

SHOPPES AT HAMPTONS

COME JOIN OUR
MEDICAL AND PHARMACY

POSSESSION READY UNITS

FINAL UNIT REMAINING!

4280 199 Street NW
Edmonton, AB

MaxWell
Commercial



ROMI SARNA AND
ASSOCIATES

FOR LEASE

JOIN THE SHOPPES AT HAMPTONS

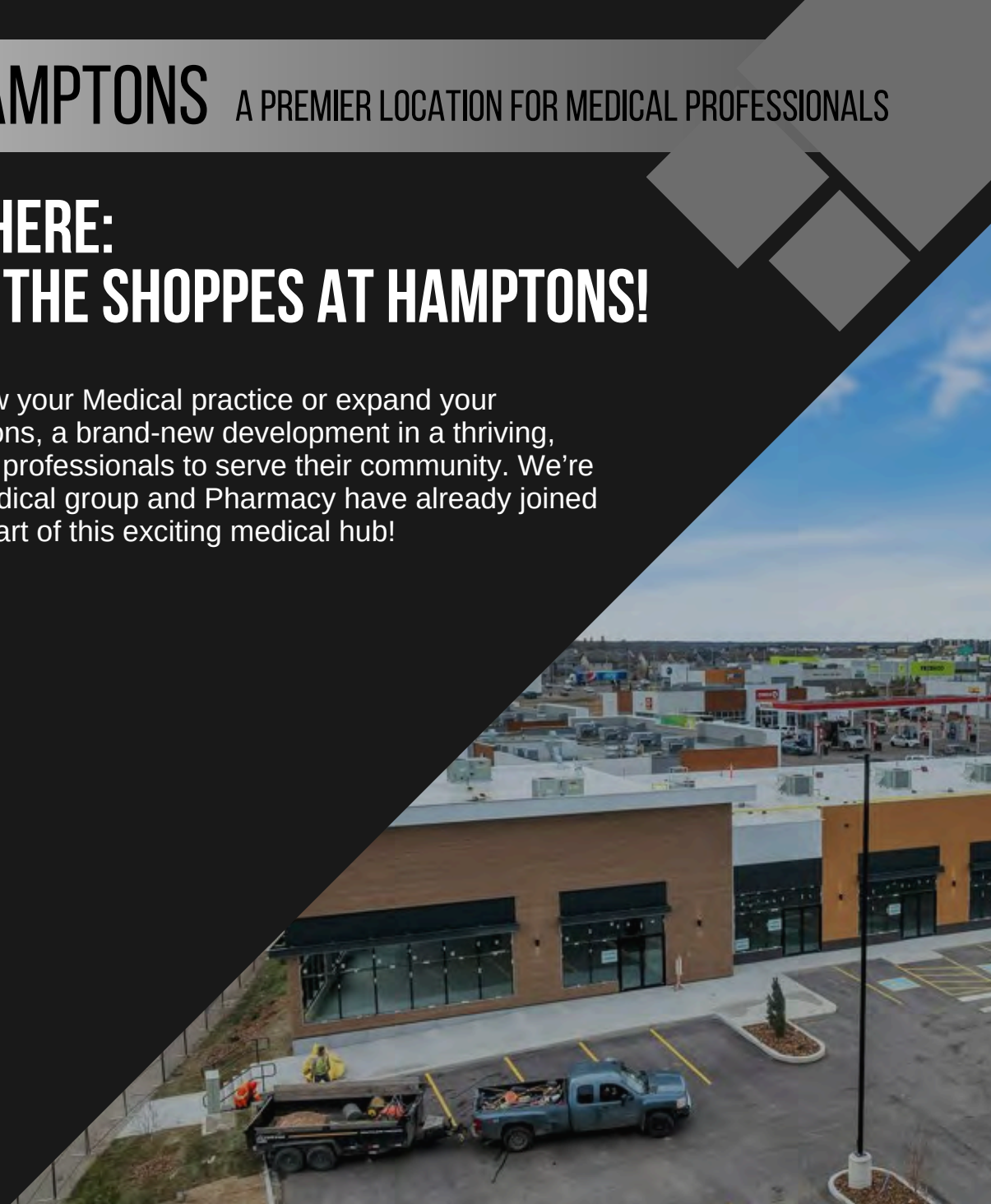
A PREMIER LOCATION FOR MEDICAL PROFESSIONALS

