



15331
16 AVENUE
ABBY LANE
HEALTH CENTRE

HILLTOP MEDICAL CLINIC
Rexall LifeLabs
WALK IN CLINIC
DR. J. WU INTERNAL MEDICINE
KAY KENNEDY PHYSIO
ENVISION DENTURE CENTRE
PURETONE HEARING CLINIC
EVERBEAN CAFE
CROWN | PRIMETIME LIVING
ACTIVE INSIGHTS PSYCHOLOGISTS
HOME CARE ASSISTANCE
SELF-CARE: MEDICAL EQUIPMENT

FOR LEASE
MEDICAL / OFFICE SPACE

ABBY LANE HEALTH CENTRE
15331 16TH AVENUE, SURREY



Property Highlights

Abby Lane Health Centre, nestled at the heart of Semiahmoo Town Centre, offers premium medical office space. It's seamlessly connected to 183 strata condominiums and rental units, forming The Residences of Abby Lane.

This highly sought-after medical office building is conveniently located just 500 meters from Peace Arch Hospital, surrounded by retirement homes, care facilities, and residential neighborhoods. The area is currently undergoing significant redevelopment, combining both commercial and residential spaces.

Key Features

- On-site services: pharmacy, physiotherapist, and medical laboratory
- A daily destination for residents of nearby retirement and care homes
- Ample public parking available for visitors and clients
- 11-minute drive to the Peace Arch border crossing
- Conveniently located at the intersection between Surrey and White Rock
- Close proximity to Semiahmoo Shopping Centre

Available Space

Unit	Area	Type	Availability
102	1,603 SF	Medical/Office	Immediately
305	746 SF	Medical/Office	Immediately
306	996 SF	Medical/Office	Immediately
307	839 SF	Medical/Office	Immediately
308	694 SF	Medical/Office	Immediately

Leasing Rates

Basic Rent

Contact Listing Agent

Operating Cost & Taxes (2024)

Additional Rent: \$19.35 psf

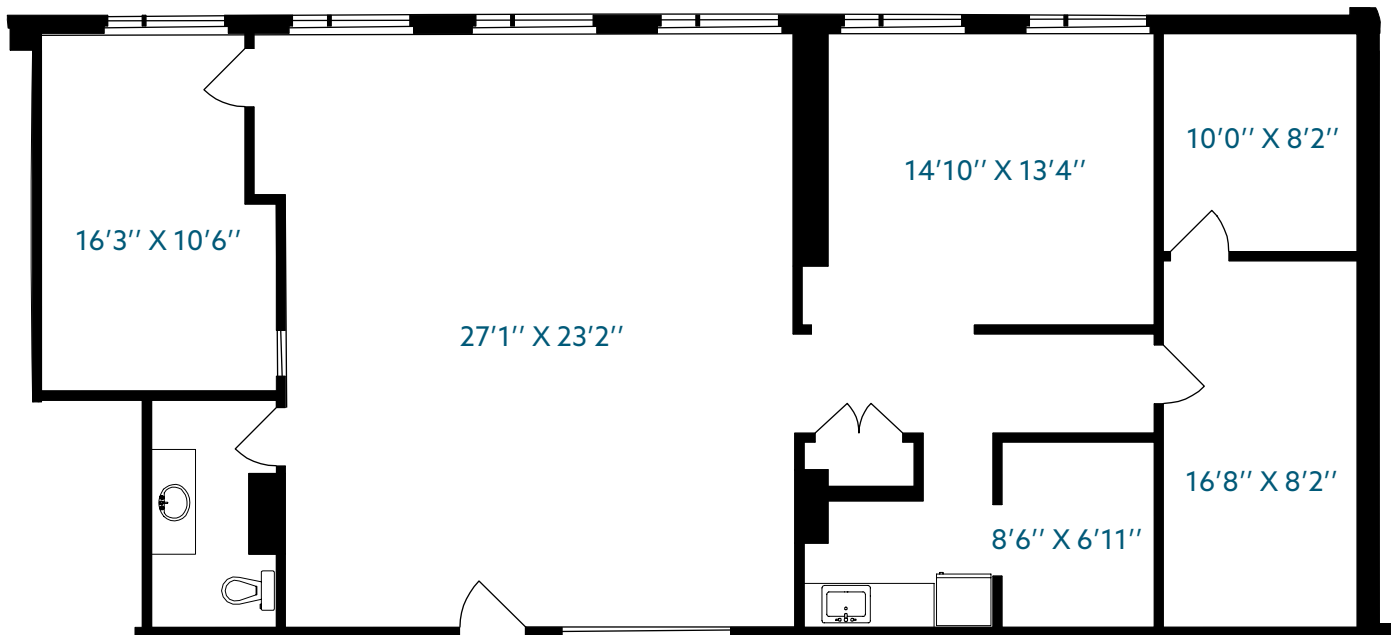


| Unit 102

Rentable Area: 1,603 SF

Availability: Immediately

Bright spacious layout with large open area, washroom, an office, meeting room, kitchenette and storage room.



