



FOR LEASE

22348 North Avenue,
Maple Ridge



For more information, please contact

Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com

Wayne Tullis 604.868.5388
Realtor
E wayne@tullisrealty.com
W tullisrealty.com



E&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.

FOR LEASE

Executive Summary

OPPORTUNITY

Opportunity to lease brand new retail units in phase one of this mixed use, multi phase development by Falcon Homes. Phase one consists of 6 retail units with 67 residential units with an additional 3 buildings contemplated in future phasing. Conveniently located in Maple Ridge within close proximity to the downtown core.

LOCATION

The subject property is centrally located in Maple Ridge with easy access to major Highways public transit and the West Coast Express.

DETAILS

Base Rent:	\$ 35.00 psf
Additional Rent:	\$ 15.00 psf (2026 est.)
Parking:	25 Commercial stalls plus shared use of 8 visitor stalls
Zoning:	C-3 Commercial
Completion:	Available for Tenant's Improvements Now

AVAILABILITY

Unit 1 - 1,480 sf - **SOLD**

Unit 2 - 1,358 sf - **SOLD**

Unit 3 - 1,193 sf - **SOLD**

Unit 4 - 1,345 sf

Unit 5 - 1,291 sf

Unit 6 - 1,336 sf

* all sizes are subject to change



For more information, please contact

Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com

Wayne Tullis 604.868.5388
Realtor
E wayne@tullisrealty.com
W tullisrealty.com



E& 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 withdrawl without notice.

FOR LEASE



For more information, please contact

Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com

Wayne Tullis 604.868.5388
Realtor
E wayne@tullisrealty.com
W tullisrealty.com



E & 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 withdraw without notice.

FOR LEASE



For more information, please contact

Derek Tullis 604.831.7140

Personal Real Estate Corporation

E derek@tullisrealty.com

W tullisrealty.com

Wayne Tullis 604.868.5388

Realtor

E wayne@tullisrealty.com

W tullisrealty.com



E&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 withdrawl without notice.