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



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%

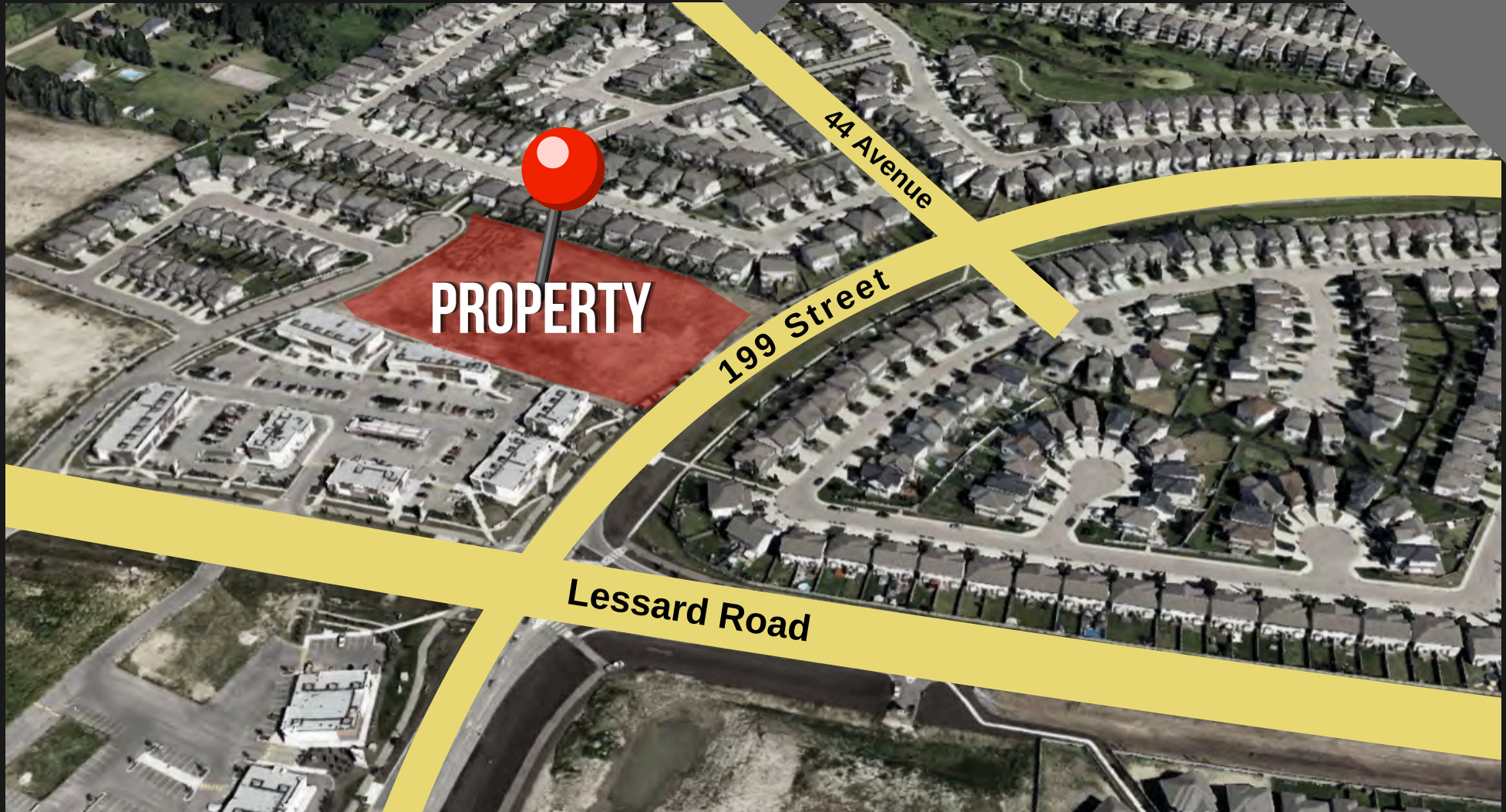


POPULATION & EXPOSURE

- 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



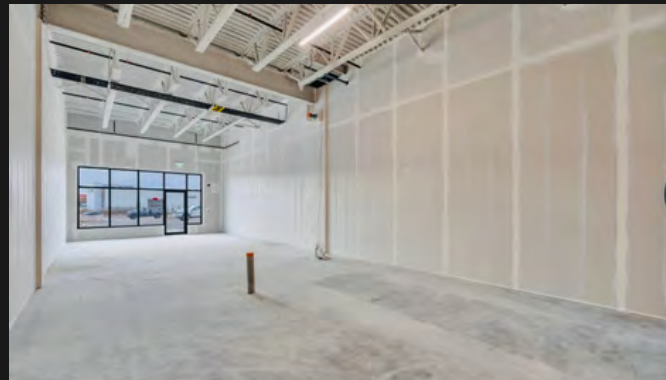
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PROPERTY DETAILS



