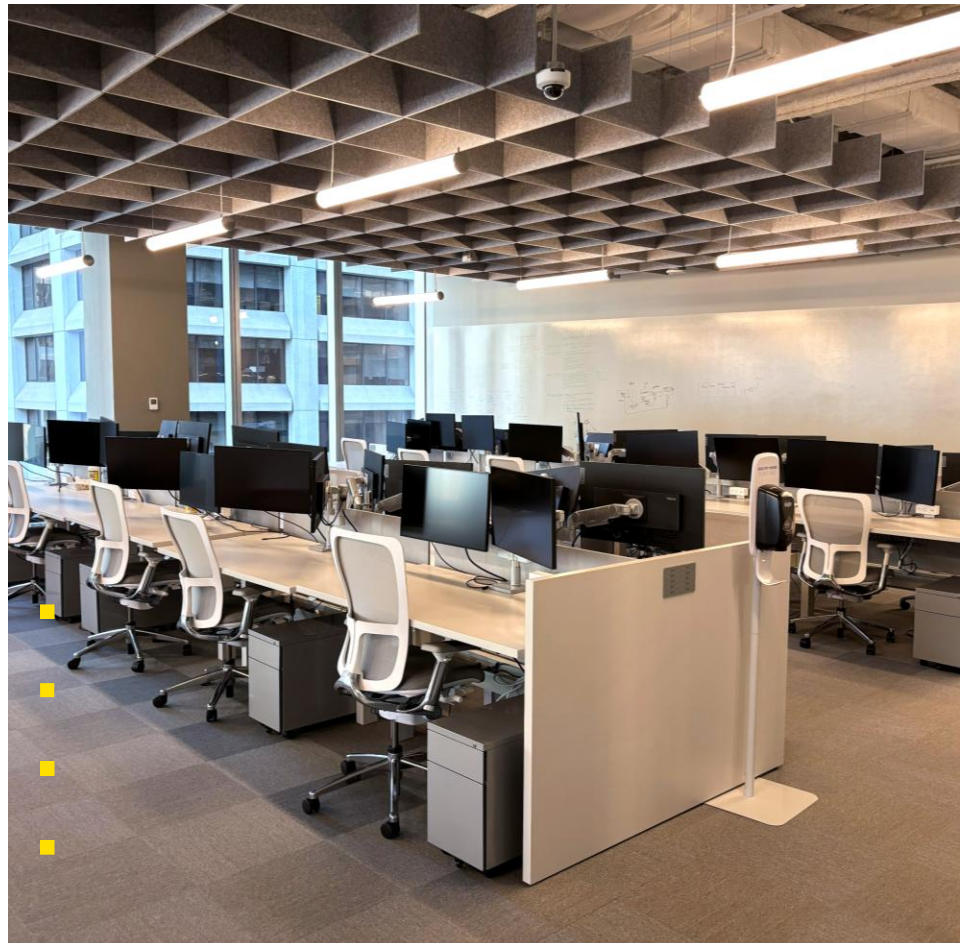
400
Suite number

Available
Immediately



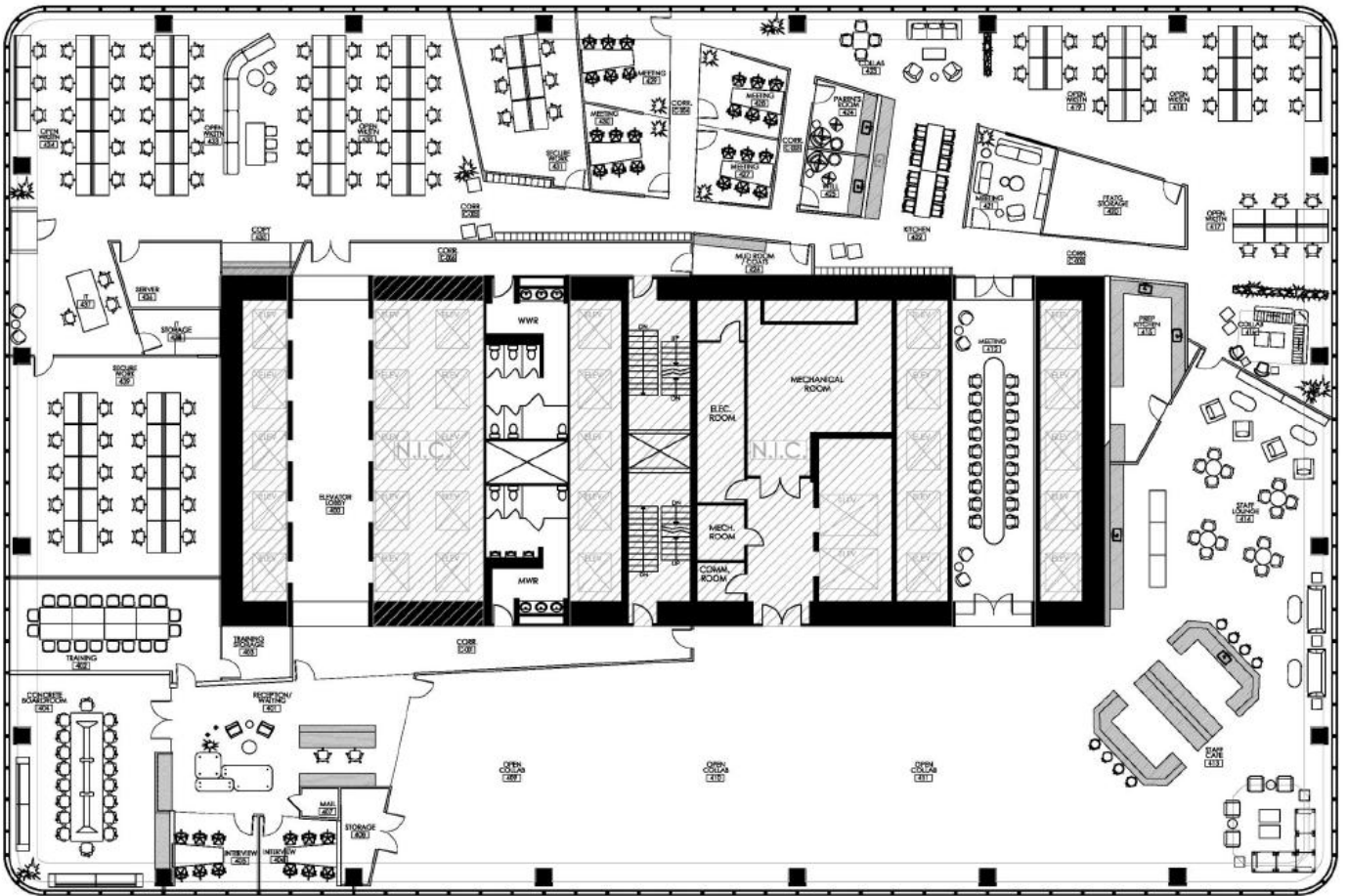
PROPERTY OVERVIEW

- Connected to Bow Valley Square, CORE Shopping Centre, and Stephen Avenue Place via the +15
- Surrounded by restaurants, retail, and top-tier hotels
