

## Existing Properties

### CALGARY

Kensington\* **OFFICE** Crowfoot Business Centre\* **OFFICE**

### RED DEER

Liberty Crossing\* **RETAIL**

### LETHBRIDGE

Lethbridge Centre\* **OFFICE**

## Ongoing Developments

### CALGARY

District at North Deerfoot **RETAIL | OFFICE | INDUSTRIAL**

### RED DEER

Clearview Market\* **RETAIL | OFFICE** McKenzie Industrial **INDUSTRIAL**

### AIRDRIE

Kingsview Market\* **RETAIL**

### CHESTERMERE

Chestermere Station **RETAIL**

## Future Opportunities

### CALGARY

Greenwich **RETAIL | OFFICE**

\* Proudly owned & professionally managed by Melcor REIT

## Kensington

1422 Kensington Road NW | Calgary

[brochure](#)

### Access to Sunnyside C-Train Station

- Pedestrian friendly, central location
- Access to C-Train and major bus routes
- In the heart of Calgary's urban village
- Close to all amenities
- Parking: \$175 u/g | \$50 surface



### Locator Map



### Vitals

Operating Costs: \$19.84  
Parking: 1:600

### Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
200	2,358	Immediately	Developed space

## Crowfoot Business Centre

400 Crowfoot Crescent NW | Calgary

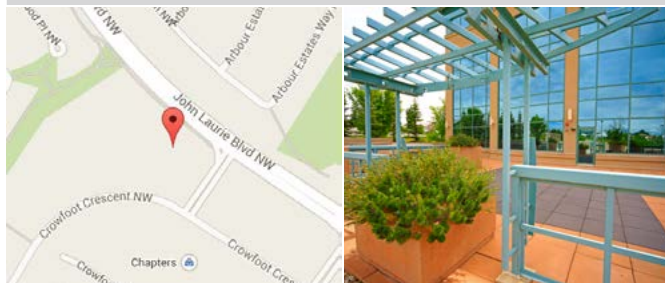
[brochure](#)

### Walking distance from C Train

- Excellent access to all amenities and services
- Access to C Train and major bus routes
- Located near Crowchild Trail and John Laurie Boulevard
- Equipped with large terrace for tenants



### Locator Map



### Vitals

Operating Costs: \$18.79  
Parking: 1:1,120

### Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
208	1,435	Immediately	Developed space
405	1,691	Immediately	Developed space
502	2,654	Immediately	Developed space

## Liberty Crossing

#409 & 411 Lantern Street | Red Deer

[brochure](#)

Located directly off of Queen Elizabeth II HWY

- Great visibility on a high traffic road
- Excellent retail corridor on Gasoline Alley
- Easy access and egress
- Located in close proximity to Costco, Staples and Cineplex Odeon



### Major Tenants

- The Hideout Eats & Beats
- Wolverine Gun & Tackle
- Canadian Clot

### Major Nearby Retailers:

- Costco
- Tim Hortons
- Petro Canada

### Vitals

Household Income: \$61,393  
2017 Operating Cost: \$6.26/sf

### Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
409C	22,129	February 2018	Developed space

## Lethbridge Centre

400 4th Avenue S | Lethbridge

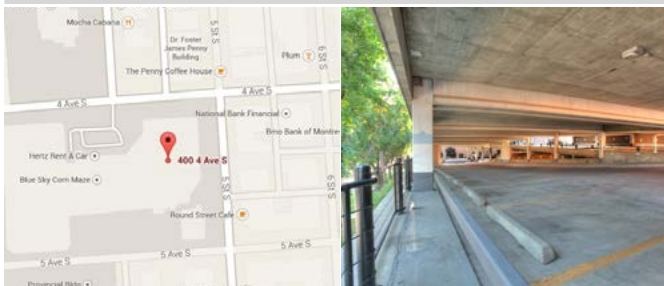
[brochure](#)

On-site security and management

- Prime downtown location
- Covered and surface parking
- Ideal for medical or professional offices
- More opportunities available in this property - visit melcor.ca or contact us for complete listings



### Locator Map



### Vitals

Operating Costs: \$10.54/sf  
Parking: 1:1,100

### Leasing Inquiries

Ashley Soames  
Avison Young  
403.942.6692

Grace Duff  
403.327.6211  
gduff@melcor.ca

Suite	Area (sf)	Available	Comment
154	1,115	Immediately	Developed space
240	4,736	Immediately	Developed space
301	8,016	Immediately	Developed space
1101	2,491	Immediately	Developed space

## The District at North Deerfoot

brochure

Deerfoot Trail | Country Hills Blvd | Calgary

### A Mixed-Use Lifestyle Campus

- Amenities include showers, running trails, & outdoor fitness stations
- Easy access to downtown Calgary
- Preleasing office space with underground parking
- Office, retail and industrial opportunities