LINDSAY KNOWLES
SENIOR LEASING MANAGER

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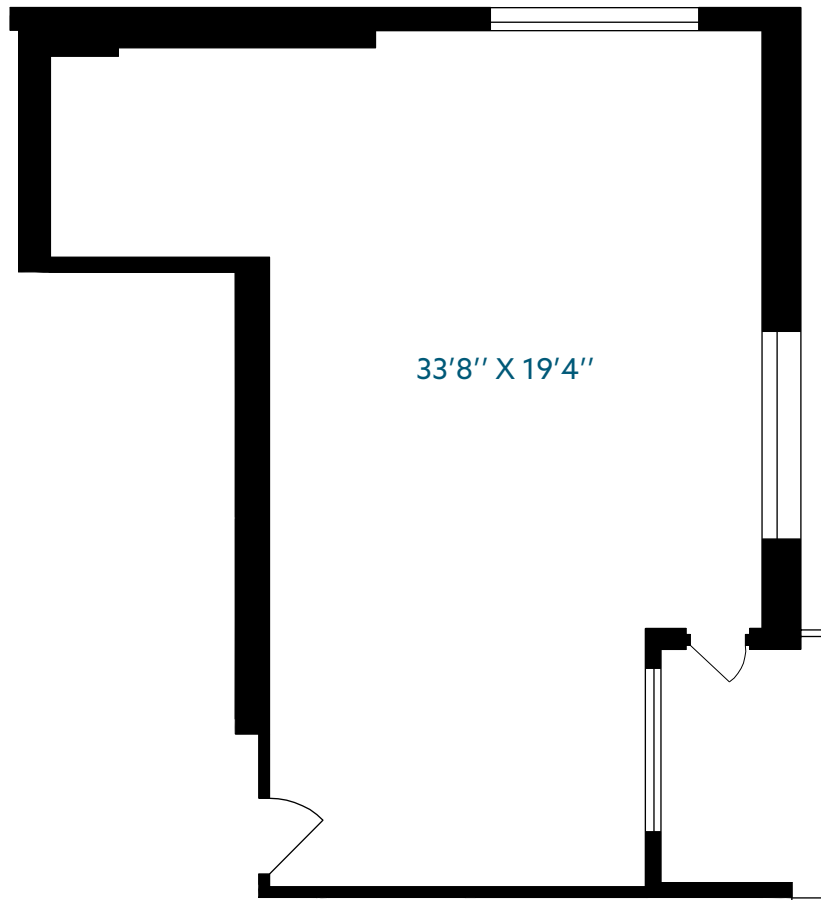
E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

| Unit 305

Rentable Area: 746 SF

Availability: Immediately

This end corner unit offers lots of natural light. Warm shell unit ready for tenant improvements. Includes private balcony.



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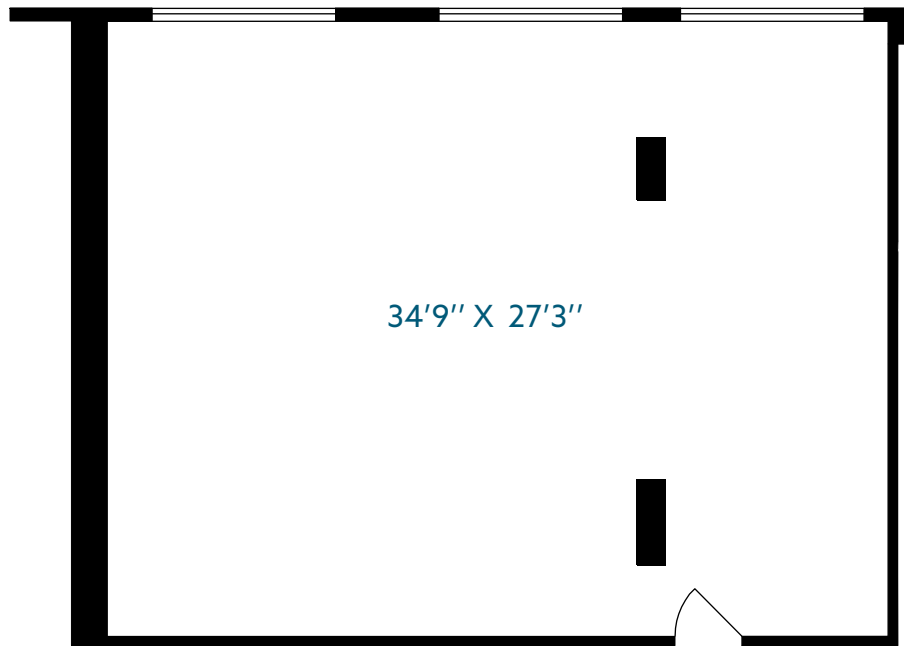
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| Unit 306

Rentable Area: 996 SF

Availability: Immediately

Plenty of natural lighting with large windows and new flooring. Sprinklered.



