



*Burnett Street*

**FOR LEASE**

# Two buildings with flexible demising options

22866 DEWDNEY TRUNK ROAD, MAPLE RIDGE

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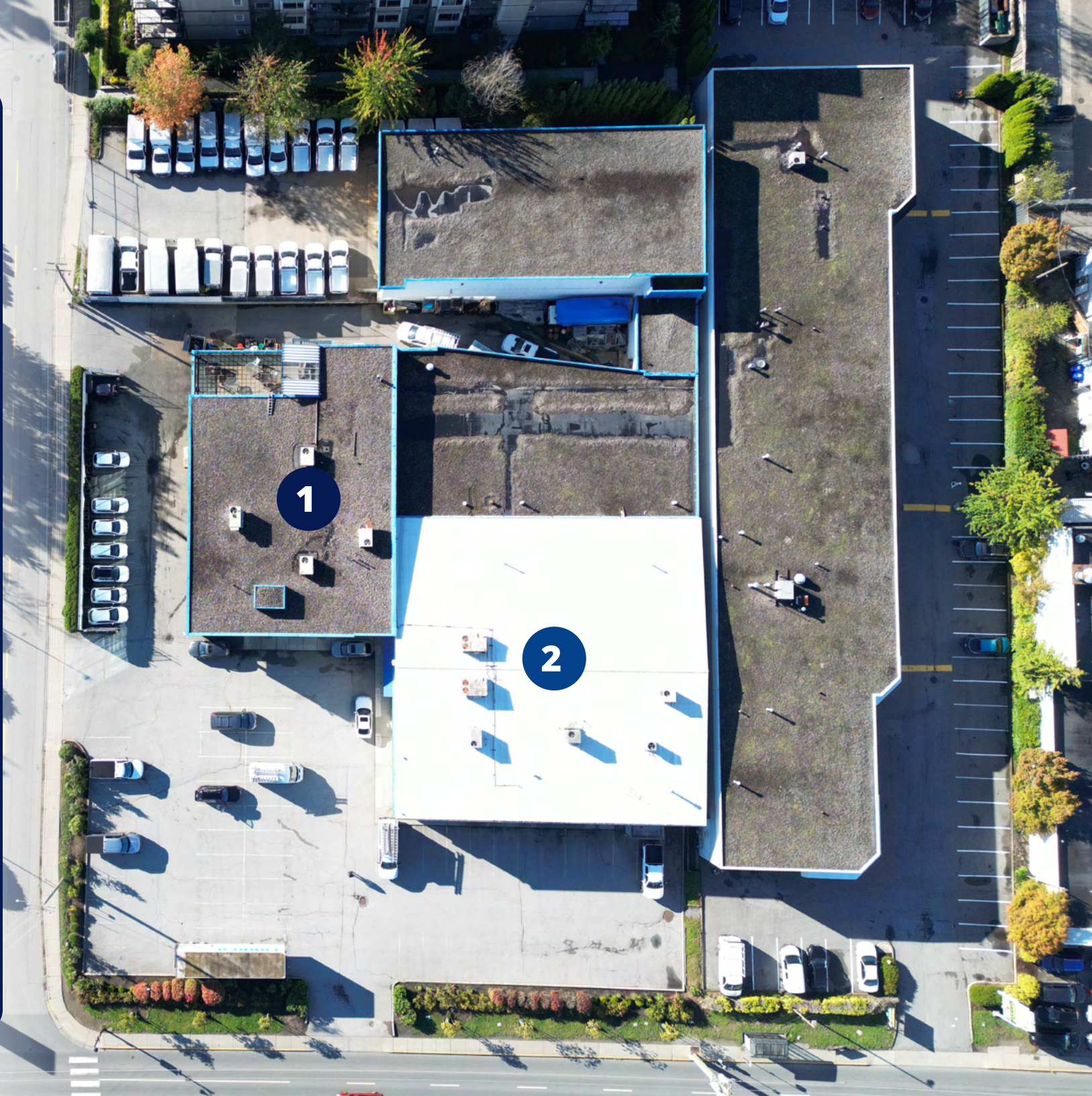


# Opportunity

Colliers and Cushman & Wakefield are pleased to offer an opportunity to lease prime retail, office, and warehouse space with exceptional flexibility. 22866 Dewdney Trunk Road ("The Property") features two versatile buildings with flexible demising options to fit various business needs. For qualified tenants, the landlord is open to customizing the layout, including demising or removing office spaces to create the ideal environment for your operations. CS-1 Service Commercial zoning allows for a variety of uses such as retail, office, indoor recreation, light industrial, and laboratory. Existing bays and shop are suitable for automotive service use.

