

SHOPPES AT HAMPTONS

MEDICAL (BUILDING B)

with Reserved Parking Stalls

4280 199 Street NW
Edmonton, AB

MaxWell
Commercial

RS

ROMI SARNA AND
ASSOCIATES

FOR LEASE

JOIN THE SHOPPES AT HAMPTONS

A PREMIER LOCATION FOR MEDICAL PROFESSIONALS

YOUR PRACTICE BELONGS HERE: NOW LEASING MEDICAL AT THE SHOPPES AT HAMPTONS!

Are you looking for the perfect location to grow your Medical practice or expand your Healthcare services? The Shoppes at Hamptons, a brand-new development in a thriving, high-traffic area, is the ideal place for medical professionals to serve their community. We're proud to announce that one of the leading Medical group and Pharmacy have already joined us — and now we're inviting you to become part of this exciting medical hub!

NOW LEASING FOR:

- All Medical Specialties
- Physiotherapy
- Chiropractic
- Radiology
- Massage Therapy
- Medical Diagnostic Laboratory
- Spa/Cosmetic Injectables
- Cosmetic Laser Treatment
- Audiology Clinic
- Cannabis (Medicinal and Recreational)
- Small Animal Veterinary Hospital



COMMERCIAL / RETAIL



JOIN THE SHOPPES AT HAMPTONS

A PREMIER LOCATION FOR MEDICAL PROFESSIONALS

WHY CHOOSE THE SHOPPES AT HAMPTONS?

- **Prime Location:** Situated in a rapidly growing community with young families.
- **Medical Hub:** Join a well established Medical group and Pharmacy, creating a one-stop destination for health and wellness services.
- **Modern Facilities:** New, customizable spaces designed to meet your specific practice needs.
- **High Traffic & Visibility:** Located in a bustling commercial area that will increase your clinic's foot traffic and visibility.
- **Ample Parking:** Convenient and accessible parking for patients and staff.

SPECIAL LEASING INCENTIVES AVAILABLE:

Enjoy exclusive benefits for early tenants, including competitive lease rates and tenant improvement allowances. Don't miss this opportunity to establish your practice in the heart of a vibrant, growing community!

CONTACT US TODAY

For leasing inquiries and to schedule a tour, call (780) 450-6300 or email us at romi@romisarna.ca.

Spaces are limited — secure your spot in The Shoppes at Hamptons now!

