

# PREMIER MEDICAL/PROFESSIONAL SPACE FOR LEASE!



## LOCATION...LOCATION...LOCATION

**IDEALLY LOCATED IN THE HEART OF THE SEMIAHMOO TOWN CENTRE.**

**OVER 37,000 SQ. FT. 3 STORY BUILDING IN PRIME RETAIL SPACE. THIS SPACE IS HOUSED  
IN THE LUXURIOUS RESIDENCES OF ABBY LANE. THE ABBY LANE HEALTH CENTRE  
REPRESENTS 40% OF THIS PRIME DEVELOPMENT.**

**TAKE THIS OPPORTUNITY TO LEASE SPACE IN THIS DYNAMIC BUSINESS VENTURE!**

**FOR MORE INFORMATION PLEASE CONTACT:**

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PROJECT ADDRESS: 15331 16th AVENUE, WHITE ROCK, BC



FOR LEASE > PREMIER MEDICAL/PROFESSIONAL SPACE



IDEALLY SITUATED  
WITHIN WALKING  
DISTANCE OF WHITE ROCK  
BEACH AND ITS  
SPECTACULAR  
PROMENADE.

### OPPORTUNITY

The Semiahmoo Town Center location offers the opportunity to lease office space situated in a brand new Turn Key building. The building is phase one of two phases to incorporate the development of The Residences of Abby Lane and Amica at White Rock which contain 183 suites of luxury condo and seniors residential living.

### BUILDING FEATURES

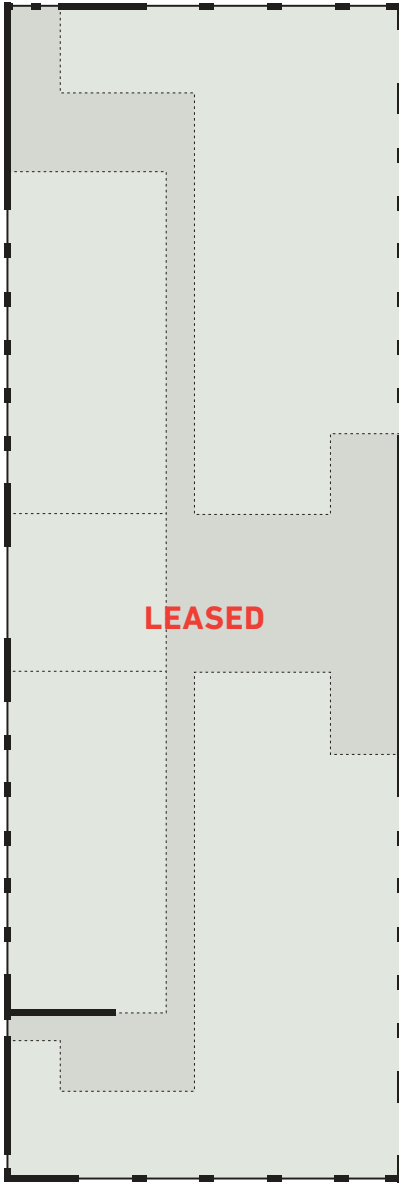
The Medical/Professional Office and Retail building was completed in March 2017 with approximately 37,000 sq. ft. over three storeys of building during the first phase. The second phase is a luxury retirement residence comprised of 183 units of strata condominium apartments and rental suites. There is ample parking on this historically proven 30 year Medical/Professional office site.

### LOCATION...LOCATION...LOCATION

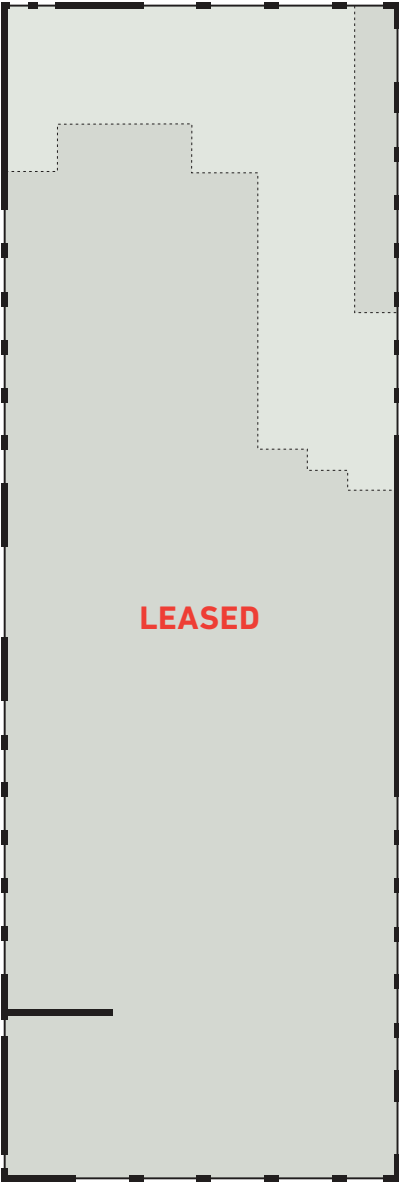
Considered a prime site, this location comes along once in a lifetime. Located just east of 152nd Street on 16th Avenue, the development is across from the Peace Arch Hospital and east of the Semiahmoo Mall. Public transit is at its door, and the adjacent area is experiencing continuing development and expansion with mixed commercial and residential sites. It is within walking distance of White Rock beach with its 2.5 km waterfront promenade on the Pacific Ocean. The US border is only a 5 minute drive away. This is a dynamic and exciting business venture for those wanting to seize the opportunity to lease .

