

4,960 SF
REDUCED RATE



HANEY PLACE MALL

- Walmart Supercentre
- Subway
- Purdy's
- Ridge Meadows Clinic
- Pixwi Pizza
- Vanilla Bean Bakeshop

22575
LOUGHEED

VALLEYFAIR MALL

- Save-On-Foods and Pharmacy
- London Drugs
- Starbucks
- Austin Fish & Chips
- Booster Juice
- BCLIQUOR
- Hako Sushi
- Red Robin

#201 - 22575 Lougheed Hwy | Maple Ridge, BC

FOR LEASE | Upper Floor Office

- ▶ Two-storey retail/office building, located in downtown core across from Haney Place Mall
- ▶ High pedestrian exposure and an average vehicle count of 17,000+ cars/day
- ▶ Ample on-site parking

VALLEY COMMERCIAL TEAM

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#201 - 22575 Lougheed Highway Maple Ridge, BC

Location

Two-storey retail/office building located in the downtown core, across from Haney Place Mall, with high-traffic pedestrian and 17,000+ car count per day.

Unit Description

- ▶ Upper floor professional office (4,960 SF) located in the downtown core close to Haney Place Mall
- ▶ Direct access from both the front and rear of the building
- ▶ Improvements include open work areas, 10 private offices, washrooms and kitchenette

Size: 4,960 SF

Basic Rate: \$19.00/SF

Additional Rent: \$7.00/SF (2025 est.)

Gross Rent: \$10,746.67 per month + GST

Zoning: C-3 Town Center Commercial
General retail and office uses

Parking: 9 surface stalls plus additional street parking

Availability: Immediate



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VALLEY COMMERCIAL TEAM

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