

SHOPPES AT HAMPTONS

MEDICAL (BUILDING B)

with Reserved Parking Stalls

4280 199 Street NW
Edmonton, AB

MaxWell
Commercial



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



The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.
All measurements need to be independently verified by the Purchaser/Tenant.

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%

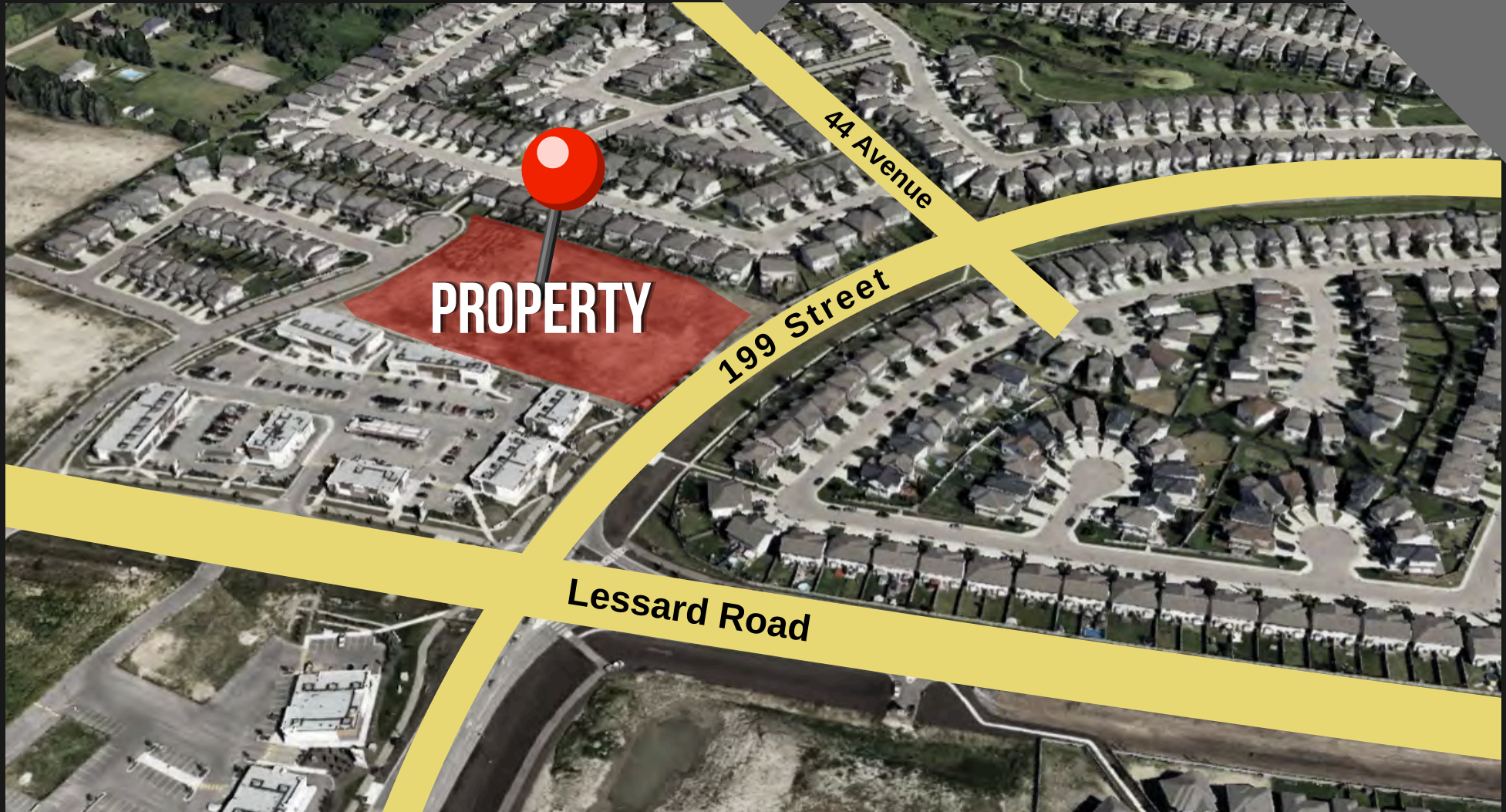


POPULATION & EXPOSURE

- 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



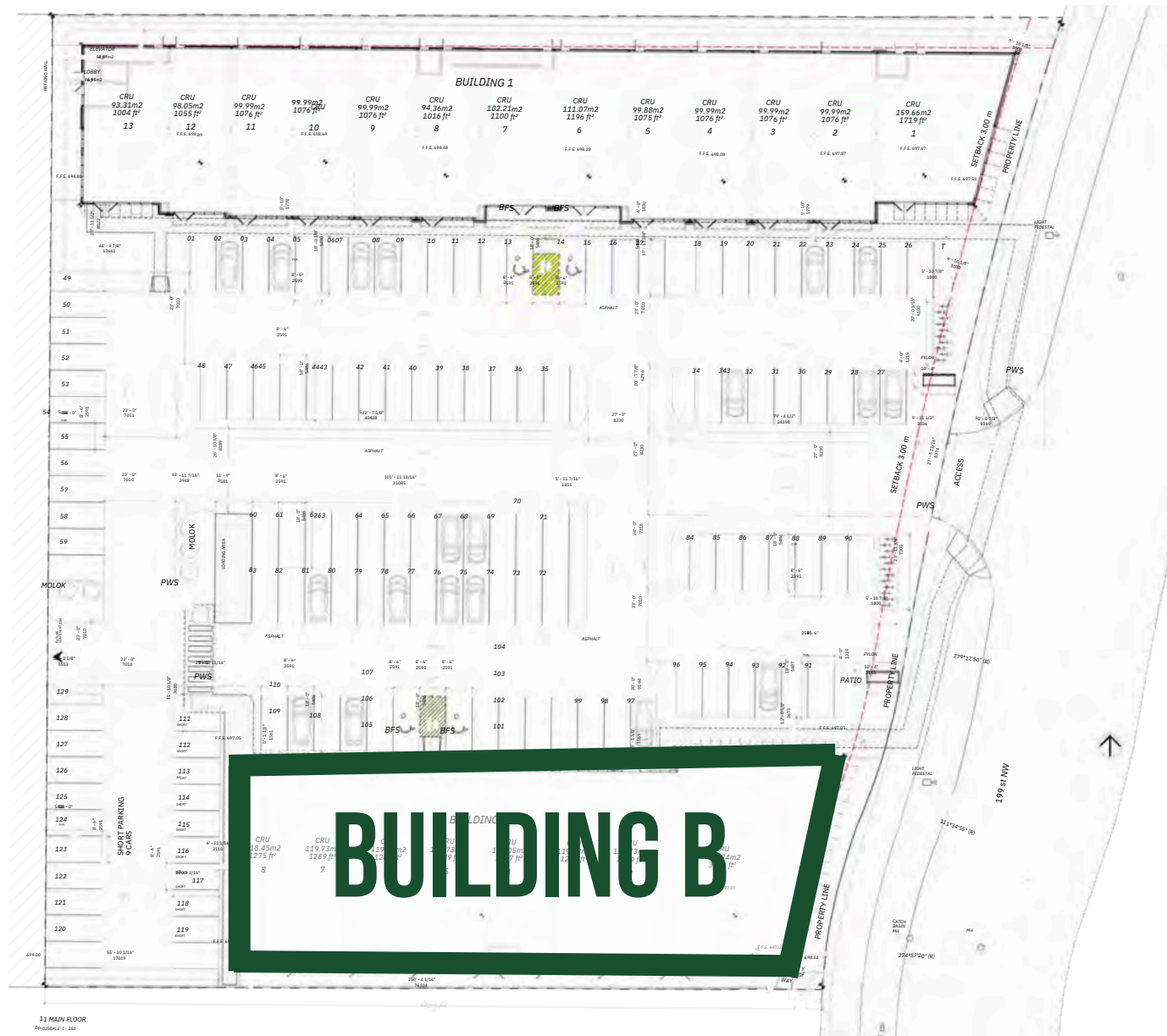
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PROPERTY DETAILS