### FLOOR PLANS

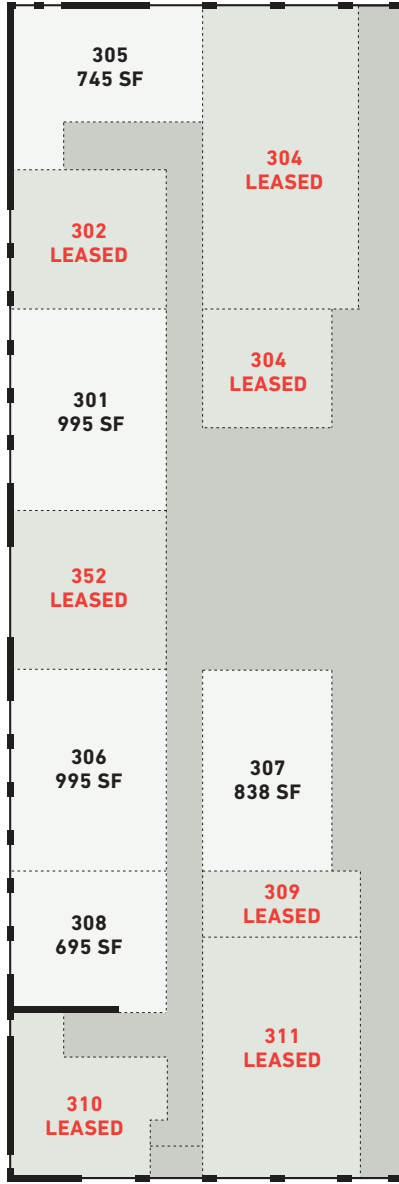
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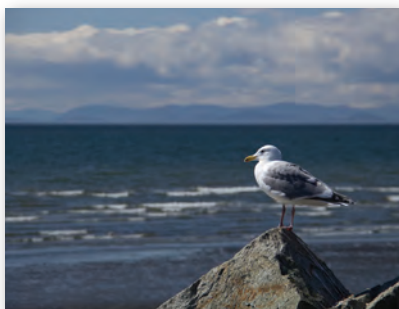
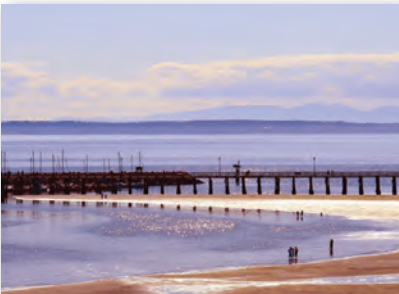


### STRATA UNITS

The Abby Lane Health Centre is comprised of approximately 23 commercial strata units in the following floor configuration:

### SUMMARY OF STRATA SQUARE FOOTAGE

Level 1: 9 strata units 13,063 sq. ft.  
Level 2: 2 strata units 12,308 sq. ft.  
Level 3: 12 strata units 11,878 sq. ft.





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### WHITE ROCK

- Situated on the north side of 16th Avenue which forms the boundary of South Surrey and White Rock.
- Walking distance to White Rock beach with a recently upgraded landscaped promenade.
- Hilltop location in a rapidly-growing seaside community with superb beaches and scenery.
- Excellent vehicular & public transportation access.
- Less than 200 meters from grocery-anchored Semiahmoo Shopping Centre, with over 75 shops and services.
- Well established community with numerous amenities, parks, recreational opportunities, schools, libraries and other services.
- Strong regional tourist area.
- Both South Surrey and White Rock OCP's encourage development in town centre areas with higher density residential at the town centre.

### HIGHLIGHTS

- The anchor tenant's Hilltop Medical currently holds a 50,000 patient registry.
- Located directly across from the Peace Arch Hospital (less than 500 meters).
- 25% higher seniors population in White Rock than anywhere else in BC.
- All retirement and care residents within a 5 mile radius come to this location every day.
- The South Surrey/White Rock region is one of BC's fastest growing communities and this trend will continue.
- The average house price in White Rock is now \$1,000,000.

### POPULATION STATISTICS

Area	2011	2019
White Rock	19,339	19,952
Surrey	468,250	547,961

  
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