

# **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

# **Future Opportunities**

**CALGARY** 

Greenwich RETAIL | OFFICE

\* Proudly owned & professionally managed by Melcor REIT

# 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



Suite Area (sf) **Available** 200 2,273 Immediate

# 1422 Kensington Roa

**Vitals Operating Costs:** \$19.08 Parking: 1:600

**Leasing Inquiries** 

Pat Melton 780.945.2815

pmelton@melcor.ca

Comment Developed space

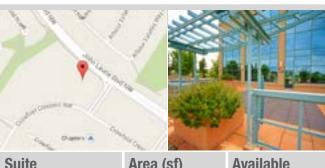
# **Crowfoot Business** Centre

brochure

400 Crowfoot Crescent NW

# **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



Suite	Area (sf)	Available
502	2,991	November 2016



#### **Vitals**

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

# **Leasing Inquiries**

Pat Melton 780.945.2815 pmelton@melcor.ca

Comment 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
- Office, retail and industrial opportunities

,			
Major Tenants	Zoning		Vitals
<ul> <li>McDonalds</li> </ul>	I-G (Industrial General)	Traffic Count	207,860
<ul> <li>Starbucks</li> </ul>	,	Parking:	103 (u/g)   206 surface
<ul><li>Shell</li><li>Subway</li><li>Micro-Watt</li></ul>	Office Floors	Office/Industrial	Leasing Inquiries
	5	Jarett Thompson	Chris Thompson/Alistair Corbett
	· ·	Melcor	CBRE
		403.270.1297	403.263.4444

Suite	Area (sf)	Available	Comment
CRU A	1,200 - 2,400	Q4-2017	Retail space
Office space	96,000	Preleasing	Underground parking

#### **Clearview Market**

brochure

CRU B I 47 Clearview Market Wav 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

# **Vitals**

# **Major Tenants**

- Shoppers Drug Mart
- CIBC
- McDonalds
- RBC
- Browns SocialHouse
- Loblaws

CRU B | \$12.90 Operating Costs: CRU C | \$13.02

# **Leasing Inquiries**

Jamie Topham Pat Melton 780.945.2815 Cushman & Wakefield pmelton@melcor.ca 780.420.1177

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
- BM0
- Save-On Foods

# 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
4 Bays	1,200 - 5,000	Q4-2017	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**





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

# **Leasing Inquiries**

Jarett Thompson Melcor 403.270.1297

**Call for leasing opportunities** 

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