



FOR LEASE

15331 16th Ave
Surrey, BC

wpm

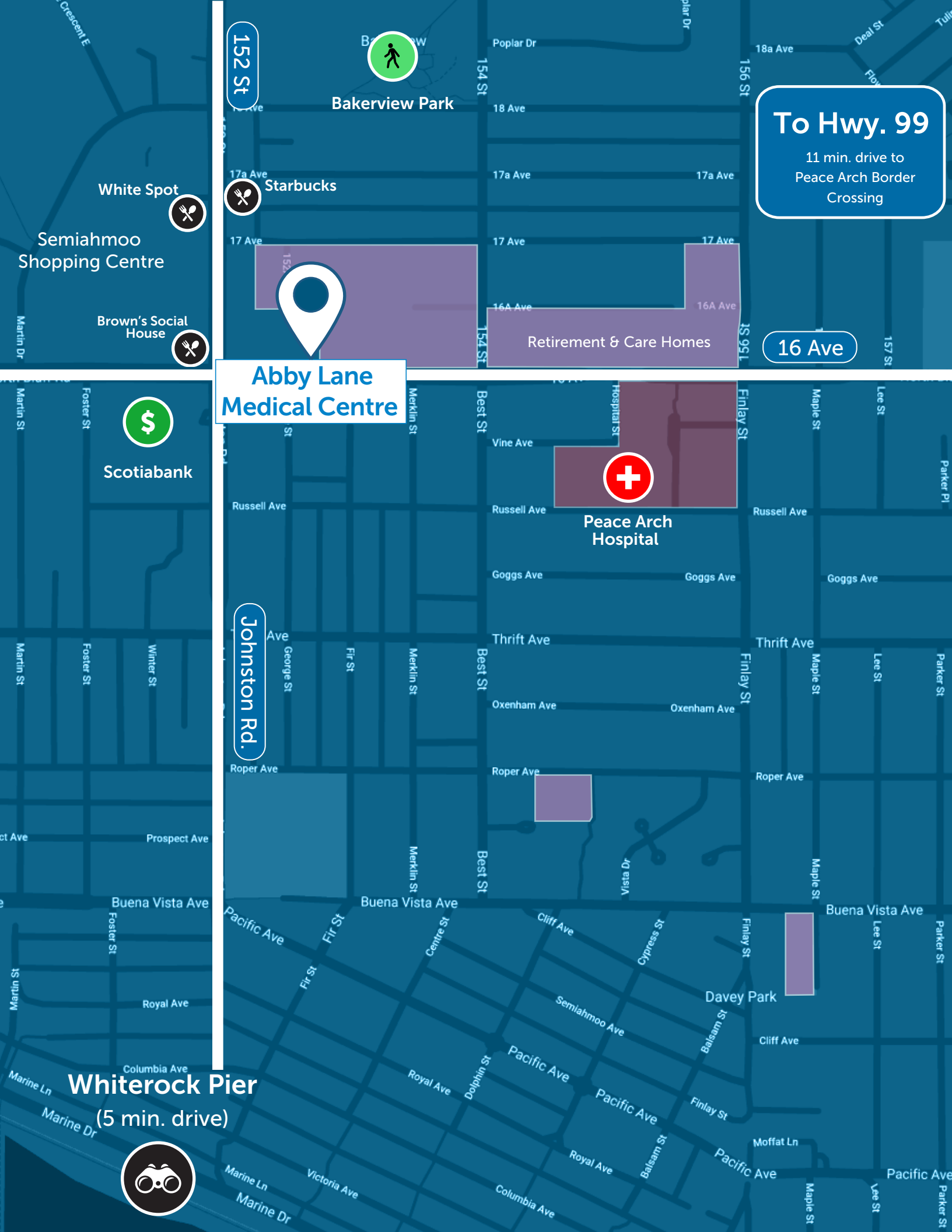
WARRINGTON PCI
MANAGEMENT



A ONE-OF-A-KIND HEALTH CARE CENTRE

Ideally located in the heart of the Semiahmoo Town Centre, Abby Lane Medical Centre is in a prime location being located less than 500m away from the Peace Arch Hospital.

The surrounding blocks are comprised of several retirement and care homes, and the neighbourhood has a 25% higher seniors population than anywhere else in BC. The surrounding area is experiencing vast redevelopment and expansion with mixed commercial and residential suites and this growth trend is predicted to continue.



152 St



Bakerview Park

To Hwy. 99

11 min. drive to
Peace Arch Border
Crossing



Starbucks



Abby Lane
Medical Centre

Retirement & Care Homes

16 Ave



Scotiabank



Peace Arch
Hospital

Johnston Rd.

Whiterock Pier
(5 min. drive)



BUILDING AMENITIES

Abby Lane Medical Centre offers over 37,000 sf. of prime medical and retail space throughout 3 floors. Attached to the building is Amica White Rock Retirement Home, which is comprised of 183 units of condominium apartments and rental suites which will provide medical offices abundant business.

The building offers a first-floor pharmacy and restaurant, as well as a large medical laboratory on the 2nd floor. This location is frequented daily by those who live in the retirement and care homes in the area and it is easily walkable and accessible by public transit.

- Built in 2017
- 2 passenger elevators
- Pharmacy, physio, and laboratory within the building
- Ground floor restaurant
- Attached retirement building
- Ample parking



Underground
Parking



Ground Floor
Restaurant



Ground-Floor
Pharmacy



Attached
Retirement Home



Walk Score

85



Bike Score

71



Transit Score

55

AVAILABLE SPACE

Suite	Area	Type	Availability
301	995 SF	Medical	Immediately
305	745 SF	Medical	Immediately
306	995 SF	Medical	Immediately
307	838 SF	Medical	Immediately
308	695 SF	Medical	Immediately

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2022)

\$17.09-\$18.39 / SF

PARKING RATE

\$50-75/mo +
applicable taxes





WARRINGTON PCI
MANAGEMENT

LEASING ENQUIRIES

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