

FOR LEASE  
UNITS 4 & 5  
**20295 113B AVENUE**  
MAPLE RIDGE, BC



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# FOR LEASE

## UNITS 4 & 5

# 20295 113B AVENUE

## MAPLE RIDGE, BC



### LOCATION

Cushman & Wakefield ULC ("C&W") is pleased to present the opportunity to Lease both an efficient rare retail/industrial and office space. On border of Maple Ridge and Pitt Meadows, adjacent to the Golden Ears Bridge. This uniquely located and well-maintained industrial asset offers exposure corner location close to highways, transit, and retail amenities.

### AVAILABLE AREA

Unit 5 Ground Floor	819 sf
Unit 4 & 5 Second Floor	1,870 sf
<b>Total Area</b>	<b>2,689 sf</b>

### PROPERTY FEATURES

#### Unit 5 Ground Floor

- Excellent exposure to 113B
- Commissary Kitchen
- Open plan
- Universal Handicap Accessible W/C
- Ample parking

#### Unit 4 & 5 Second Floor

- Open office plan
- Kitchenette with related fixtures
- 2 x private offices
- Bathroom with Shower

### BASIC RENT

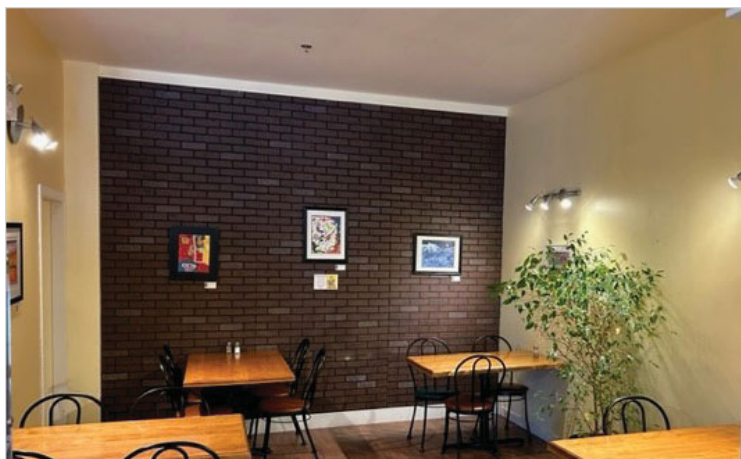
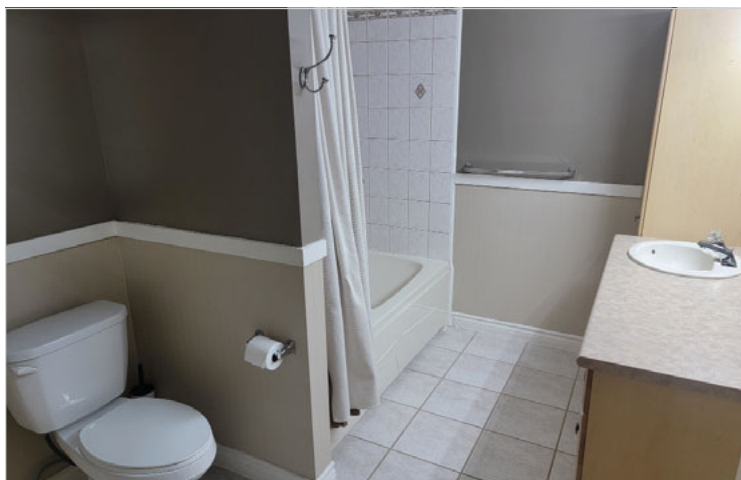
\$20.00 psf

### ADDITIONAL RENT

\$7.03 psf

### AVAILABLE

December 1, 2023



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