- Onsite amenities include food services, boutique fitness offerings, end-of-trip facilities with lockers and showers, secure bike parking, EV charging, and personal services
- Located directly on the LRT line, near 1st Street and 3rd Street stations
- LEED EB:OM Gold certified, WELL Health-Safety rated (2024), and BOMA 360 Designated

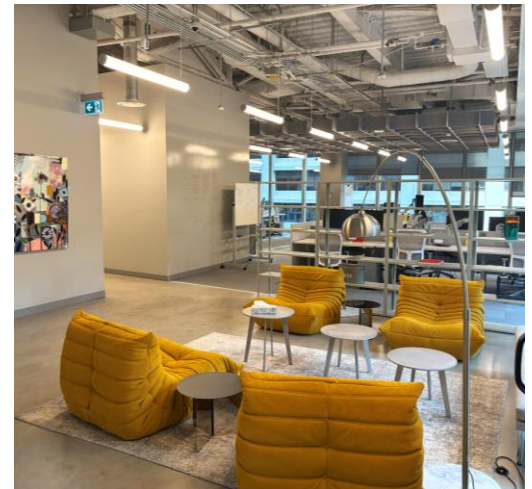


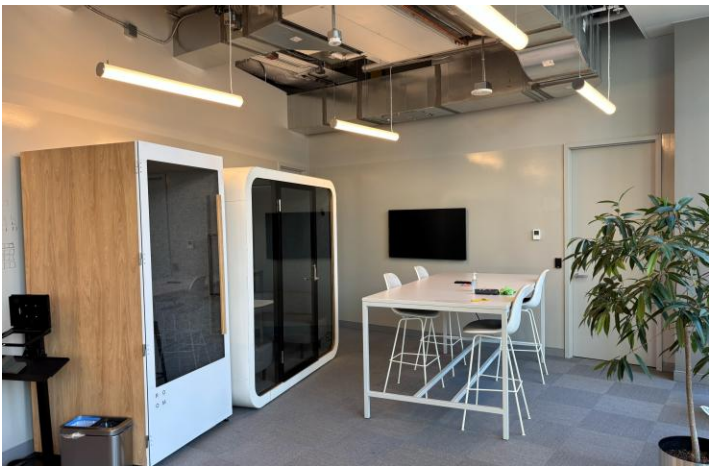
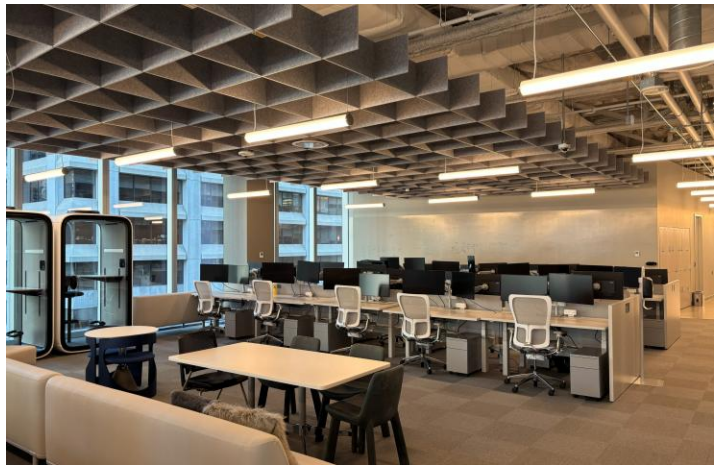
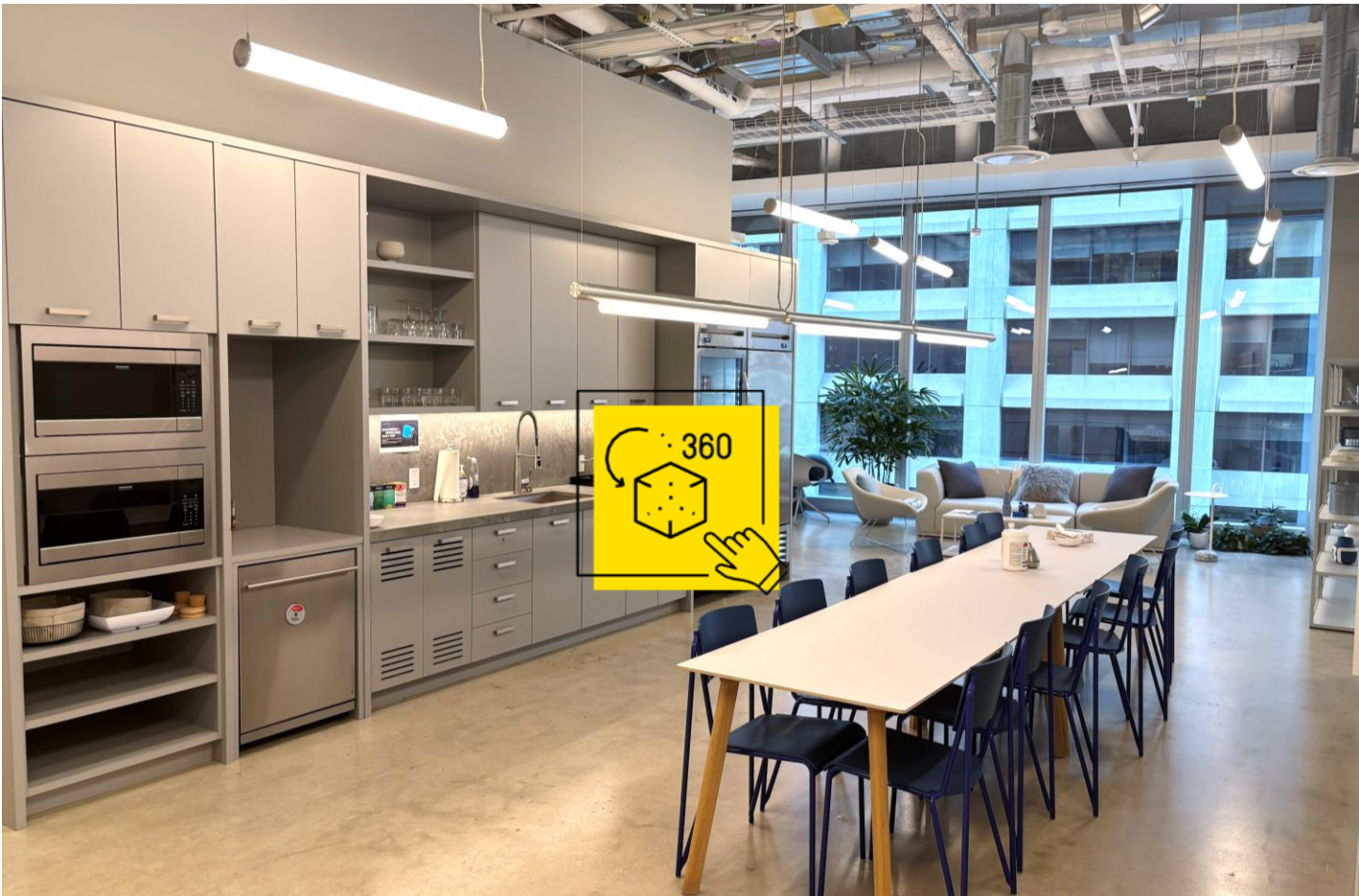
4th FLOOR

