

**FOR LEASE**

# Units at 13710 94A Avenue, Surrey

**SURREY MEDICAL ARTS CENTRE**

- Existing improvements for professional medical office
- Paid patient/visitor parking on-site
- Within walking distance to Surrey Memorial Hospital
- Secured on-site staff parking
- Elevator access

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**WILLIAM | WRIGHT**





# Overview

Opportunity to lease medical/professional office units in the Surrey Medical Arts Centre building, located directly across the Surrey Memorial Hospital. This three-story office building, constructed in 1989, encompasses approximately 25,020 square feet of space, strategically renovated for healthcare professionals and medical services. The existing improvements are functional, efficient and amenity focused for any incoming occupier or office user. The building houses various medical practices, including the Park Lane Surgical Centre, and provides essential healthcare to the surrounding community. Its proximity to major medical institutions enhances its accessibility and convenience for both practitioners and patients. Secured staff parking is provided, and paid/patient/visitor parking on site. Available units are available for vacant possession immediately.

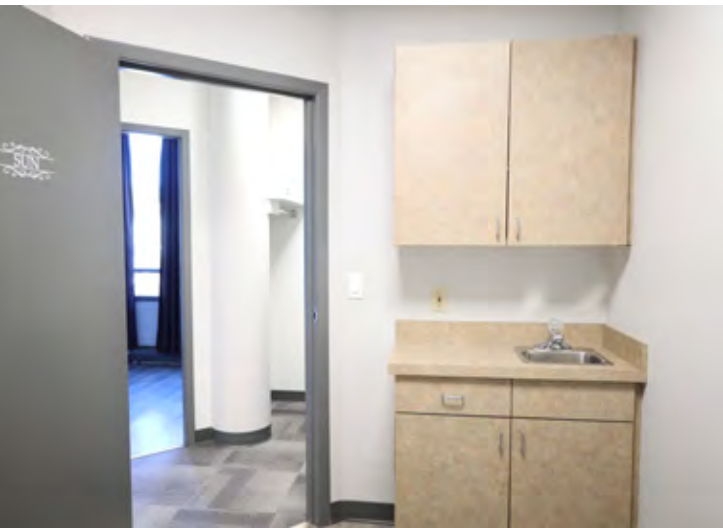






# Salient Details

Civic Address	13710 94A Avenue, Surrey
Neighbourhood	Whalley
Unit Sizes	105: ± 1,982 SQFT 207: ± 671 SQFT 208: ± 738 SQFT 210: ± 570 SQFT
Parking	104 underground and surface-level parking stalls available for clients and staff
Zoning	C8
Basic Rent	Contact Listing Agent
Additional Rent	\$18.25/FT