## SALIENT DETAILS

Civic Address	22866 Dewdney Trunk Road, Maple Ridge
PID	024-562-793
Current Zoning	CS-1 - Service Commercial
Site Size	1.53 acres
Additional Rent (2025 est.)	\$7.19 / SF plus 4% of base rent as Management fee



13,540 SF

### BUILDING 1

#### Main floor - 6,337 SF:

- Automotive service area with 3 grade loading bays
- Large open office/showroom area
- Gated and secured parking area
- Covered executive parking area
- Multiple washrooms on each floor
- 4 grade loading doors to large automotive service bay
- Storage areas

#### Second floor - 7,203 SF:

- Elevator access
- Reception area, boardroom, executive office with private end of trip facilities/washroom, multiple washrooms, storage area, open central office area and a large lunch room
- Roof top patio

22,878 SF

### BUILDING 2

#### Main floor - 15,511 SF:

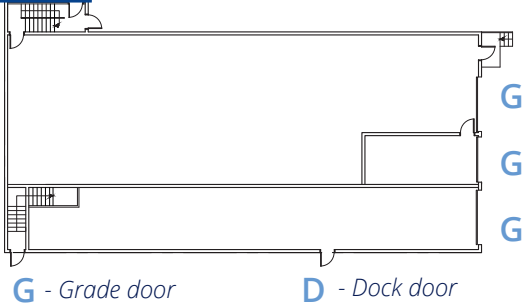
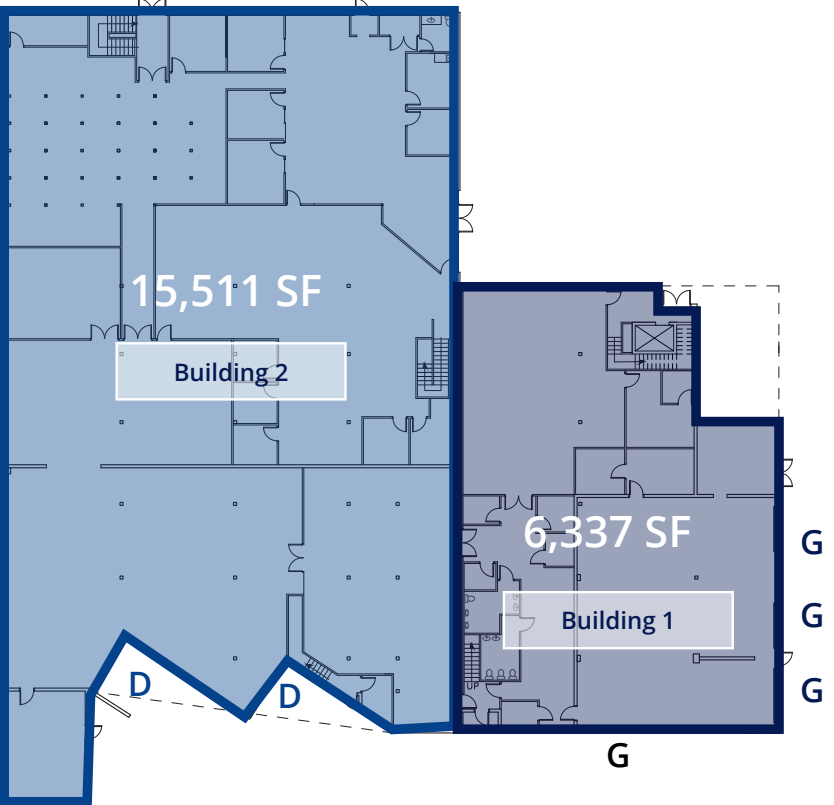
- Good frontage with exposure to Dewdney Trunk
- Mix of enclosed/private offices, open area, and high ceiling warehouse spaces
- Washrooms
- 2 dock loading bays

#### Second floor - 7,367 SF:

- Good frontage with exposure to Dewdney Trunk
- Mix of enclosed/private offices, open area, and high ceiling warehouse spaces
- Washrooms