Major Tenants	Zoning	Vitals	
<ul style="list-style-type: none"> <li>• McDonalds</li> <li>• Starbucks</li> <li>• Shell</li> <li>• Subway</li> <li>• Micro-Watt</li> </ul>	I-G (Industrial General)	Traffic Count	207,860
		Parking:	103 (u/g)   206 surface
	Office Floors	Office/Industrial	Leasing Inquiries
	5	Scott Sowinski	Chris Thompson/Alistair Corbett
		Melcor	CBRE
		780.945.2795	403.263.4444

Suite	Area (sf)	Available	Comment
Phase 2/3 CRU	1,000 - 2,400	Q4-2018	Retail space, call for details
Office space	96,000	Preleasing	Underground parking

## Clearview Market

brochure

CRU B | 47 Clearview Market Way  
CRU C | 8 Conway Street | Red Deer

### A Neighbourhood Shopping Centre

- Caters to the under-serviced northeast of Red Deer
- Family-friendly spray park
- Final CRU began construction in July 2015



Major Tenants	Vitals	
<ul style="list-style-type: none"> <li>• Shoppers Drug Mart</li> <li>• CIBC</li> <li>• McDonalds</li> <li>• RBC</li> <li>• Browns SocialHouse</li> <li>• Loblaws</li> </ul>	Operating Costs:	CRU B   \$13.40 CRU C   \$13.11 CRU Z   \$12.89
	Leasing Inquiries	
	Nola DeCecco	Jamie Topham
	780.945.4812	Cushman & Wakefield
	ndececco@melcor.ca	780.420.1177

Suite	Area (sf)	Available	Comment
CRU B - Unit 115	1,774	Immediately	Developed space
CRU C - Unit 170	1,357	Immediately	Undeveloped space; end cap
CRU D - Unit 110	1,164	Immediately	Developed space
CRU Z - Unit 115	1,185	Immediately	Undeveloped space
CRU Z - Unit 125	1,431	Immediately	Undeveloped space

## McKenzie Industrial

469 McCoy Drive | Red Deer

brochure

### Easy Access to the QEII Highway

- Close to nearby retail services
- Bay depths of 130' with 28' ceilings
- Leasing is 85% complete on 66,000 sf multi-bay building



### Major Tenants

- NCS Oilfield Services
- ThruTubing Solutions
- Schlumberger
- SNC Lavalin
- NOVA Chemicals

### Vitals

Zoning: MI - Medium Industrial  
 Parking: 102 stalls

### Leasing Inquiries

Nola DeCecco  
 780.945.4812  
 ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
100	7,914	Negotiable	Bays starting at 3,900 sf
104	7,914	Immediately	Bays starting at 3,900 sf

## Kingsview Market

Highway 2 & Yankee Blvd | Airdrie

brochure

### A Regional Powe Centre

- Exposure to high traffic volume
- Key location directly off of Queen Elizabeth II Highway
- Connected to regional path system and adjoining King's Heights community



### Major Tenants

- Shoppers Drug Mart
- Home Hardware
- Starbucks
- Tim Hortons
- BMO
- Save-On Foods

### Vitals

Traffic Count: 114,410  
 Household Income: \$119,324

### Office/Industrial Leasing Inquiries

Scott Sowinski Chris Thompson/Alistair Corbett  
 Melcor CBRE  
 780.945.2795 403.263.4444

Suite	Area (sf)	Available	Comment
Junior, Anchor, CRU, PAD	1,200 - 20,000	Q3-2018	Call for details

## Chestermere Station

Chestermere Blvd & Marina Drive  
Chestermere

brochure

### Chestermere's Premiere Shopping Destination

- Ideal mix of national and local tenants
- Neighbourhood shopping centre for The Shores of Chestermere and Westmere communities
- Master-planned development near established residential neighbourhoods



### Locator Map



### Vitals

Traffic Count: 22,960  
Household Income: \$142,832

### Leasing Inquiries

Scott Sowinski  
Melcor  
780.945.2795

Suite	Area (sf)	Available	Comment
205 CRU B	1,351	Immediately	Developed space

## Greenwich

Highway 1 & 83 Street | Calgary

brochure

### A Mixed-Use Lifestyle Campus

- Amenity rich with walking trails, outdoor fitness equipment, a climbing wall, community gardens
- Located directly off the TransCanada Highway
- Master-planned development near established residential neighbourhoods



### Locator Map



### Vitals

Traffic Count: 147,560  
Household Income: \$146,259

### Leasing Inquiries

Jarett Thompson  
Melcor  
403.270.1297

Call for leasing opportunities