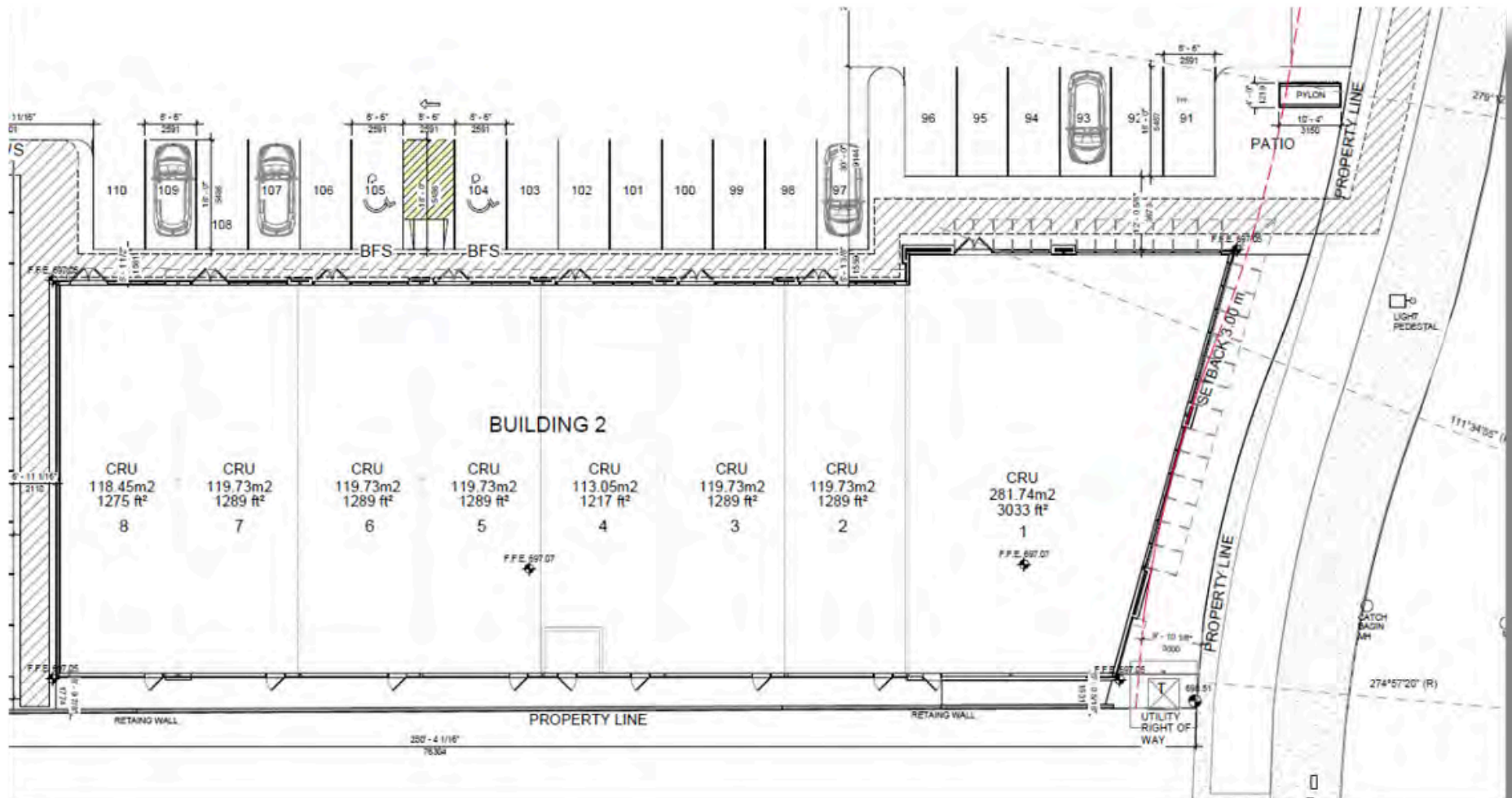
Lease Rate	Starting @\$38 PSF
Transaction Type	For Lease
CAC	Estimated \$15.00 PSF
Legal Address	Plan 122-140: Block 3; Lot 1
Zoning	CBI - Low Intensity Business
Total Building Area	Approx. 12,000 SF
Year Built	2025
Possession	Estimated Q4 2025

SITEPLAN SHOPPES AT HAMPTONS



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SITEPLAN MEDICAL (BUILDING B)



CONTACT US

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ROMI SARNA AND
ASSOCIATES

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 **(780) 450-6300**

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