

FOR LEASE

13798 94A AVENUE, SURREY

Turnkey office spaces at the Surrey Health
Science Centre from 744–1,712 SQFT

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Directly across Surrey Memorial Hospital



Steps from SkyTrain and RapidBus



Multiple unit sizes and flexible layouts



Available for immediate possession

THE OFFERING

William Wright Commercial is pleased to present turnkey office space at the Surrey Health Science Centre. Located directly across from Surrey Memorial Hospital, this property offers an exceptional opportunity for medical, professional, and administrative users seeking a move-in-ready space in the city's health and technology hub. Units range from 744 to 1,712 SF, with the option to combine suites for larger layouts.





UNIT AVAILABILITY

UNIT	SIZE (SF)	STATUS
117B	1,251	Available Immediately
201	744	Jan 1, 2026
202	1,236	Available Immediately
204	1,569	Available Immediately
307	1,712	Available Immediately

ZONING	PARKING
C8 - Community Commercial	Ample

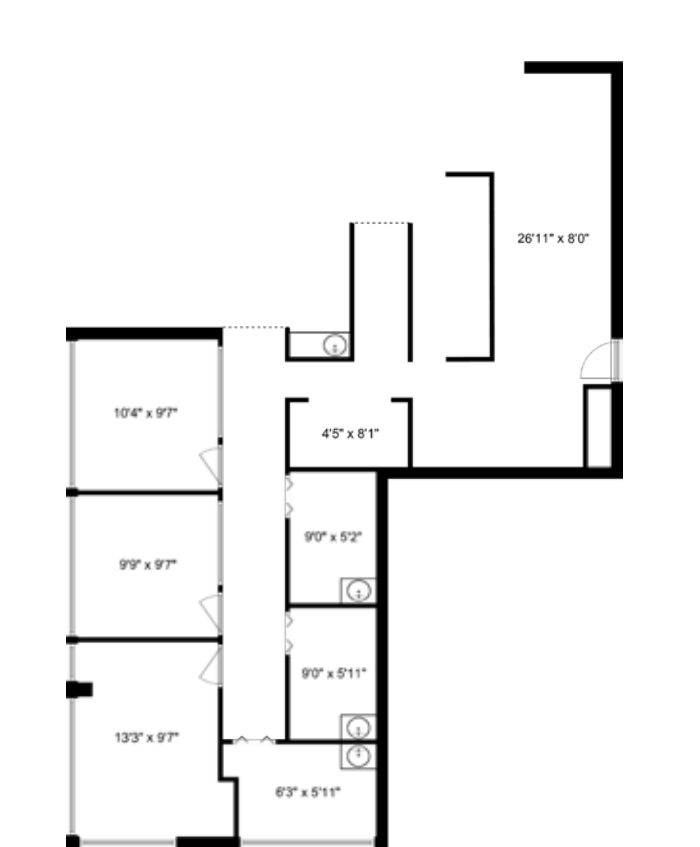
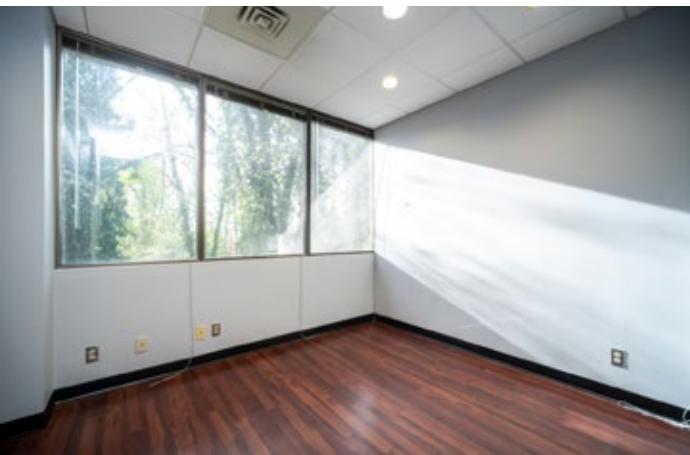
BASIC RENT	ADDITIONAL RENT
\$35.00/FT	\$25.00/FT (2025)



