



# SPIRE PROFESSIONAL CENTRE

22420 Dewdney Trunk Road,  
Maple Ridge, BC

EASILY ACCESSIBLE OFFICE & RETAIL  
SPACE WITH HIGH EXPOSURE FOR LEASE

Fully renovated building in the heart of  
Maple Ridge's Central Business District

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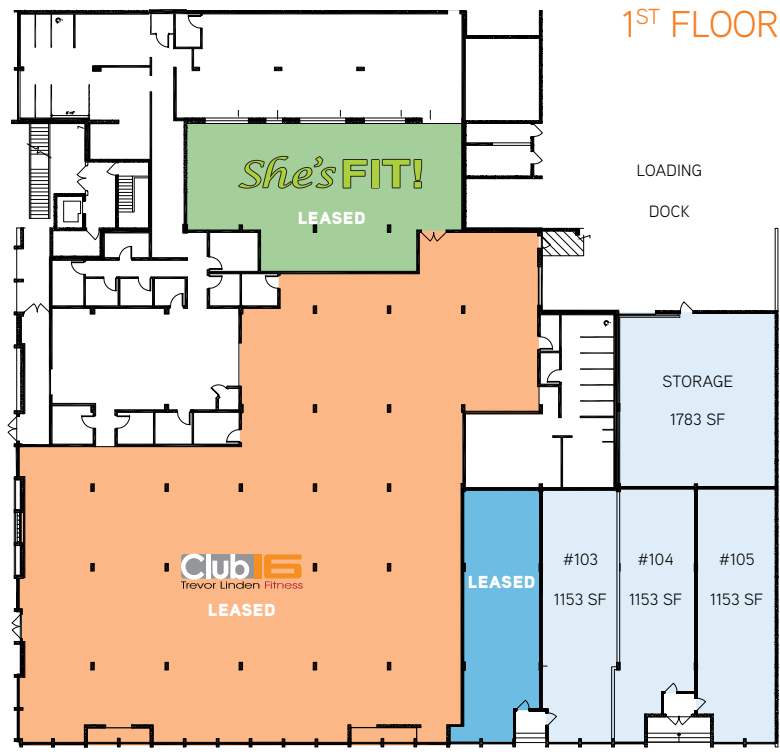
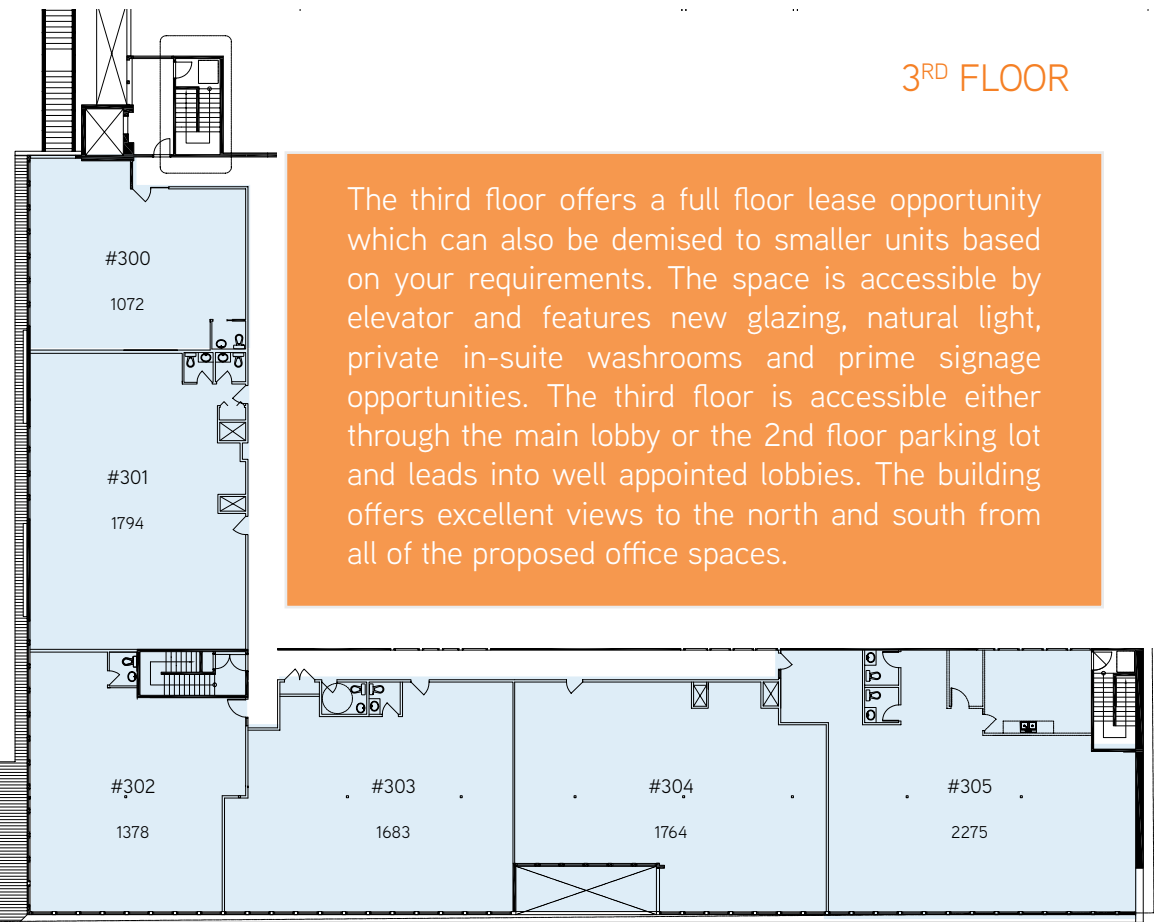
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# FOR LEASE | Spire Professional Centre

