



FOR LEASE

**22519 Dewdney Trunk Rd,
Maple Ridge**



For more information, please contact

Derek Tullis 604.831.7140

Personal Real Estate Corporation

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E & O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawl without notice.

FOR LEASE

Executive Summary

OPPORTUNITY

Opportunity to lease space in this freestanding building with high exposure to Dewdney Trunk Rd. This represents an opportunity to lease the entire building that consists of 2,652 Sf of main floor retail space along with 1,193 sf of Second floor nicely improved Office space. The Property has 14 on site parking stalls with easy access traveling East or West on Dewdney.

LOCATION

The subject property is located within the Maple Ridge downtown core and benefits from direct access off of Lougheed Hwy. Also within close proximity to major routes such as Hwy 1 via Golden Ears Bridge and Hwy 7.

AVAILABILITY

Main Floor - Retail - 2,652 sqft*

Base Rent	\$ 30.00 per sqft
Additional Rent	\$ 9.14 per sq ft
Total Gross Monthly Rent	\$ 8,649.94 (plus GST)

Second Floor - Office - 1,194 sqft*

Base Rent	\$ 22.00 per sqft
Additional Rent	\$ 9.14 per sq ft
Total Gross Monthly Rent	\$ 3,098.43 (plus GST)

Entire Building - 3,845 sqft

Base Rent	\$ 27.00 per sqft
Additional Rent	\$ 9.14 per sq ft
Total Gross Monthly Rent	\$ 11,606.96 (plus GST)

* Units can be combined to provide more Leaseable area.

ZONING

C3 - Ask agent for further details



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MAIN FLOOR - RETAIL



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SECOND FLOOR - OFFICE



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