**Unit 207: ± 671 SQFT**  
5 private rooms and 1 in-suite washroom





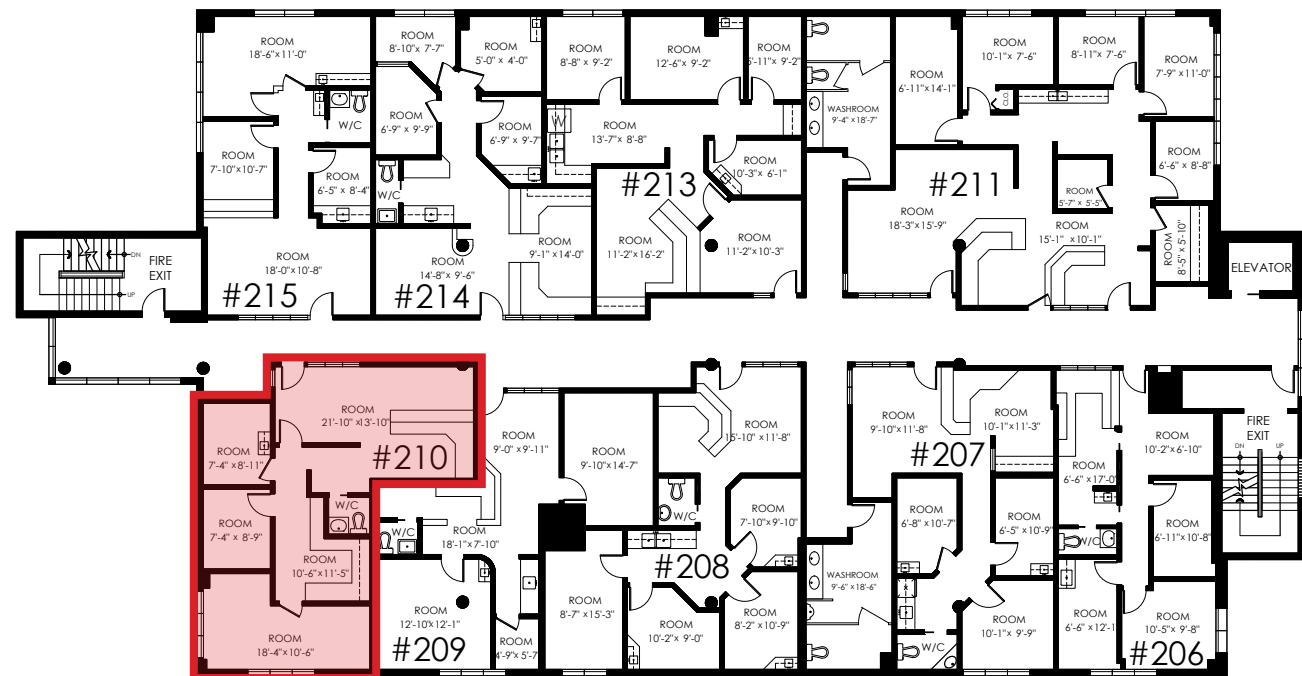


**Unit 208: ± 738 SQFT**  
5 private rooms and 1 in-suite washroom

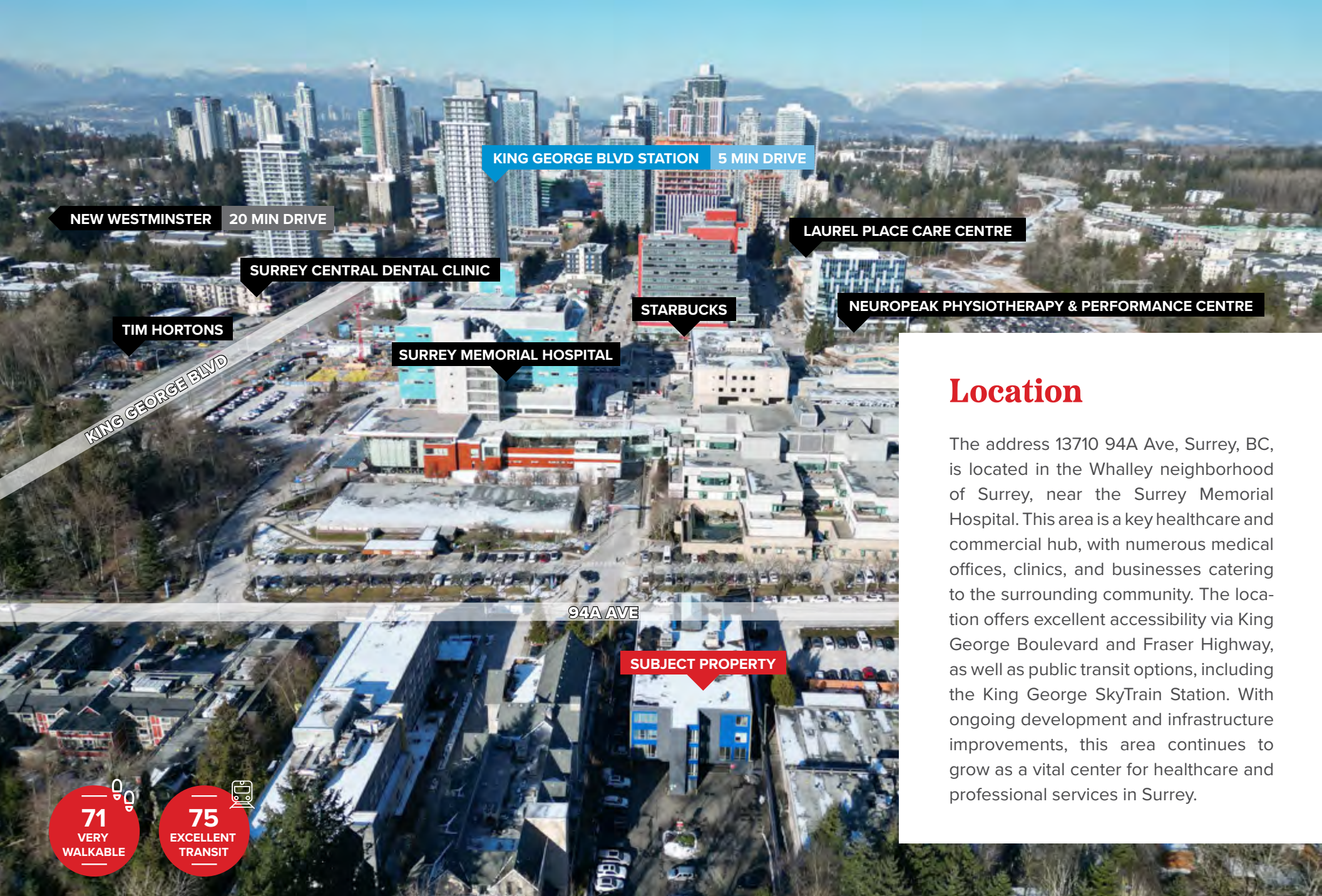




**Unit 210: ± 570 SQFT**  
5 private rooms and 1 in-suite washroom







## Location

The address 13710 94A Ave, Surrey, BC, is located in the Whalley neighborhood of Surrey, near the Surrey Memorial Hospital. This area is a key healthcare and commercial hub, with numerous medical offices, clinics, and businesses catering to the surrounding community. The location offers excellent accessibility via King George Boulevard and Fraser Highway, as well as public transit options, including the King George SkyTrain Station. With ongoing development and infrastructure improvements, this area continues to grow as a vital center for healthcare and professional services in Surrey.





**FOR MORE  
INFORMATION  
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