



# FOR LEASE

## SURREY MEDICAL ARTS

13710 94A AVENUE, SURREY, BC



### OPPORTUNITY

To occupy quality office space in a medically designed and dedicated building. The building features accommodating infrastructure for various medical layouts, and hosts a variety of professional and health-oriented tenants. The building's convenient location also allows almost immediate access to Surrey General Hospital, and is within walking distance to a variety of amenities such as Starbucks, Tim Hortons, Dairy Queen, Second Cup Coffee, and more. Additionally, the building features 64 visitor stalls, elevator servicing, and a warm & welcoming environment.

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### LOCATION & ACCESSIBILITY

Located within the Health & Technology District directly across the street from Surrey Memorial Hospital, the Surrey Medical Arts building is situated mid-block on a 38,093 square foot lot. The location also boasts a short a transit time of 5 minutes to the King George Skytrain Station, connecting this Surrey central located property to the rapid transit system of the Lower Mainland.

### AVAILABILITIES

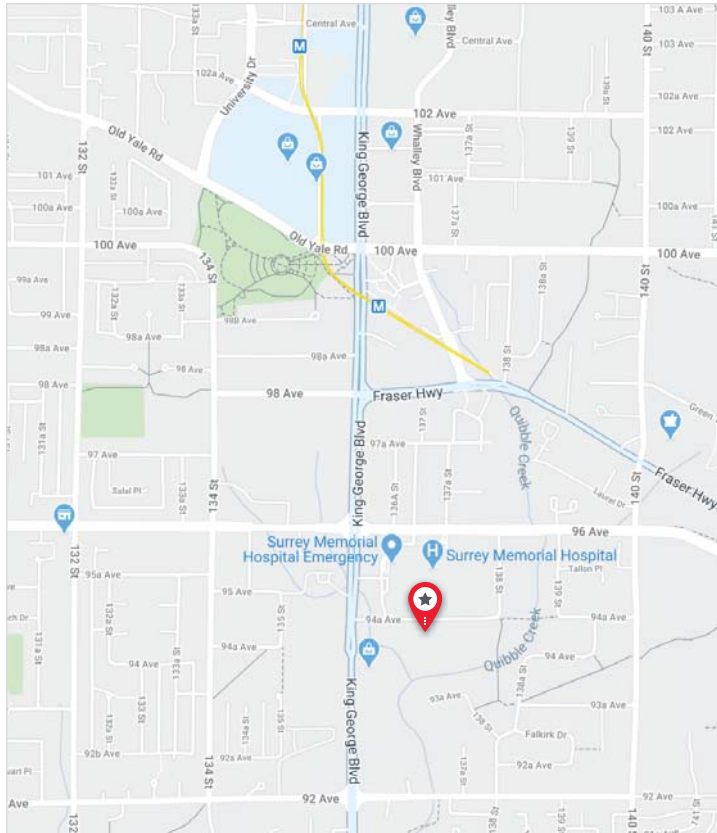
Unit 103	2,482 sf
Unit 306	772 sf
Unit 310	1,661 sf
Unit 320	1,663 sf

### ASKING LEASE RATE

Please contact Listing Agents for details

### ADDITIONAL RENT

\$13.27 (est. 2020)



### SURREY MEMORIAL HOSPITAL HIGHLIGHTS

- UBC-affiliated teaching hospital
- Second largest hospital in British Columbia
- Patients from throughout the region come to SMH for specialized pediatric and maternity care, cancer care, surgical care, kidney dialysis, and sleep disorders
- Second most births of any hospital in British Columbia
- Busiest ER in British Columbia
- Surrey Memorial Hospital is one of thirteen hospitals in Fraser Health. Fraser Health services more than 1.5 million people in an area that stretches from Burnaby to Boston Bar; divided into three service areas - North, East, South - Surrey Memorial Hospital is located in Fraser South.



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