UNIT 117B

± 1,251 SF

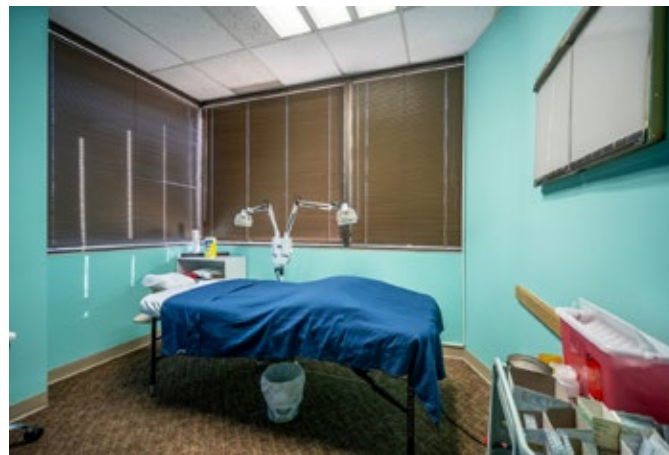
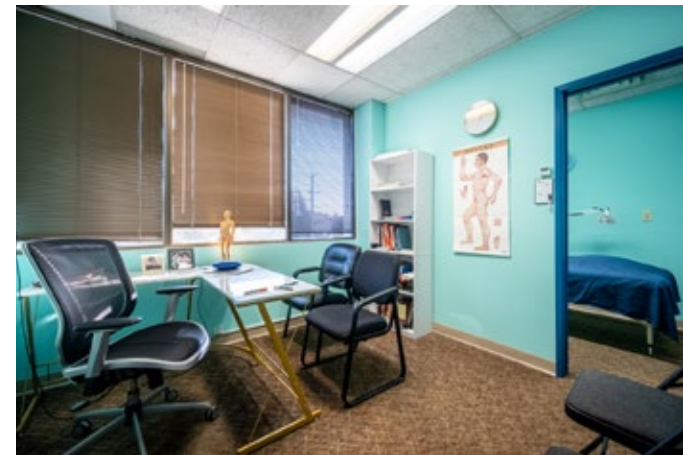
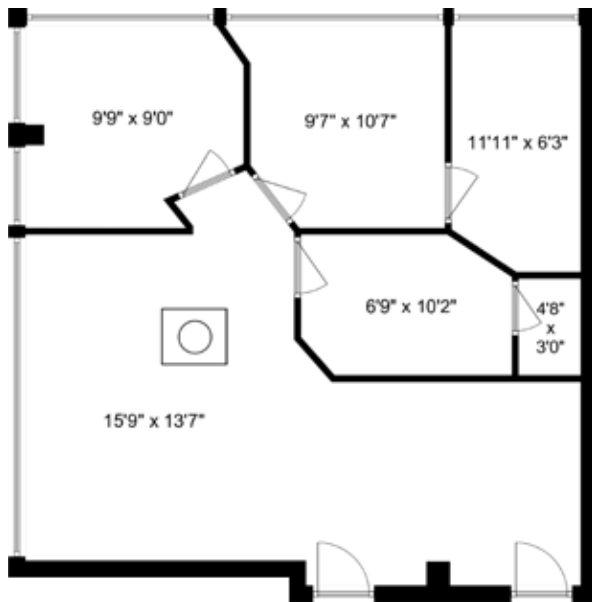
- Ground-floor
- Reception
- 6 offices
- File storage



