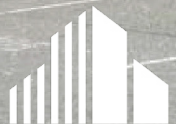


FOR LEASE

UNIT 405B 20285 STEWART CRESCENT

MAPLE RIDGE, BC

HIGH PROFILE 800 SF 2ND FLOOR OFFICE



**CUSHMAN &
WAKEFIELD**

Quality high exposure unit in Maple Meadows' best complex.



LOCATION

The Unit offers direct street frontage to 113B Avenue at the corner of 113B Avenue (203rd Street) and Stewart Crescent in Maple Meadows Industrial Park. Industrial growth in Maple Ridge has been booming with the opening of the new Pitt River Bridge and the Golden Ears Bridge to Surrey and Langley. 113B Avenue connects directly with the Golden Ears Bridge immediately adjacent to Maple Meadows Industrial Park and will benefit from significantly increased traffic in years to come.

ZONING

M-3 (Industrial) offering a wide variety of industrial and office uses.

BUILDING FEATURES

- High quality architecturally designed project
- Dropped t-bar ceiling
- Fluorescent lighting
- Wood laminate flooring
- One (1) reserved parking stalls plus “Visitor” parking

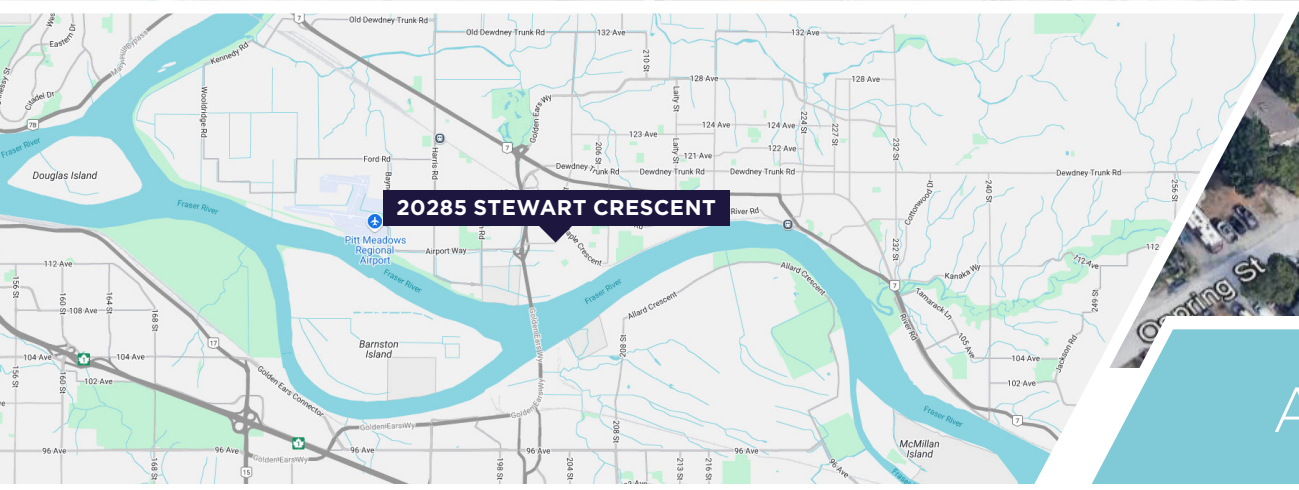
LEASE RATE

\$19.95 per SF, net, plus GST

ADDITIONAL RENT (2025)

Estimated at \$8.21 per SF, plus GST

PROPERTY AERIAL MAP



Available Immediately



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