Lease Rate	\$38-\$40 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	20,621 SF
Year Built	2025
Possession	Estimated Q4 2025

PROPERTY PHOTOS



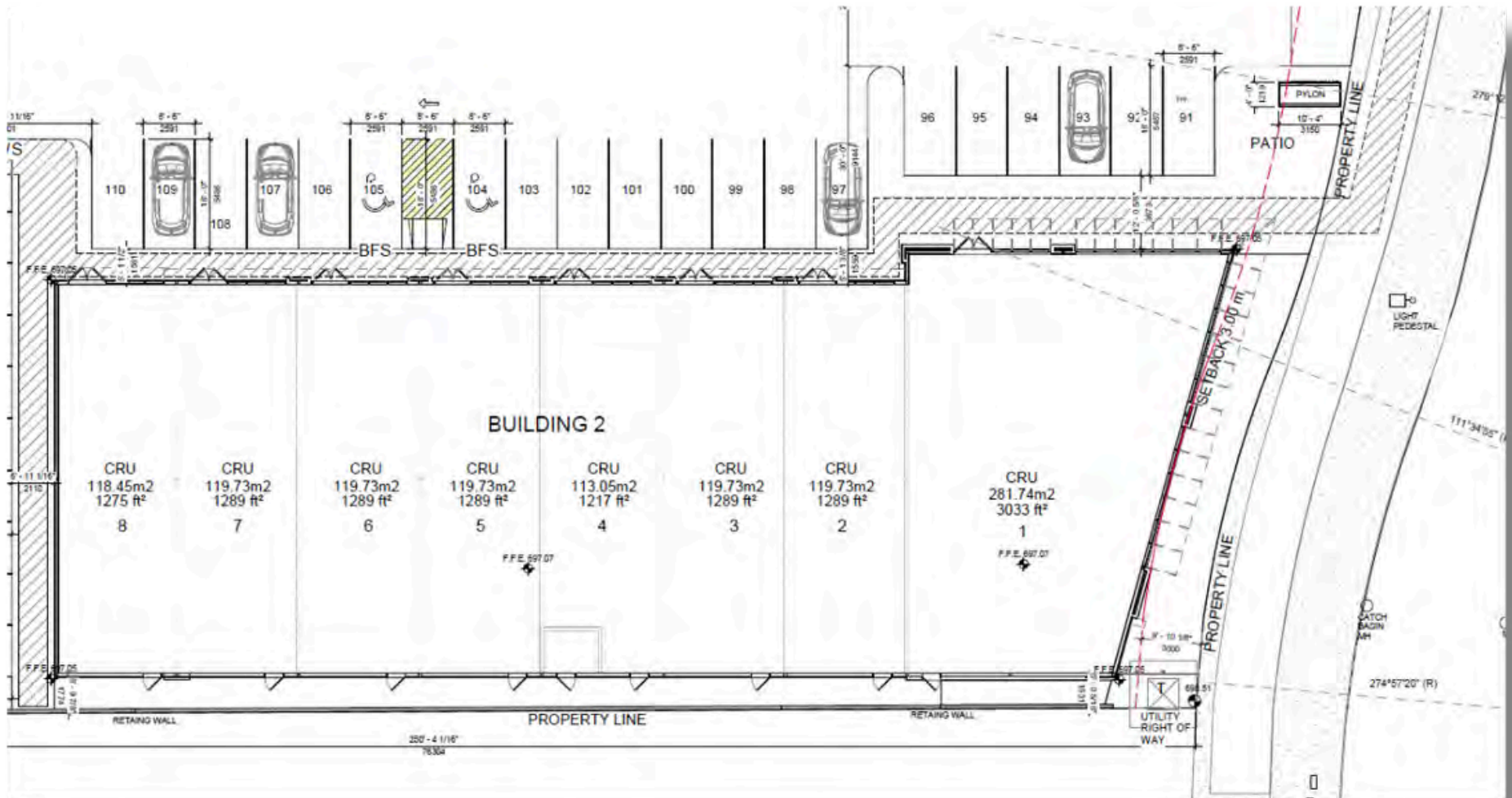
PROPERTY PHOTOS



SITEPLAN SHOPPES AT HAMPTONS



SITEPLAN MEDICAL (BUILDING B)



CONTACT US

MaxWell
Polaris

MaxWell
Commercial

RS

ROMI SARNA AND
ASSOCIATES

Romi Sarna

Email : romi@romisarna.ca

 **(780) 450-6300**

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