

Existing Properties

CALGARY

Kensington*

OFFICE

Crowfoot Business 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

Kensington

1422 Kensington Road NW

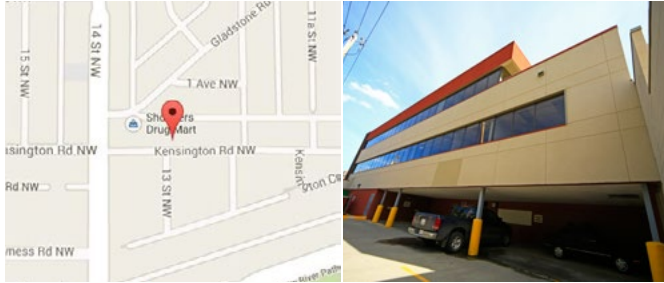
brochure

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: \$19.08
Parking: 1:600

Leasing Inquiries

Pat Melton
780.945.2815
pmelton@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-----------|-----------------|
| 200 | 2,273 | Immediate | Developed space |

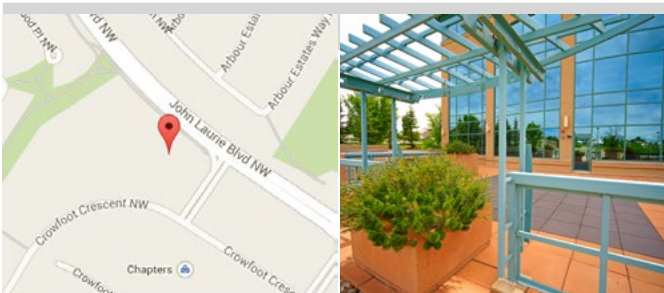
Crowfoot Business Centre

400 Crowfoot Crescent NW

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



Vitals

Operating Costs: \$18.52
Parking: 1:1,120

Leasing Inquiries

Pat Melton
780.945.2815
pmelton@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|---------------|-----------------|
| 502 | 2,991 | November 2016 | Developed space |

The District at North Deerfoot

brochure

Deerfoot Trail | Country Hills Blvd

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"> • McDonalds • Starbucks • Shell • Subway • Micro-Watt | I-G (Industrial General) | Traffic Count | 207,860 |
| | | Parking: | 103 (u/g) 206 surface |
| Office Floors | | Office/Industrial | Leasing Inquiries |
| | 5 | Jarett Thompson Melcor 403.270.1297 | Chris Thompson/Alistair Corbett CBRE 403.263.4444 |

| Suite | Area (sf) | Available | Comment |
|--------------|-----------|------------|---------------------|
| CRU A | 3,300 | Immediate | Retail space |
| Office space | 96,000 | Preleasing | Underground parking |

Clearview Market

brochure

CRU B | 47 Clearview Market Way

CRU C | 8 Conway Street

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"> • Shoppers Drug Mart • CIBC • McDonalds • RBC • Browns SocialHouse • Loblaws | Operating Costs: | CRU B \$12.90 CRU C \$13.02 |
| Leasing Inquiries | | |
| | Pat Melton 780.945.2815 pmelton@melcor.ca | Daniel Eggert 780.945.4658 rmiles@melcor.ca |

| Suite | Area (sf) | Available | Comment |
|------------------|---------------|-----------|---|
| CRU B - Unit 110 | 1,774 | Immediate | Developed space |
| CRU C - Unit 170 | 1,357 | Immediate | Undeveloped space; end cap |
| CRU Z | 1,200 - 5,900 | Immediate | Undeveloped space; end cap; patio available |

McKenzie Industrial

469 McCoy Drive

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

Pat Melton
 780.945.2815
 pmelton@melcor.ca

| Suite | Area (sf) | Available | Comment |
|------------------|-----------|-----------|---------------------------|
| Industrial space | 15,600 | Immediate | Bays starting at 3,900 sf |

Kingsview Market

Highway 2 & Yankee Blvd

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
- Sobeys

Vitals

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

Leasing Inquiries

Chris Thompson/Allistair Corbett
 CBRE
 403.263.4444

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-----------|------------------|
| 1 Bay | 800 | Immediate | Call for details |
| 1 Bay | 1,200 | Immediate | Call for details |

Chestermere Station

Chestermere Blvd & Marina Drive

[brochure](#)

A Neighbourhood Shopping Centre

- Chestermere's primary shopping destination
- Direct access to the TransCanada Highway
- Balanced mix of tenants serving the community
- Located in Melcor's premier community of Westmere



Major Tenants

- Scotiabank
- Safeway
- ATB Financial
- Shoppers Drug Mart
- TD Bank
- Dairy Queen

Vitals

Traffic Count: 56,010
Household Income: \$119,324 Primary

Leasing Inquiries

Chris Thompson/Alistair Corbett
CBRE
403.263.4444

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-----------|------------------|
| 1 Bay | 1,130 | Q4-2016 | Call for details |

Greenwich

Highway 1 & 83 Street

[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