

**AVISON
YOUNG**

For Lease

**#206 - 22420 Dewdney Trunk Road
Maple Ridge, BC**



**SUBJECT
PROPERTY**

2,563 sf Second-Floor
Office Space in the Heart of
Downtown Maple Ridge

Gord Robson*, Principal
604 647 1331

gord.robson@avisonyoung.com

*Gord Robson Personal Real Estate Corporation

Ilya Tihanenoks, Principal
604 260 1869

ilya.t@avisonyoung.com

Riley Stephen, Sales Assistant
604 757 4924

riley.stephen@avisonyoung.com

FOR LEASE

#206 - 22420 Dewdney Trunk Road
Maple Ridge, BC

Property details

OFFICE AREA

2,563 sf

LEASE RATE

\$22.00 psf

ADDITIONAL RENT (2026 EST)

\$16.74

**includes management fee*

AVAILABILITY








Immediate

Opportunity

Avison Young is pleased to present the opportunity to lease a well located 2,563 sf second floor office space in the heart of Downtown Maple Ridge. Situated on the south side of Dewdney Trunk Road, just east of 224th Street, the property benefits from excellent exposure and convenient access to the surrounding Town Centre.

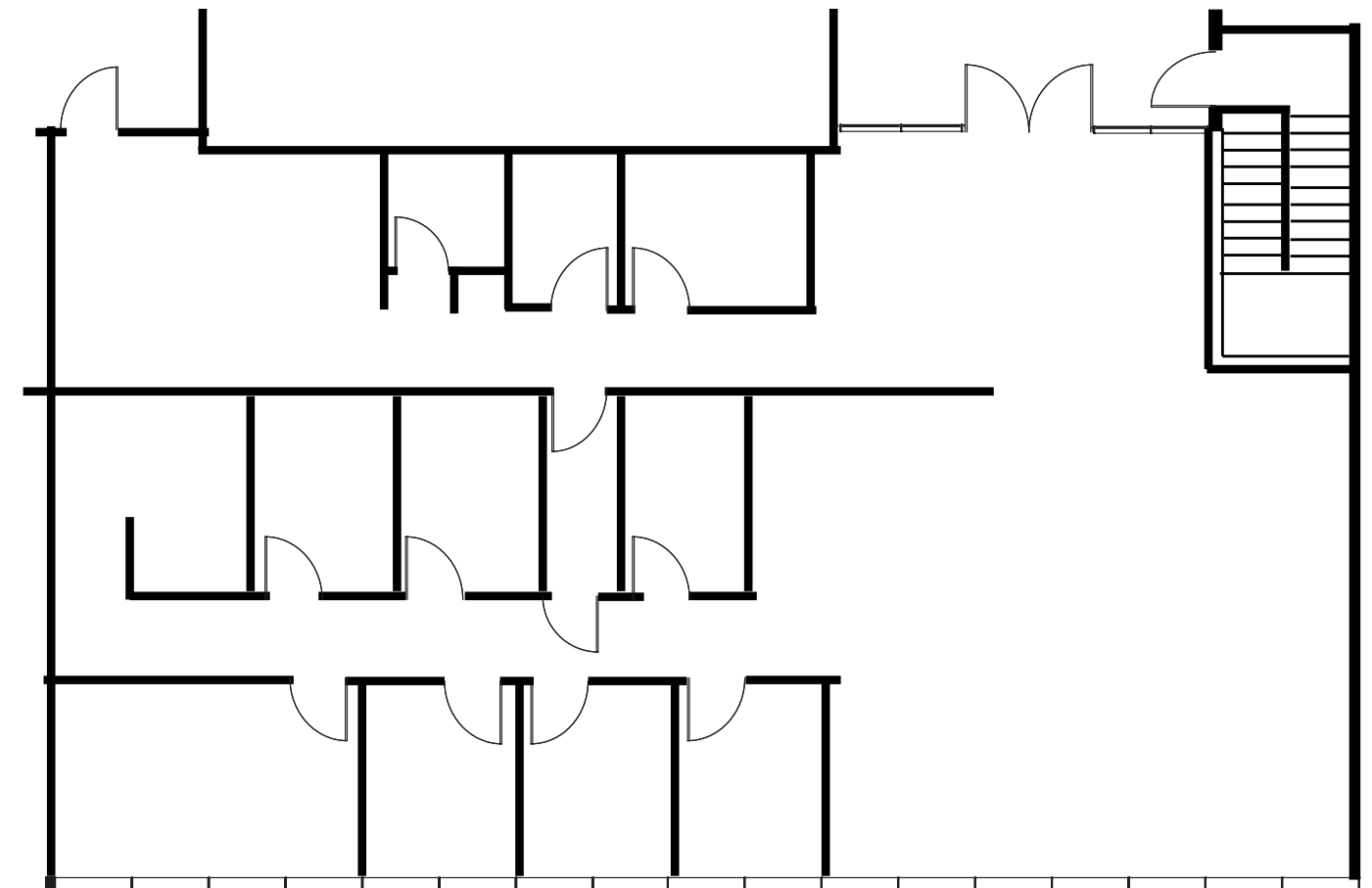
The subject unit offers a functional layout suitable for a variety of professional users and is positioned in close proximity to a range of restaurants, retail, transit, and municipal services. This offering represents an excellent opportunity for businesses seeking centrally located office space in a high visibility, amenity-rich area.

