

**UNIT 104 - 11743 224 STREET, MAPLE RIDGE**  
**TURNKEY OFFICE SPACE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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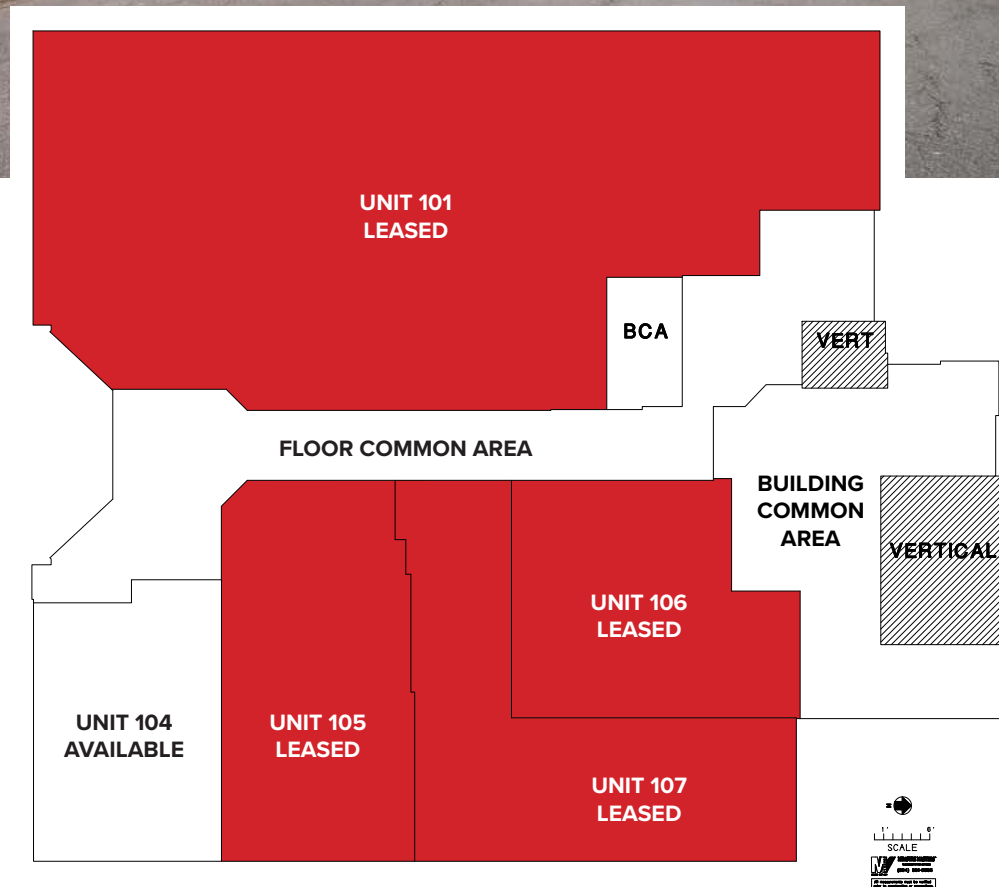
## OVERVIEW

Welcome to the Haney Professional Building, a distinguished two-level office facility located just one block from downtown Maple Ridge. This premier office space is tailor-made for a variety of professional services, personal services, and business operations, offering a turnkey solution for medical practices. Boasting four well-appointed offices, a reception area, in-suite bathroom, and ample parking, this property combines functionality with convenience. The Haney Professional Building is designed to elevate your business presence and provide a comfortable, efficient workspace for your team.

<b>Size</b>	± 774 SQFT
<b>Parking</b>	Ample
<b>Zoning</b>	C3
<b>Basic Rent</b>	\$18.00/FT
<b>Additional Rent</b>	\$17.05/FT
<b>Monthly Rent</b>	\$2,260.73 + GST