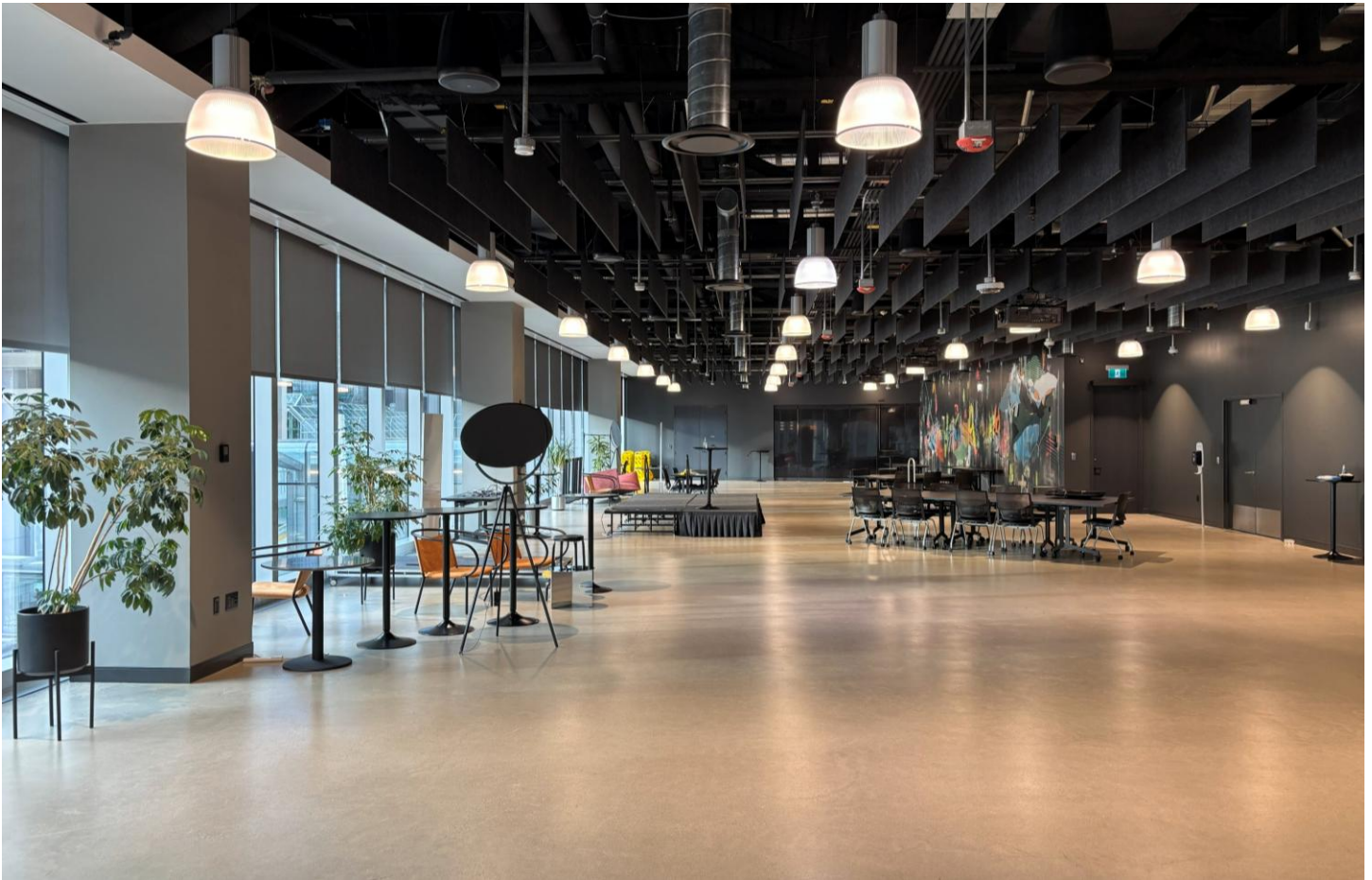
26,371 SF Available



- (88) workstations
- (2) large boardrooms
- Training room
- (7) meeting rooms
- (5) open collaboration areas
- (3) wellness rooms
- **Fully furnished**
- High-end, creative space