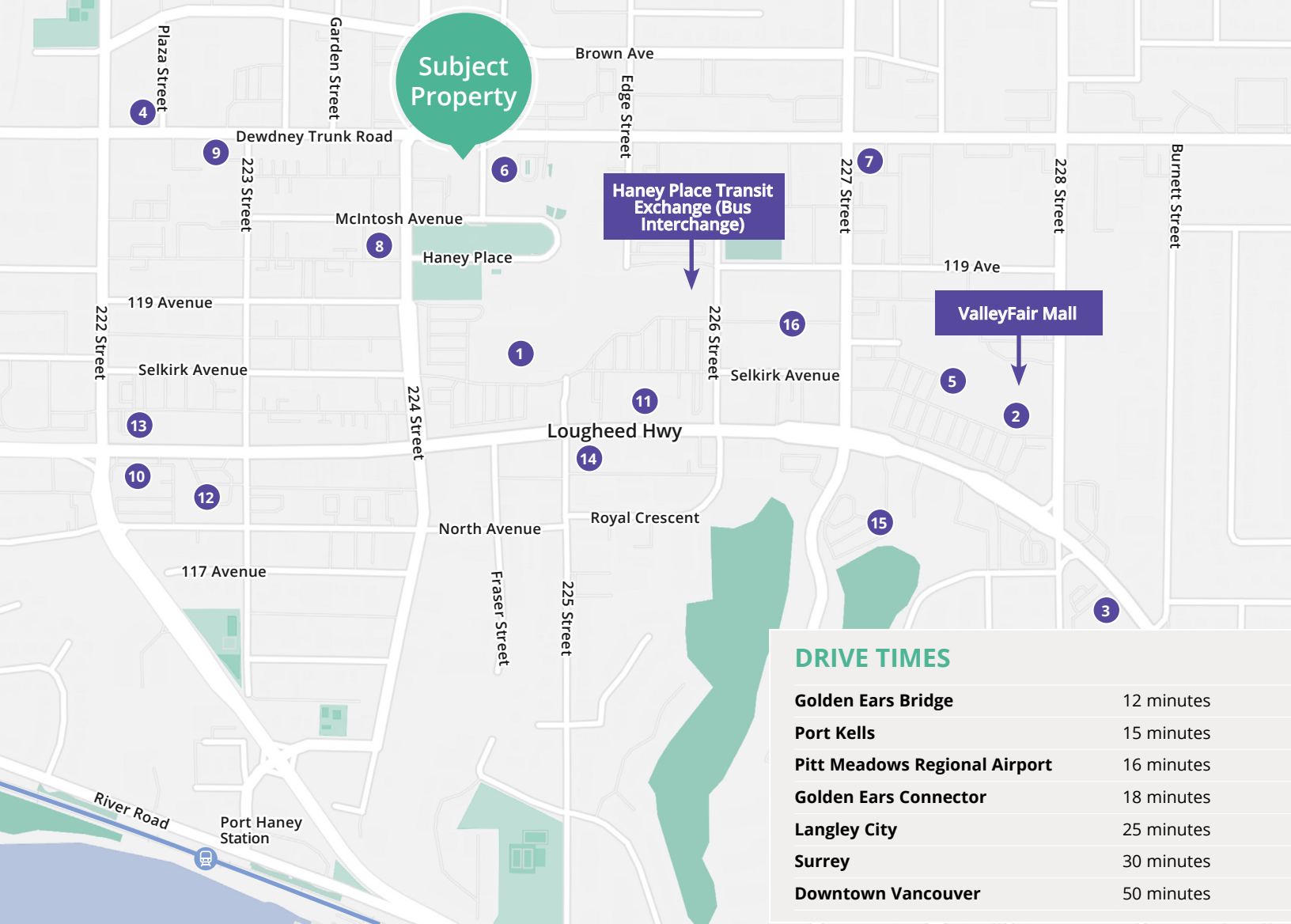
Unit Features

-  Eight (8) private office/exam rooms
-  One (1) boardroom
-  One (1) washroom
-  Laundry room
-  Kitchenette
-  Open concept area
-  Ample parking onsite

Area highlights

- Centrally located in the heart of Maple Ridge, east of 223rd Street and in close proximity to Maple Ridge's civic centre
- Highly sought-after area with convenient access to major arterials including Highway 7, Golden Ears Bridge and Trans-Canada Highway
- Conveniently serviced by 12 bus lines and a 10-minute walk to the West Coast Express Port Haney Station
- In proximity to ValleyFair & Haney Place Mall, Ridge Meadows Hospital and Maple Ridge Leisure Centre





Nearby amenities

- | | | |
|-----------------------------|-------------------------|---------------------------|
| 1. Walmart Supercentre | 7. Meridian Farm Market | 13. Tim Hortons |
| 2. London Drugs | 8. Steve's Poké Bar | 14. Jimmy's Lunch Box |
| 3. Subway | 9. Maple Sushi | 15. Chances Maple Ridge |
| 4. Gratia Bakery & Café | 10. Spurs Country Bar | 16. Sammy J's Grill & Bar |
| 5. Save-On-Foods | 11. Dollarama | |
| 6. Maple Ridge Civic Centre | 12. Triple O's | |

Contact for more information

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 riley.stephen@avisonyoung.com

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

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 604 260 1869
 ilya.t@avisonyoung.com

avisonyoung.ca

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