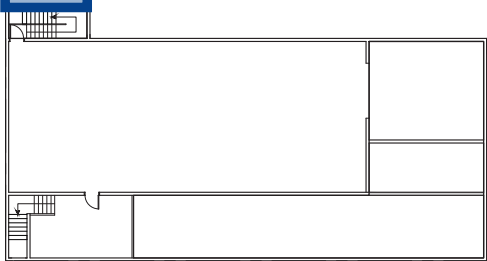
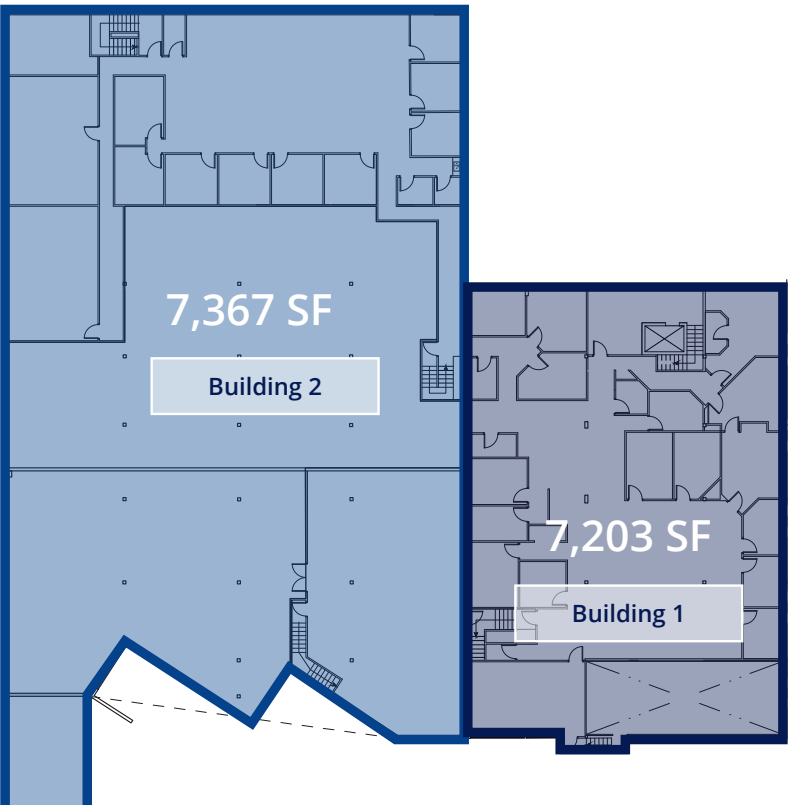