UNIT 201

± 744 SF

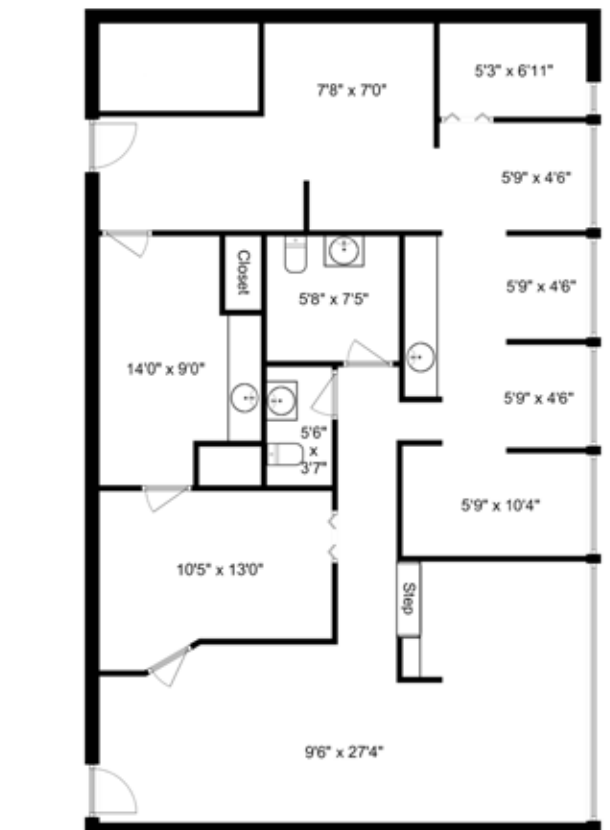
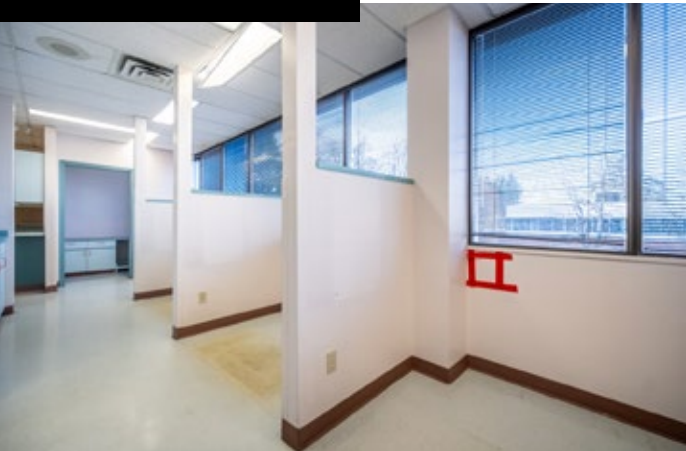
- Reception
- 4 offices
- File storage
- 2 entrances



UNIT 202

± 1,236 SF

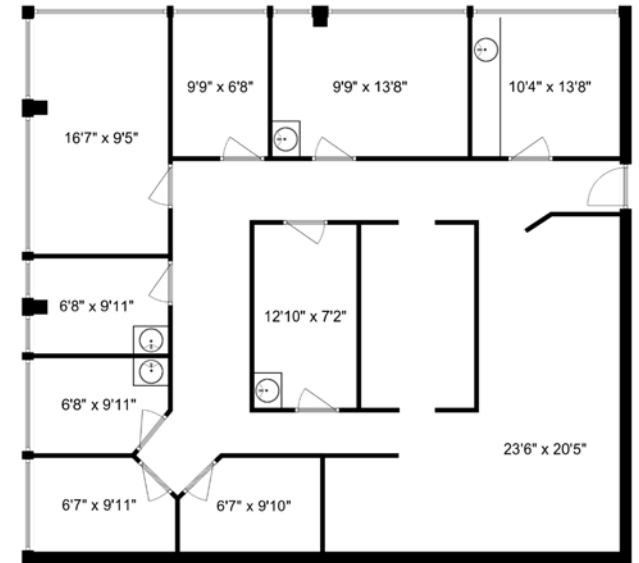
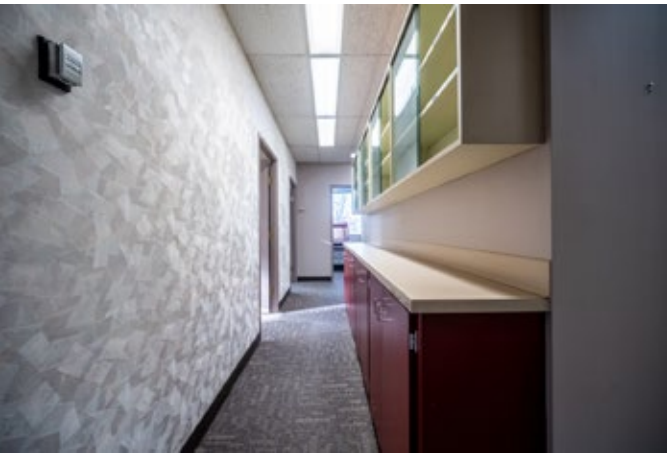
- Reception
- 4 offices
- 3 treatment rooms
- 2 washrooms
- File storage
- 2 entrances



