

"A" CLASS OFFICE SPACE



- The property is located in downtown Maple Ridge in the Town Centre area with close proximity to public transit and retail amenities.
- Area tenants include Thrifty Foods, Walmart, Shoppers Drug Mart, Extra Foods, New Westminster Savings, Blenz, and Tim Hortons
- The property features underground parking, extensive glazing, and excellent views
- Located directly across from the Maple Ridge Leisure Centre offering excellent amenities for tenants including a 25 meter swimming pool and a national caliber fitness facility

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**CUSHMAN &
WAKEFIELD**

FOR LEASE
MAPLE RIDGE BUSINESS CENTRE
22470 DEWDNEY TRUNK ROAD
MAPLE RIDGE, BC

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.

RETAIL AVAILABILITIES

Unit 140 1,395 sf

OFFICE AVAILABILITIES

Unit 640 1,512 sf
Unit 650 2,465 sf

TAXES & OPERATING COSTS (EST. 2017)

Retail \$11.35 psf
Office \$13.85 psf

AREA DEMOGRAPHICS

2013	1 KM	3 KM	5 KM
Population	11,952	42,366	70,148
Average Age	44.4	40.9	40.0
Number of Families	2,986	11,446	19,046
Avg. Household Income	\$52,915	\$77,289	\$87,212
Occupied Dwellings	6,017	17,092	26,555



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