# Floor Plans



G - Grade door D - Dock door

1<sup>st</sup> Floor



2<sup>nd</sup> Floor



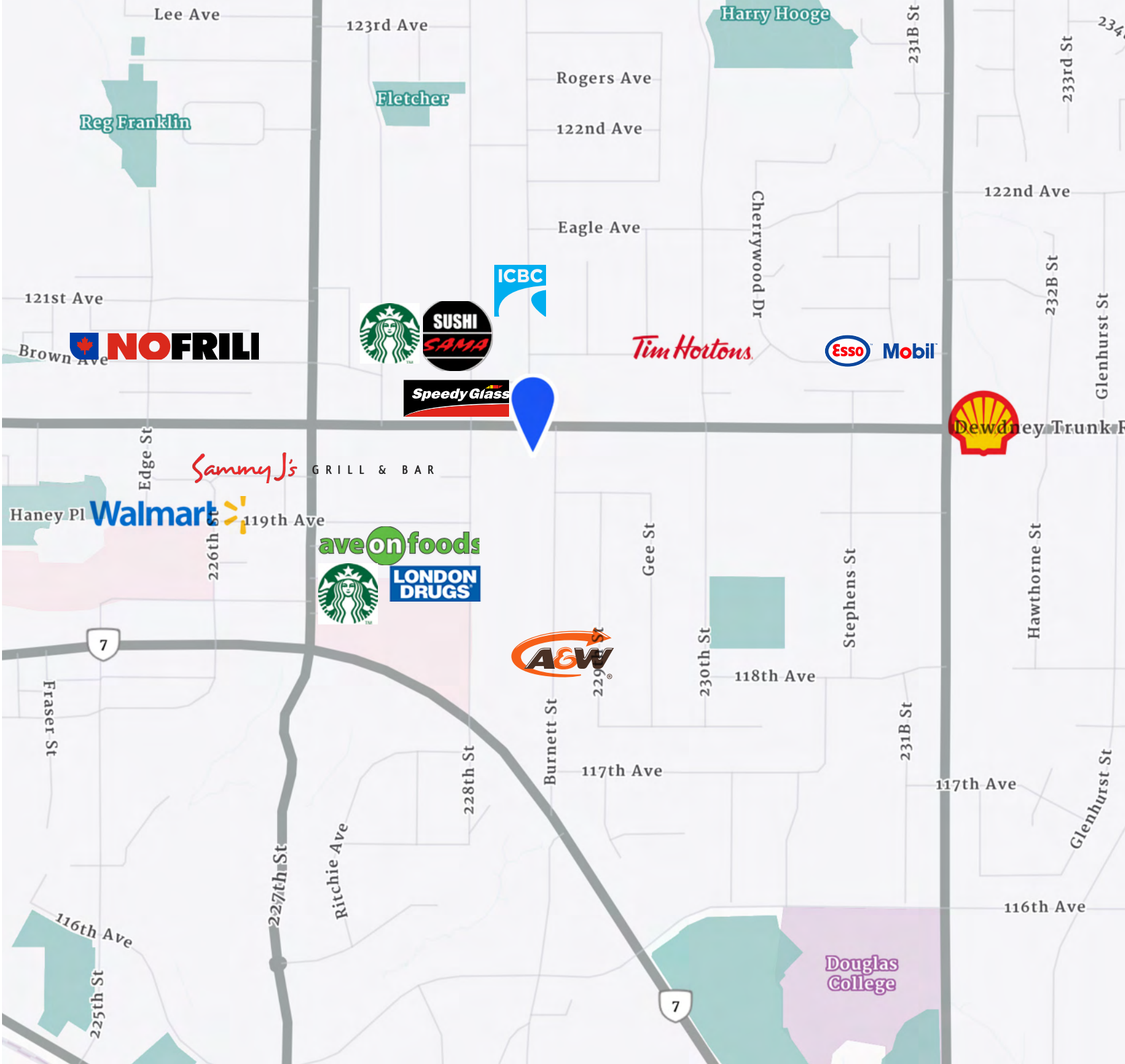


# The Location

## MAPLE RIDGE

Located at the strategic intersection of Dewdney Trunk Road and Burnett Street, 22866 Dewdney Trunk Road stands in the heart of Maple Ridge, BC, an emerging market that boasts exceptional ease of travel and connectivity to surrounding communities. This prime location offers seamless access to major transportation routes, allowing businesses to benefit from high visibility and convenient customer access. Its proximity to Lougheed Highway, the Golden Ears Bridge, and the Trans-Canada Highway ensures a direct link to the greater Metro Vancouver area, making it an ideal destination for both regional and national enterprises.

As Maple Ridge continues to experience rapid population growth, the demand for commercial services is on the rise. The area is home to a vibrant mix of retailers, providing a diverse shopping experience that attracts residents and visitors alike. This growing demographic contributes to a supportive community atmosphere, promising a steady flow of customers for businesses at this location. With parks, recreational facilities, and residential developments in the vicinity, 22866 Dewdney Trunk Road is perfectly positioned to leverage the expanding market, making it an excellent choice for your leasing needs in a dynamic, thriving & growing market.



## DEMOGRAPHICS

5-minute Drive Time	2024	2033	Annual Increase
Population	39,301	39,153	-0.4%
Number of Households	15,581	15,578	0%
Average Household Income	\$112,693	\$149,109	32%

10-minute Drive Time	2024	2033	Annual Increase
Population	88,095	91,959	4.4%
Number of Households	31,462	32,862	0.9%
Average Household Income	\$133,206	\$179,476	34%

15-minute Drive Time	2024	2033	Annual Increase
Population	113,614	127,719	12.4%
Number of Households	40,723	45,628	2.3%
Average Household Income	\$133,518	\$182,570	36%



# 22866 Dewdney Trunk Road Maple Ridge

For more information please reach out to the listing agents.

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