- Ample space for hosting events and functions with large kitchen and bar
- Thoughtful mix of workstations and meeting spaces
- Eight (8) unreserved parking stalls at market rate

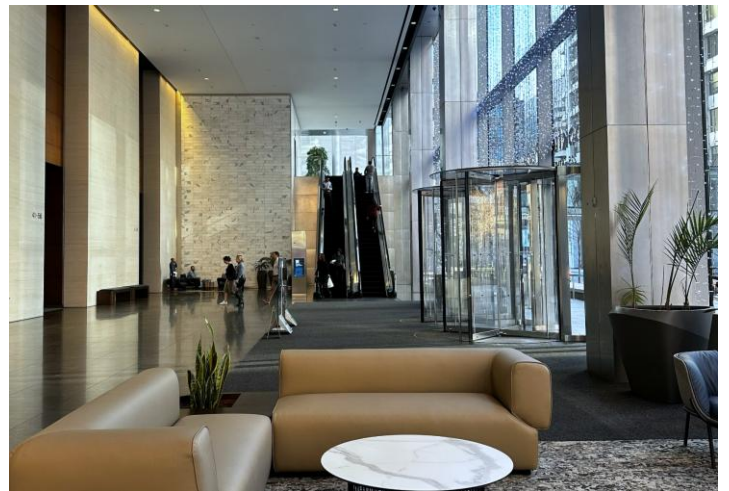
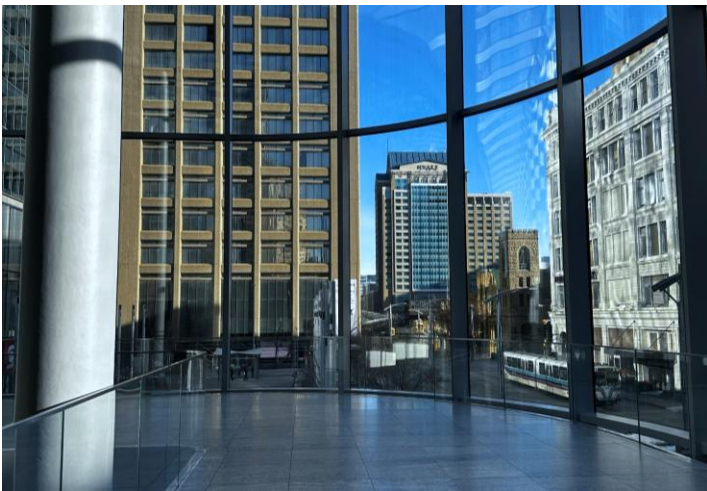
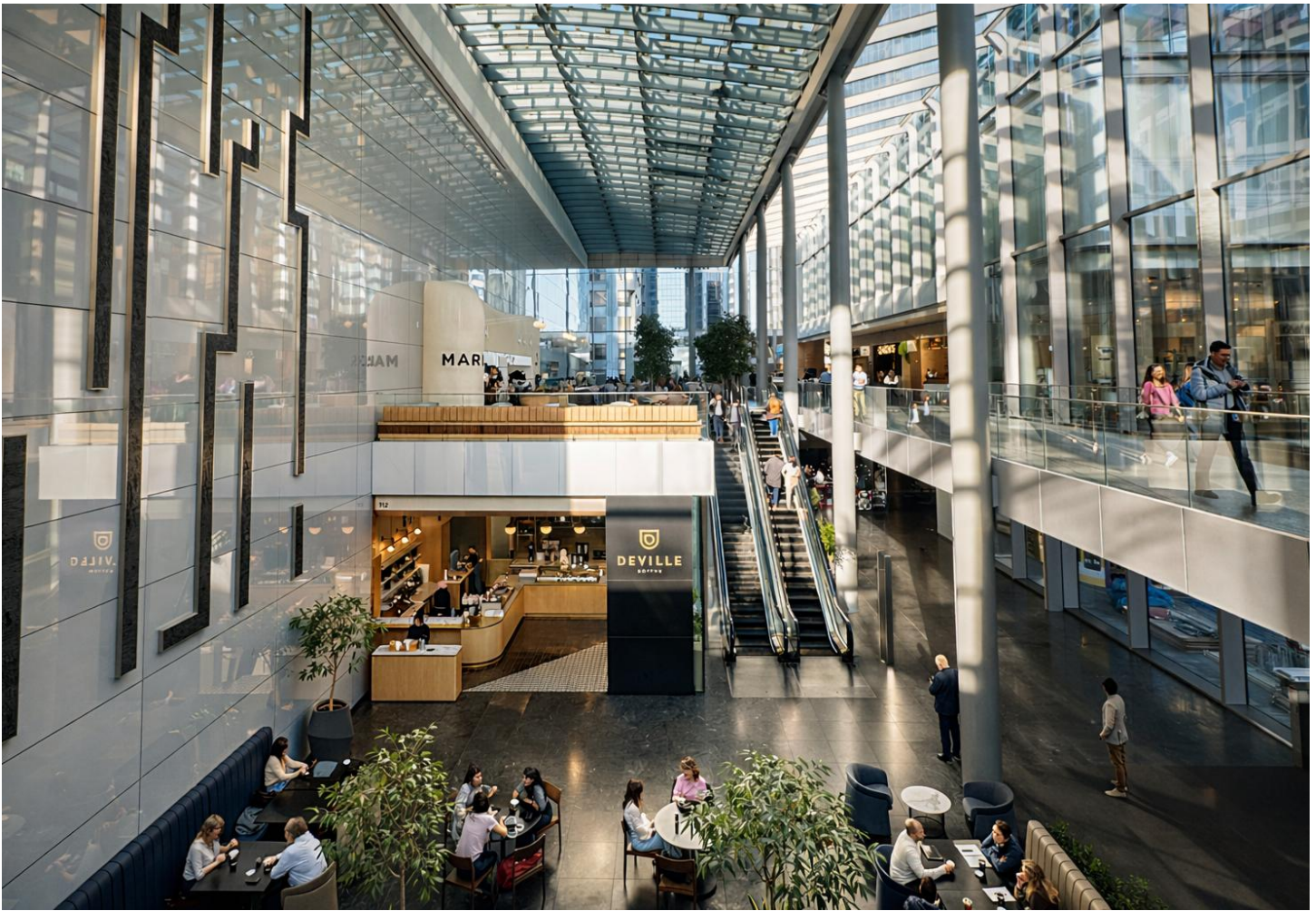






A stunning open space ideal for hosting events and town halls, complete with a luxurious chef's kitchen, a fully equipped open bar, and sophisticated lounge areas for gathering and networking





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