



FOR LEASE

**302 - 11770 Fraser St,
Maple Ridge**



For more information, please contact

Derek Tullis 604.931.5551

Personal Real Estate Corporation

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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.

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Executive Summary

OPPORTUNITY

Opportunity to lease 678 sf in Medkinetic, one of the top rated professional buildings in the area. This premium three story health, medical and professional office building is located right in the heart of Maple Ridge. These third floor office spaces include updated units equipped with modern amenities such as motion activated LED lighting, extra soundproofing, wheel chair accessibility, secured entry and parking as well as full elevator service.

LOCATION

The subject property is located in the heart of downtown Maple Ridge, one of the fastest growing municipalities in the GVRD. Located within close walking distance to major bus and transportation route this unit is surrounded by other retailers and service providers.

DETAILS

FEATURES:

- 5 private offices
- Reception area
- Sinks in unit
- Intercom

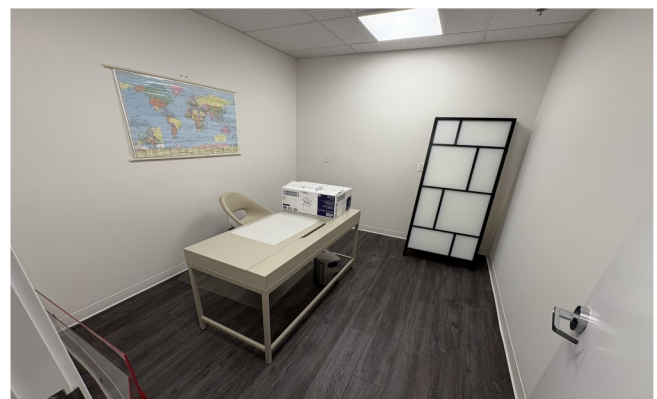
RENT

Base Rent \$27.50 per sqft	\$ 1,553.75
Additional Rent \$18.00 per sqft	<u>\$ 1,017.00</u>

Gross Monthly Rent **\$ 2,570.75 (plus GST)**

ZONING

C3 (contact Listing Agent for details)



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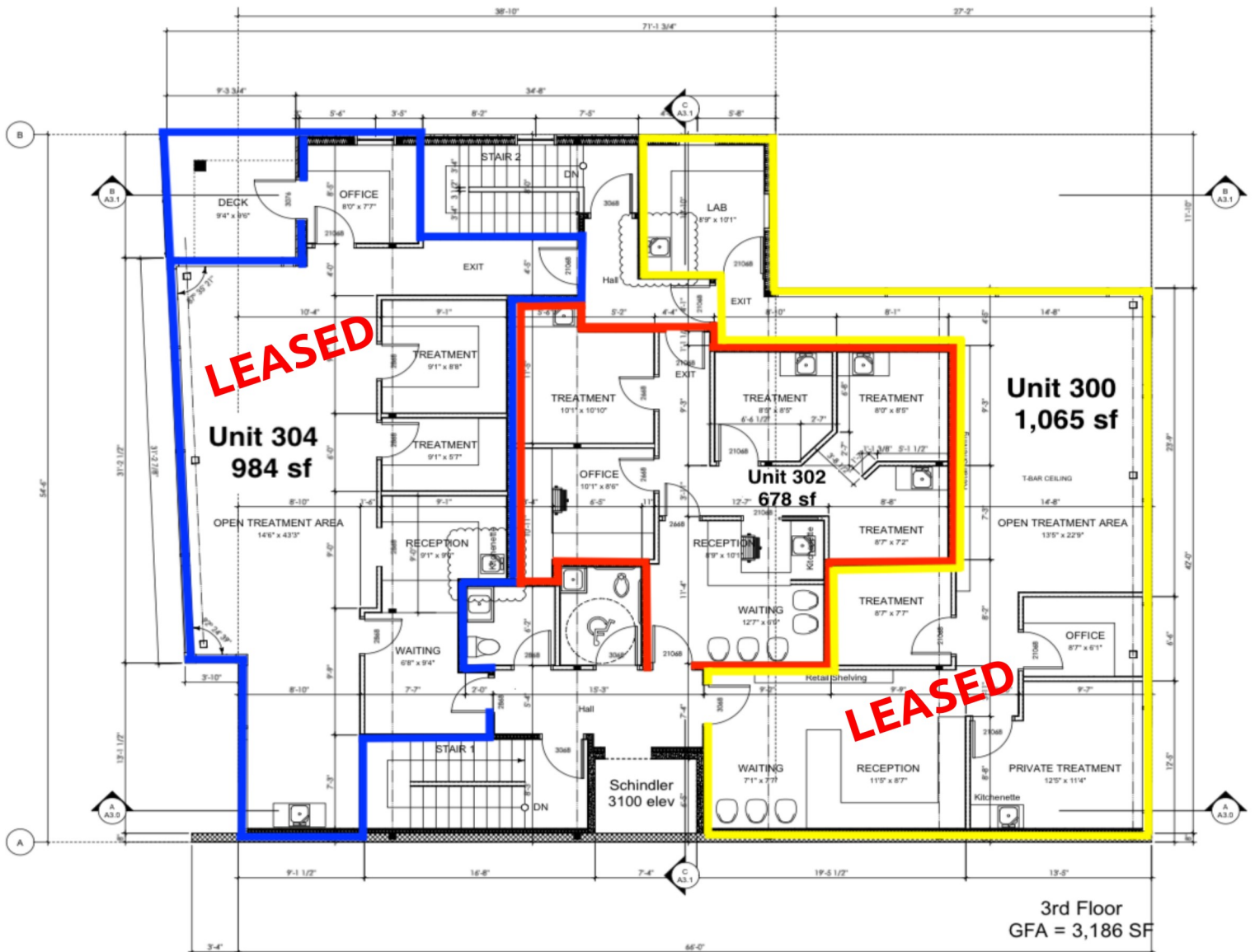
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1 Third Floor Plan
Scale: 1/4" = 1'-0"

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