



FOR LEASE

620 - 22470 Dewdney Trunk Rd, Maple Ridge



For more information, please contact

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ES & O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

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Executive Summary

OPPORTUNITY

Opportunity to lease 2,350 Sf of office space currently built out as a Dental Clinic. This unit has large windows and great views from the 6th floor. Washroom within the unit, lunch room, reception, private office and open work space.

LOCATION

The subject property is located in the heart of downtown Maple Ridge, one of the fastest growing municipalities in the GVRD. Located on a major bus and transportation route this unit has ample foot and vehicle traffic and is surrounded by other retailers and service providers including Service BC and the Maple Ridge Public Library.

SUB LEASE DETAILS

This is a Sub lease until Feb 28 2027 with the existing tenant who purchased a location. Vacant possession is available near the end of 2024. The Landlord has indicated that additional Term or a new Head Lease is possible. Some equipment may be purchased separately.

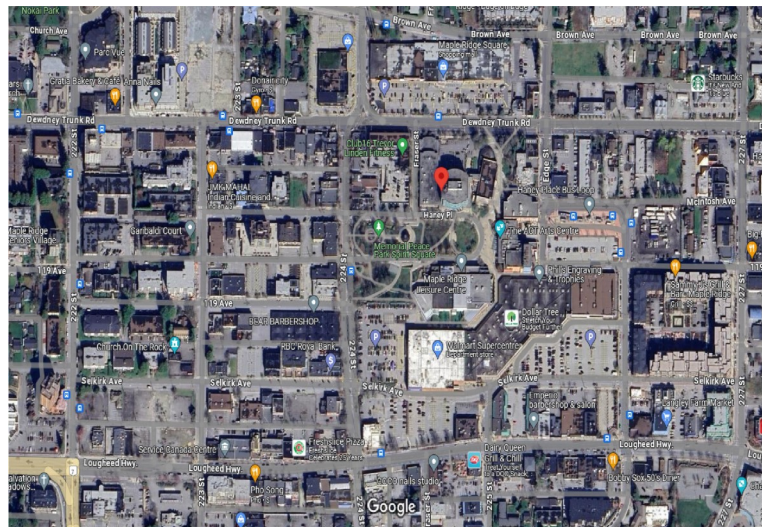
PROPERTY DETAILS

RENT

Base Rent \$18.00 per sqft	\$ 3,525.00
Additional Rent \$17.54 per sq ft	<u>\$ 3,434.92</u>
Total Gross Monthly Rent	\$6959.92 (plus GST)

ZONING

C3 (contact Listing Agent for details)



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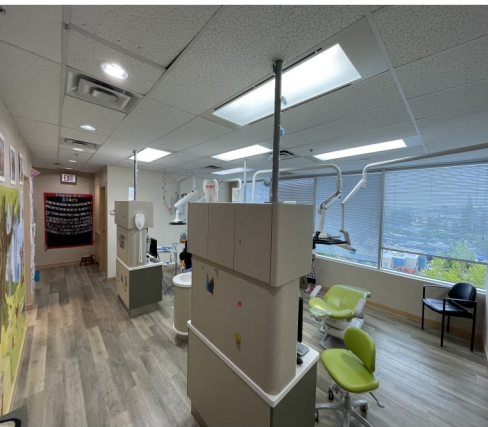
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