



**CUSHMAN &
WAKEFIELD**

FOR LEASE UNIT 201-11811 224TH STREET MAPLE RIDGE, BC

1,725 SF OF 2ND OFFICE SPACE

\$15.00 PSF/YR, NET



MAPLE RIDGE

LOCATION

Maple Ridge is located 45 kilometers east of Vancouver in one of the most rapidly growing communities in the Lower Mainland, positioned east of the Tri-Cities and Pitt Meadows on the North Shore of the Fraser River. A number of major infrastructure projects have been completed improving access and reducing drive times, including the Golden Ears Bridge connecting Langley from the South, and the Pitt River bridge connecting the Tri-Cities from the West.



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ZONING

C-3 (Town Centre Commercial)

AVAILABLE AREA

1,725 SF

PROPERTY FEATURES

- Excellent exposure off Lougheed Highway and 224th Street
- Concrete brick exterior
- 2nd floor walk up
- Intercom speaker at front door
- Laneway access from 224th Street, same building as Tim Hortons
- HVAC system
- Three (3) private spaces & open plan areas
- Kitchenette
- Showroom
- Two (2) Washrooms
- Excellent views

BASIC RENT

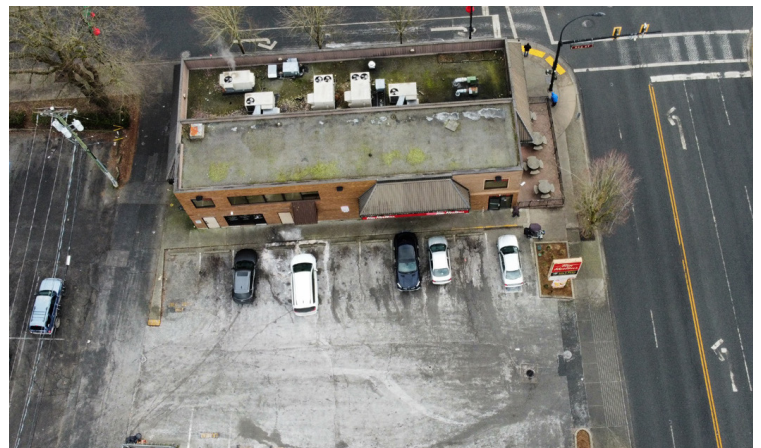
\$2,156.25 per month, plus GST

ADDITIONAL RENT (2025)

Approximately \$2,737.69 per month, plus GST

AVAILABILITY

Immediate



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