

 **JLL** SEE A BRIGHTER WAY

For sub-sublease

Brookfield Place - Suite 400
225 6th Avenue SW, Calgary, AB

High Quality, Plug and Play, Class AA Premises

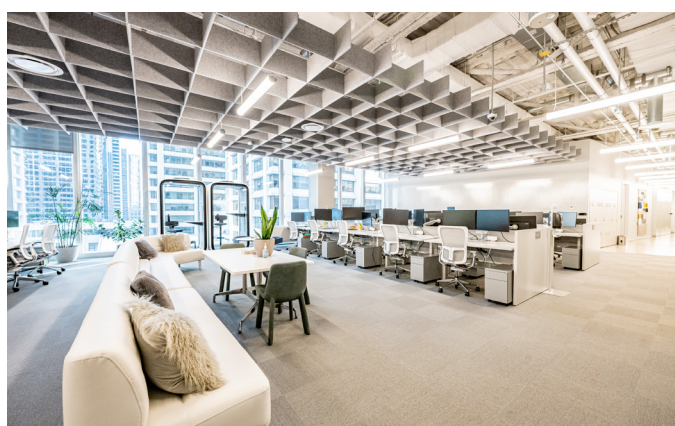
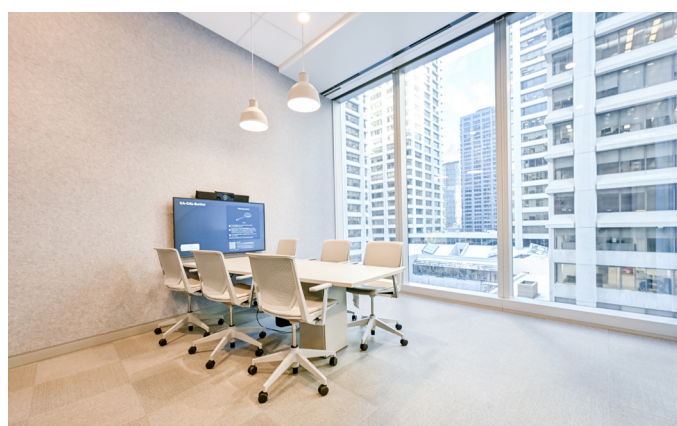
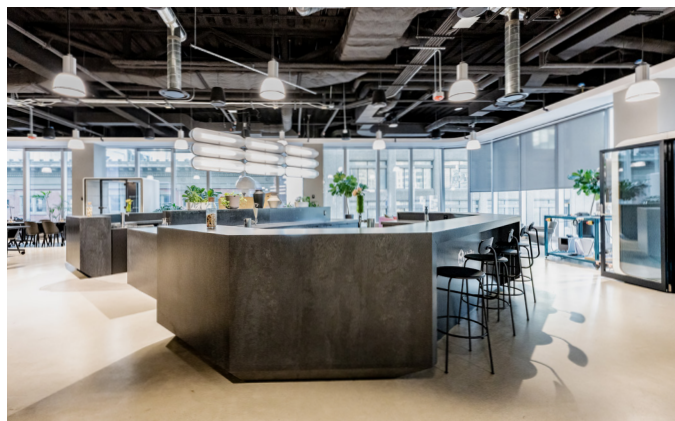
- Plus 15 connected to Bow Valley Square, the CORE Shopping Centre, and Stephen Avenue Place
- Close proximity to several restaurants, retailers and high-end hotels
- Amenities include food services of Hula, Chachi's, Dirtbelly, Mari Bakeshop, and Deville Coffee, chiropractor and barbershop, atrium galleria, bicycle parking and EV charging stations, boutique onsite fitness offering, and end-of-trip facilities with locker and shower facilities
- Directly on LRT line, close proximity to 1st Street station and 3rd Street station
- LEED EB:OM Gold certified, 2024 WELL Health Safety rated, BOMA 360 Designated

Sublease Details

Space	Suite 400 - 26,371 sf
Available	Immediately
Term: Sub - Sublease expiry date	April 28 th , 2026 with extension possible on a sublease basis until Dec 30 th , 2030
Asking rate	Market sublease rates
Operating costs	\$22.18 sf (Est.2025)
Sub-Sublandlord	Capgemini Canada Inc.
Sublandlord	Unity Technologies Canada Company
Parking	8 unreserved parking stalls @ market rates – currently \$530 per stall per month



-
- The floor plan shows a large central hall (N.I.C.) with a grid of rooms. To the left of the hall are a server room, storage, a training room, a concrete boardroom, a reception/waiting area, an interview room, and a storage area. To the right of the hall are a mechanical room, an electrical room, a mail room, a rest room, a mud room, a women's restroom (WWR), a men's restroom (MWR), and a large outdoor area with a staff lounge and a large table. The plan also includes numerous smaller rooms, corridors, and a large outdoor area with a staff lounge and a large table. The layout is complex with many rooms and corridors, and the plan is oriented with North at the top.



Derek Wiens
Executive Vice President
derek.wiens@jll.com
403 456 5578

Ian Gillmor
Executive Vice President
ian.gillmor@jll.com
403 456 2198

DISCLAIMER: Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.