

## 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

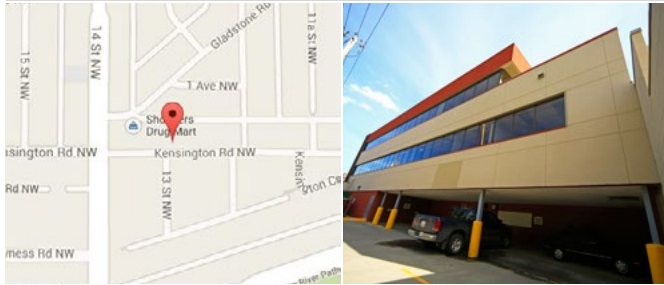
brochure

### 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

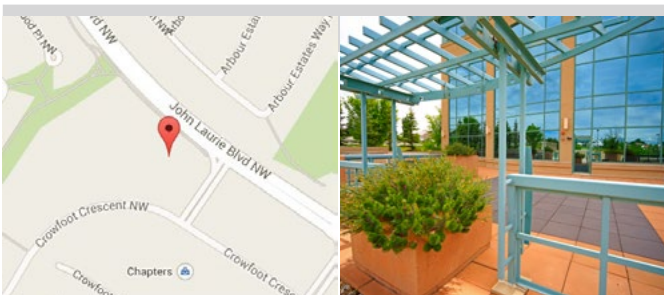
## Crowfoot Business Centre

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"> <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	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"> <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   \$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