

#103-5668 192nd Street
@ Langley Bypass
Surrey, BC

Opportunity

Our wellness suite at 103-5668 192nd Street is more than just individual rooms; it's a fully equipped center designed to support a thriving health and wellness practice. The unit includes:

- ▶ **Reception Area:** Welcome your clients into a comfortable and professional environment, perfect for making a great first impression.
- ▶ **Kitchenette:** A convenient space for preparing refreshments or meals, allowing you to stay energized throughout the day.
- ▶ **Laundry:** Stacked Washer and Dryer
- ▶ **Accessible Restroom:** Ensuring that all clients feel welcome and accommodated, with easy access for individuals with mobility needs.

With modern amenities like air conditioning, laminate flooring, and Fiber Optic internet, this wellness suite provides everything you need to build and grow your practice in a supportive and professional setting. The ground floor location is easily accessible from the parking lot and there is street parking for you and your clients.

Don't miss out on this opportunity to establish your business in a thriving wellness community. Contact us today to schedule a tour!

Room A: Cozy and Bright with Sink

Dimensions: 12' x 7' (84 SF)

Lease Rate: \$1,395/month (Utilities Included)

Room A offers a bright and inviting atmosphere, featuring a well-placed sink and abundant natural light. This space is ideal for wellness practitioners who require a cozy yet functional environment, such as massage therapists, acupuncturists, or estheticians. The large window allows for plenty of natural light, creating a warm and welcoming ambiance for your clients.



Room B:

Spacious and Versatile with Sink

Dimensions: 12' x 14' (168 SF)

Lease Rate: \$1,695/month (Utilities Included)

Room B is a generously sized space equipped with a sink, making it perfect for a wide range of health and beauty practices. The room's larger footprint provides ample space for equipment and furniture, making it suitable for chiropractors, physiotherapists, or beauty professionals offering more comprehensive services. Its versatility allows you to create a customized setup that meets your specific needs.



Room D: Compact and Efficient

Dimensions: 9'3" x 11' (102 SF)

Lease Rate: \$1,000/month (Utilities Included)

Room D is a compact, efficient space, ideal for consultations, counseling sessions, or treatments that do not require extensive equipment. Although it doesn't include a sink, this room's manageable size makes it a perfect choice for professionals looking for a straightforward, private setting. It's an excellent option for therapists, nutritionists, or other wellness consultants.



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