**Spire Professional Centre** is located in the Central Business District of Maple Ridge at Dewdney Trunk Road across from Dewdney Centre, and neighbouring Maple Ridge Municipal Hall. The location offers easy access to Lougheed Highway and great visibility due to the high traffic count along Dewdney Trunk Road.



## DESCRIPTION

This building offers a vibrant atmosphere with already established tenants like Club 16 Trevor Linden Fitness, a popular gym which offers affordable rates and flexible memberships, and proposed retail establishments including a café/coffee shop.

Most office spaces include in-suite washrooms with access to plumbing for future sinks or a fully functional staff kitchen. Office spaces on the third floor range in size from 1,166 SF to 11,137 SF.

## KEY FEATURES/HIGHLIGHTS

- › Fully renovated building with affordable rates
- › Ground floor parking as well as a second floor parking lot provide easy access to all floors
- › Well appointed lobbies on all three floors compliment the high-end exterior finishes and the professional tenant mix
- › Within walking distance to shopping, restaurants, coffee shops, Maple Ridge Square, national banks and transit services
- › In-suite options include washrooms and mountain views
- › Within a 10 minute bus ride to the West Coast Express and a 5 minute drive from Lougheed Highway
- › Prime signage opportunities
- › Space with 9000+ members, is the retail anchor tenant along with proposed food services
- › Available immediately



## PROPERTY DETAILS

Available Area:

FIRST FLOOR		SECOND FLOOR		THIRD FLOOR	
103	1,153 SF	LEASED	300	1,166 SF	
104	1,153 SF		301	1,934 SF	
105	1,153 SF		302, 303, 304, 305	8,037 SF	
Storage	1,783 SF				
Total	5,424 SF		Total	11,137 SF	

Lease Rate: Please contact listing agents

Additional Rent Rate (2015): \$6.09 per square foot per annum

Parking: Covered parking is available for tenants and easily accessible 2<sup>nd</sup> floor parking is available for visitors





## Contact Us

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## DEMOGRAPHICS

Estimates and projections	1 Km	3 Km	5 Km
Total population (2014)	12,031	43,135	71,359
Total population (2019)	12,755	45,605	77,456
Average household income (2014)	\$54,038	\$80,251	\$91,224
Average household income (2019)	\$65,942	\$96,545	\$109,920



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