UNIT 204

± 1,569 SF

- Reception
- 9 offices
- File storage



UNIT 307

± 1,712 SF

- Reception
- 3 offices
- 10 treatment rooms
- Large open space



SURROUNDING AMENITIES

CENTRAL CITY SHOPPING CENTRE

- WALMART
- THE BRICK
- WINNERS
- STEVE'S POKE BAR
- STARBUCKS
- CLUB 16 TREVOR LINDEN FITNESS
- T&T SUPERMARKET

GUILDFORD TOWN CENTRE

- WALMART
- LONDON DRUGS
- UNIQLO
- LULULEMON
- SEPHORA
- APPLE

STRAWBERRY HILL SHOPPING CENTRE

- THE HOME DEPOT
- CINEPLEX CINEMAS
- WINNERS & HOMESENSE
- FIVE GUYS

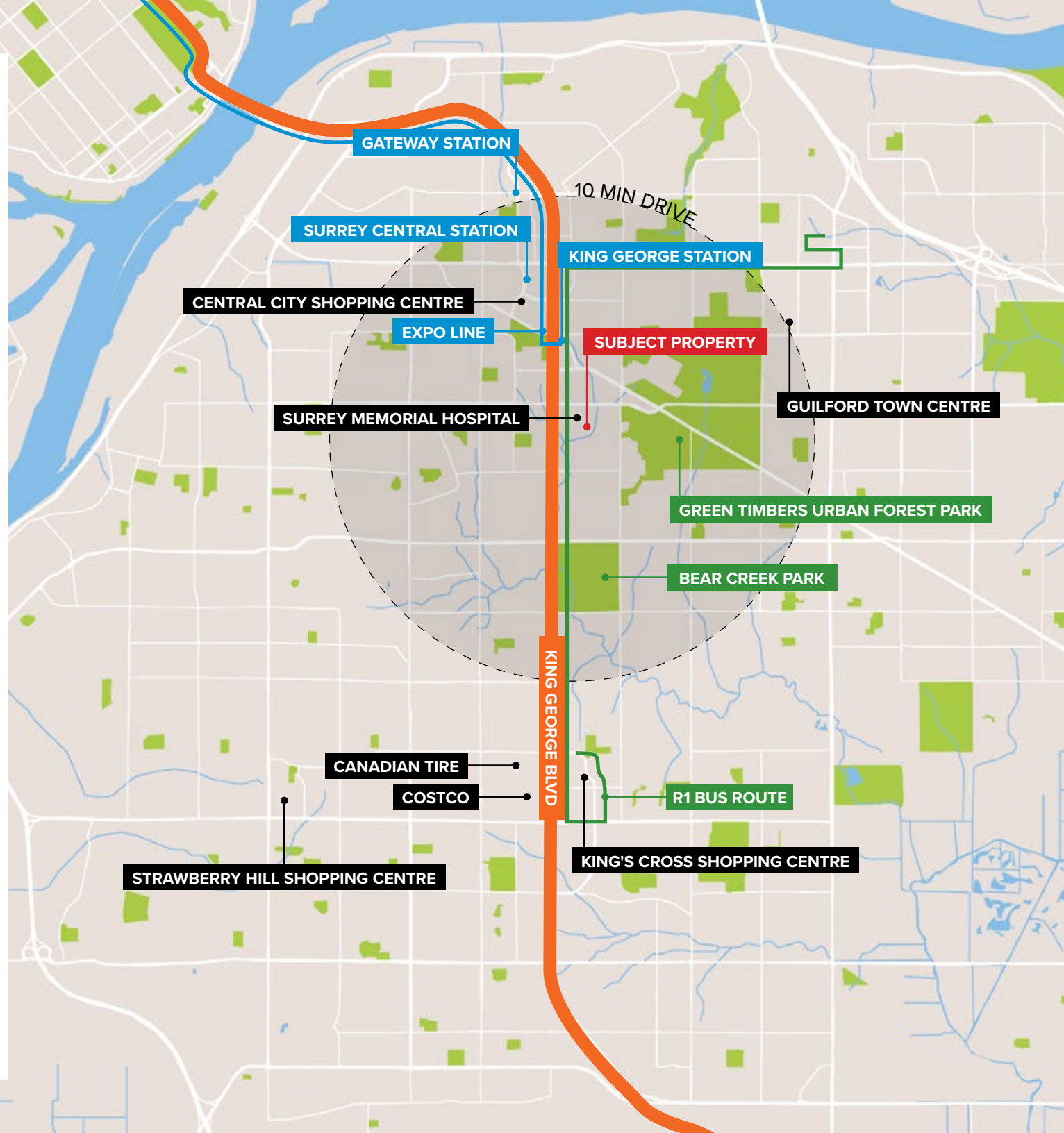
KING'S CROSS SHOPPING CENTRE

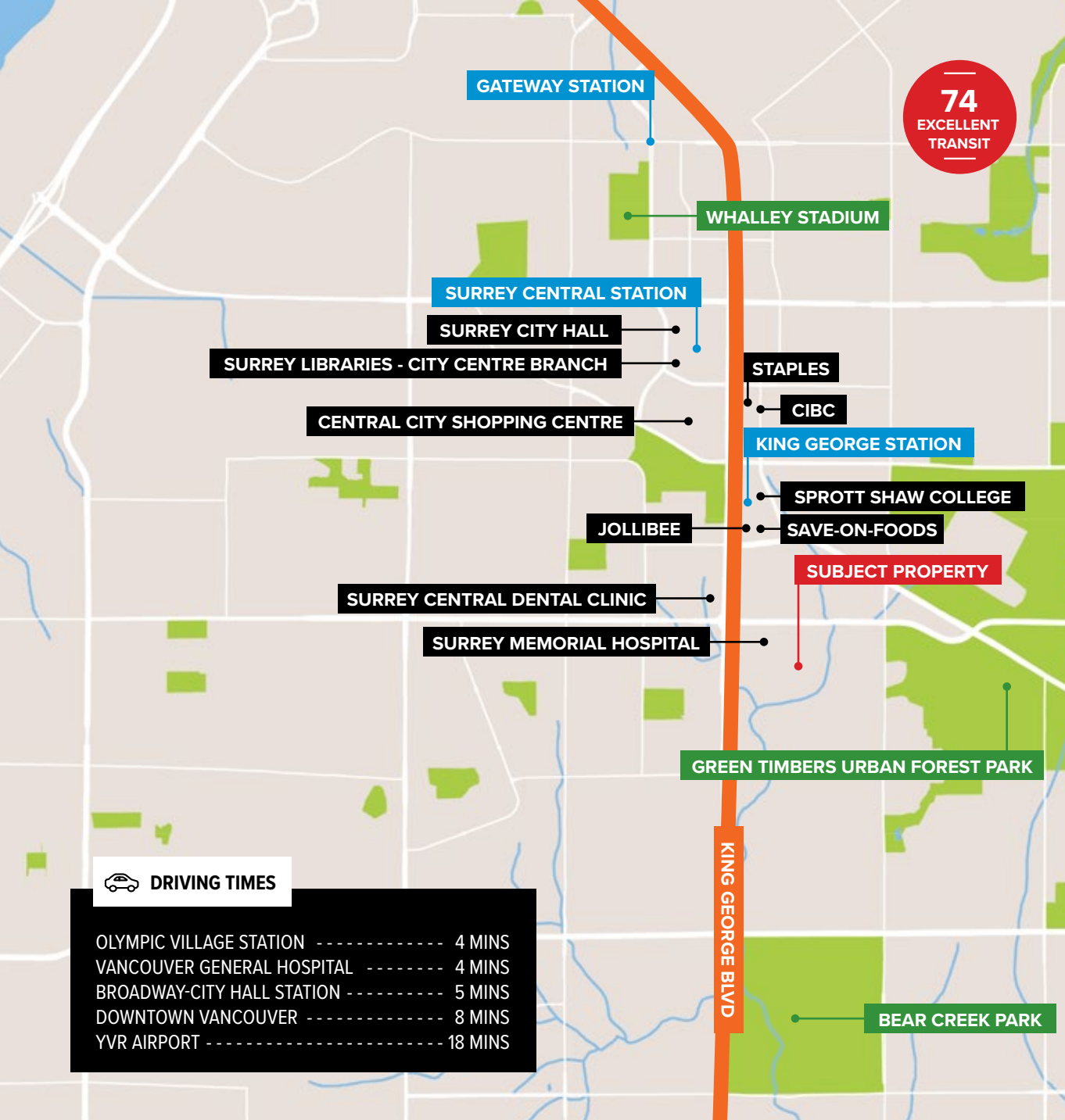
- MICHAELS
- BMO BANK
- DOLLARAMA

TRANSIT IN THE AREA

GATEWAY STATION
SURREY CENTRAL STATION
KING GEORGE STATION

R1 BUS
321 BUS
394 BUS





LOCATION

Positioned beside Surrey Memorial Hospital, BC's second-largest hospital, this is a strategic location for medical, wellness, and professional service users. Surrey City Centre has become a leading hub for health and technology innovation, supported by a skilled workforce, advanced infrastructure, and a strong business environment. Just steps from the King George SkyTrain Station and RapidBus routes, the location ensures convenient access for staff, clients, and patients across Metro Vancouver.

Growing Surrey



Population
568,322



Population Growth
10.0%

2021 Stats



Avg Household Income
\$116,600