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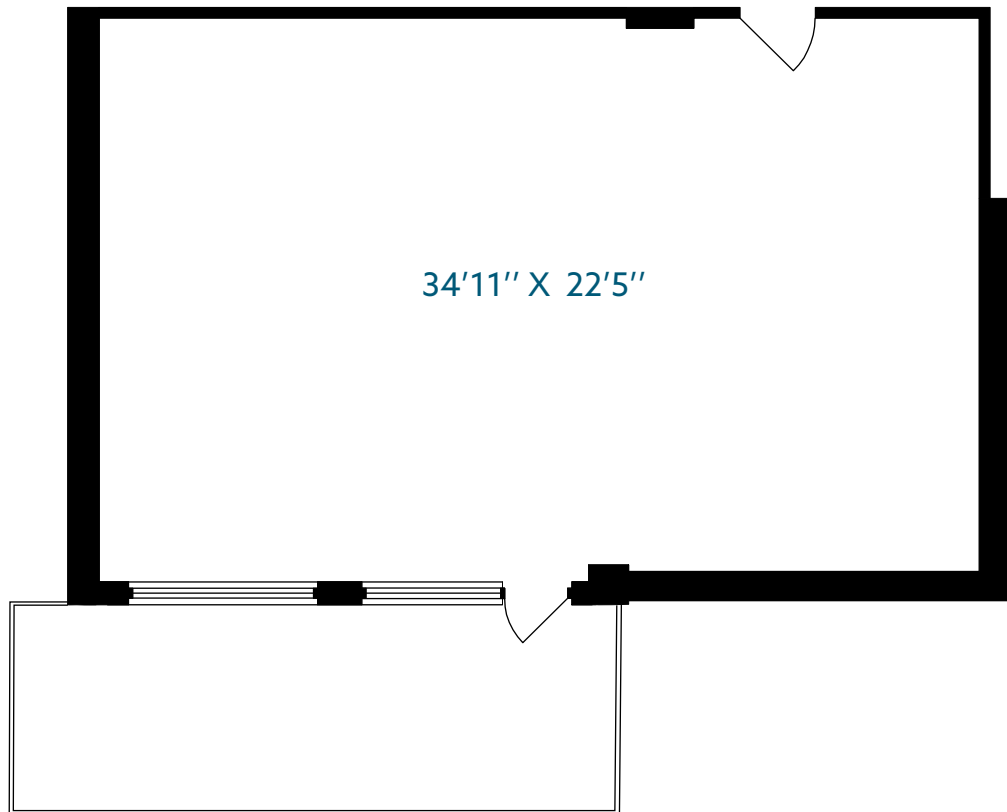
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| Unit 307

Rentable Area: 839 SF

Availability: Immediately

Plenty of natural lighting with large windows and new flooring. Sprinklered. Large balcony.



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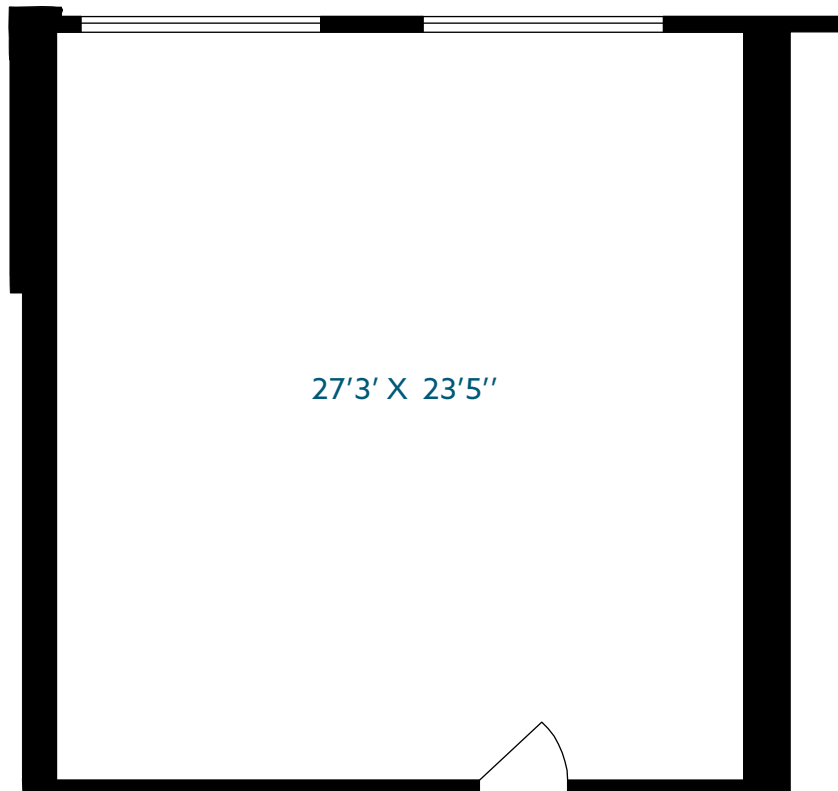
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| Unit 308

Rentable Area: 694 SF

Availability: Immediately

Plenty of natural lighting with large windows and new flooring. Sprinklered.