**THE FUTURE OF HEALTHCARE STARTS HERE.
BE A PART OF IT AT THE SHOPPES AT HAMPTONS.**



AERIAL MAP



HOUSEHOLD INCOME



Median Household Income \$119,725
In Labor Force 82.9%

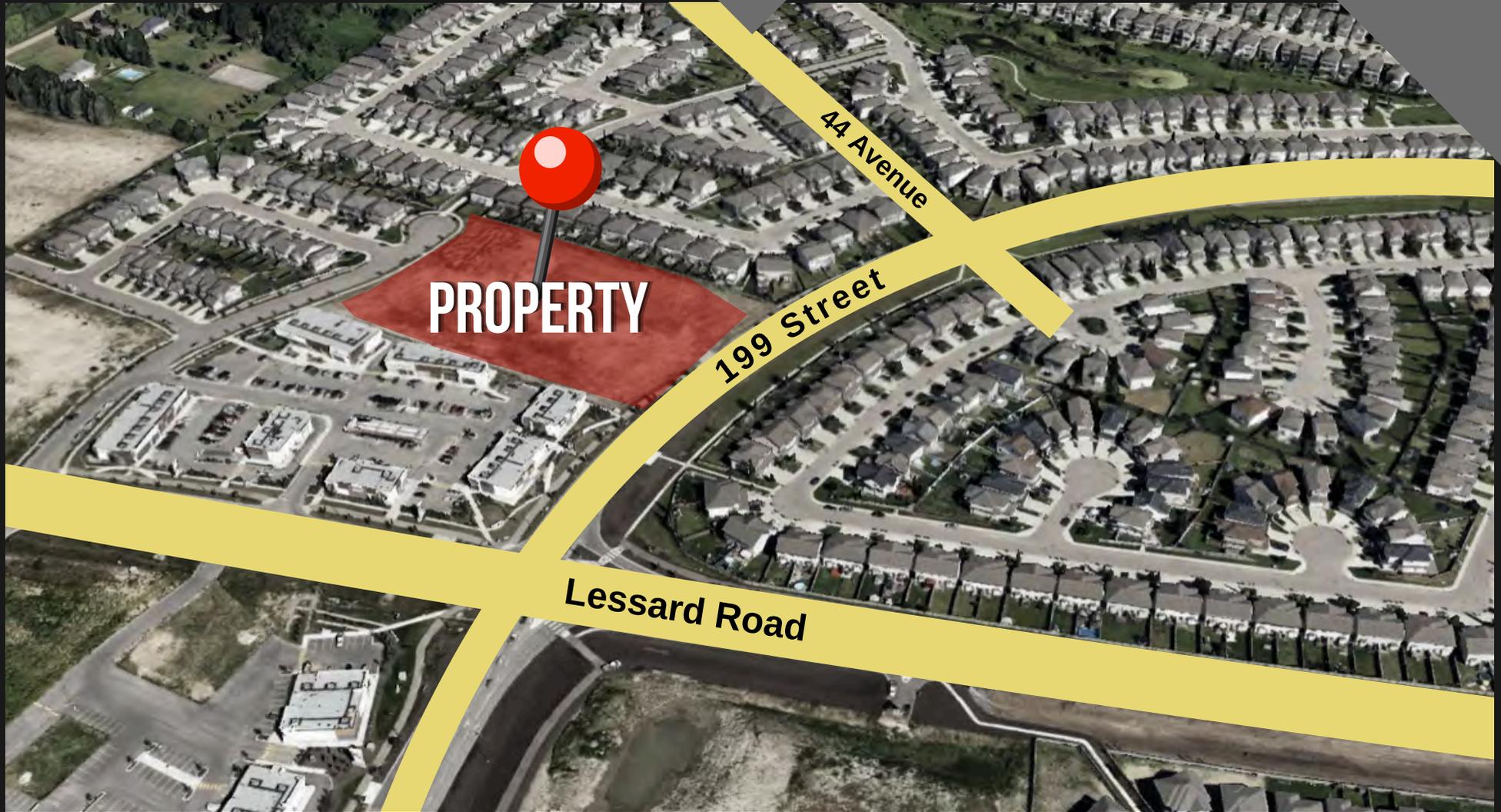


POPULATION & EXPOSURE

- Population: 13,984
- Households: 1,374
- Labor Force Population: 11,592
- 199 Street: 7,100 VPD
- Lessard Road: 11,900 VPD

WWW.ROMISARNA.CA

AERIAL MAP



WWW.ROMISARNA.CA

PROPERTY DETAILS

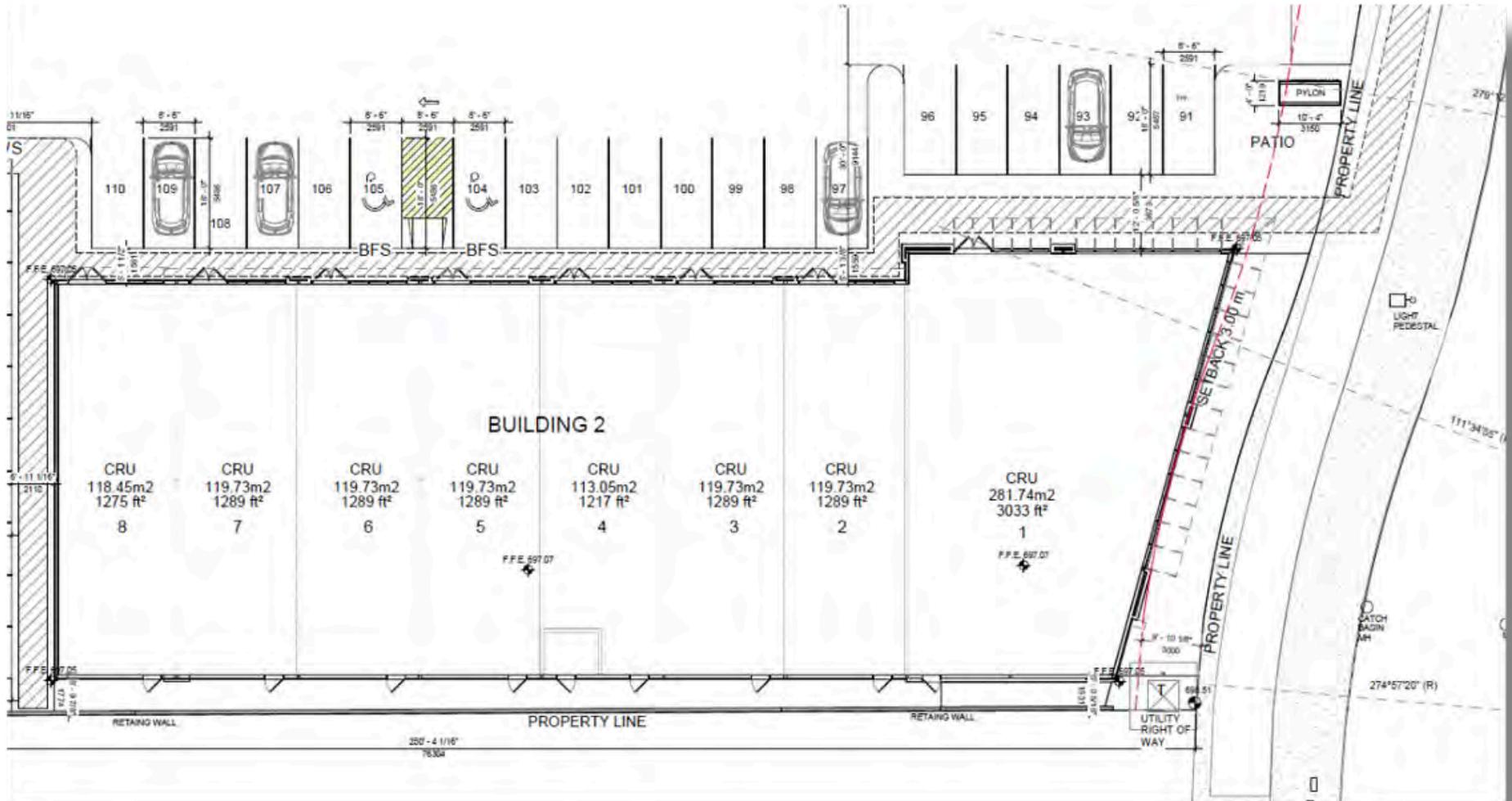


Lease Rate	Starting @\$38 PSF
Transaction Type	For Lease
CAC	Estimated \$15.00 PSF
Legal Address	Plan 122-140: Block 3; Lot 1
Zoning	CBI - Low Intensity Business
Total Building Area	Approx. 12,000 SF
Year Built	2025
Possession	Estimated Q4 2025

SITEPLAN SHOPPES AT HAMPTONS



SITEPLAN MEDICAL (BUILDING B)



CONTACT US

MaxWell[®]
Polaris

MaxWell[®]
Commercial



ROMI SARNA AND
ASSOCIATES

Romi Sarna
Email : romi@romisarna.ca

 **(780) 450-6300**

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