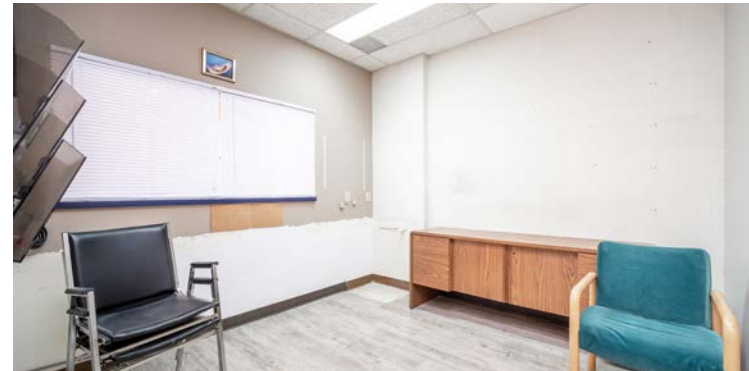


**REAR PARKING**



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

**OFFICE**  
**Unit 104**



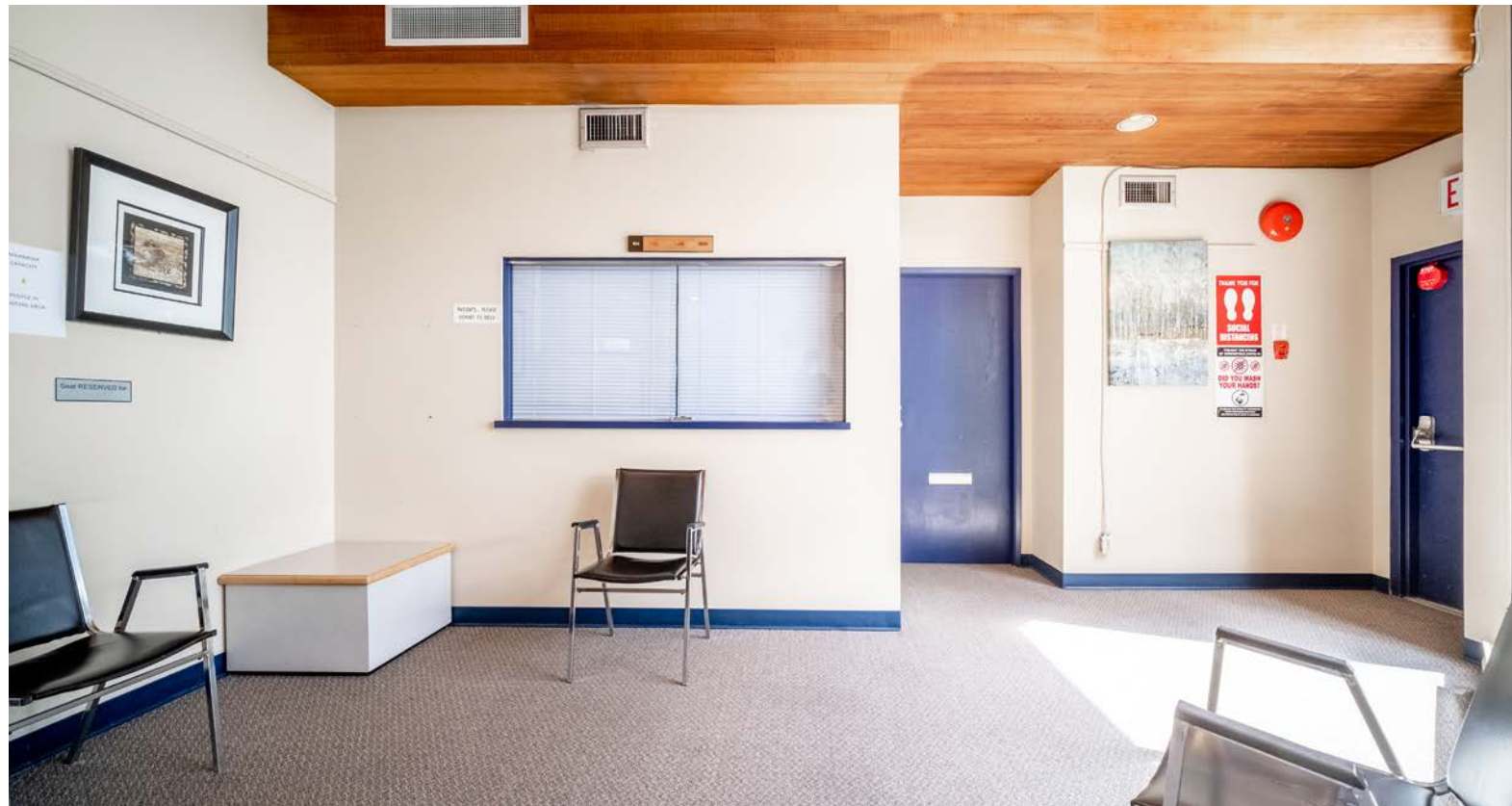
Turn Key Medical Office



Prime Downtown Proximity



Ample Parking Availability



## LOCATION

Nestled a block away from the heart of downtown Maple Ridge, the Haney Professional Building enjoys a prime location. The area provides businesses with easy access to essential amenities. With proximity to major thoroughfares, public transportation, and local shops and restaurants, the property ensures that clients and employees alike can navigate the surroundings effortlessly. The Haney Professional Building an ideal choice for those seeking a strategically positioned and thriving workspace.

## FOR MORE INFORMATION CONTACT

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**MAPLE RIDGE SQUARE**  
ANCHOR TENANTS INCLUDE PETSMART, SHOPPERS  
DRUG MART, BLENZ COFFEE, NO FRILLS

**CIBC**

**MAPLE RIDGE LEISURE CENTRE**

**RBC**

**WALMART**

**TIM HORTONS**

LOUGHEED HWY

**THE ACT ART GALLERY**

**SUBJECT PROPERTY**

**92**  
WALKER'S  
PARADISE

### SUBJECT PROPERTY DISTANCES

<b>LOUGHEED HIGHWAY</b>	<b>2 MIN DRIVE</b>
<b>PITT MEADOWS</b>	<b>14 MIN DRIVE</b>
<b>COQUITLAM</b>	<b>33 MIN DRIVE</b>
<b>YVR AIRPORT</b>	<b>1.1 HR DRIVE</b>

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