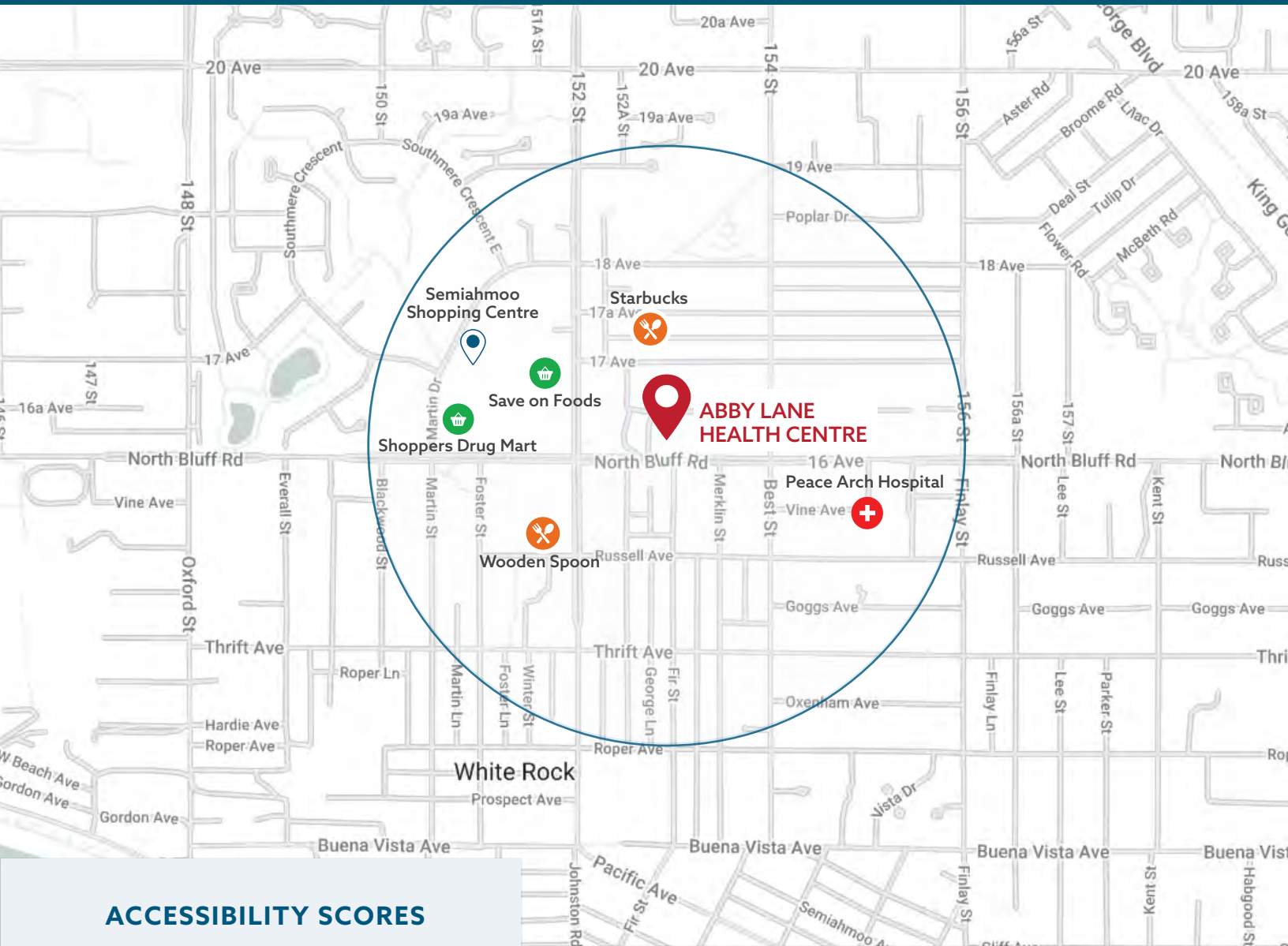
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AROUND THE PROPERTY



ACCESSIBILITY SCORES

 **79** Walk Score

 **72** Bike Score

 **59** Transit Score

FEATURES



On-Site Parking



On-Site Security



Fiber Connections



Restaurants Nearby

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