

## Existing Properties

Proudly owned & professionally managed by Melcor REIT

### EDMONTON

100th Street Place	<b>RETAIL   OFFICE</b>	Birks Building	<b>RETAIL   OFFICE</b>
Capilano Centre	<b>RETAIL   OFFICE</b>	Coast Home Centre	<b>RETAIL</b>
Melton Building	<b>RETAIL   OFFICE</b>	Miller Crossing	<b>RETAIL</b>
Princeton Place	<b>RETAIL   OFFICE</b>	Royal Bank Building	<b>RETAIL   OFFICE</b>
Stanley Building	<b>OFFICE</b>	Sterling Business Centre	<b>OFFICE</b>
Trail Business Centre	<b>OFFICE</b>	Westcor Building	<b>RETAIL   OFFICE</b>
Westgate Business Centre	<b>OFFICE</b>	White Oaks Square	<b>RETAIL   OFFICE</b>

### SPRUCE GROVE

Westgrove Common **RETAIL**

### LEDUC

Corinthia Plaza **RETAIL**      Leduc Common **RETAIL**

## Ongoing Developments

### EDMONTON

Village at Blackmud Creek **OFFICE**      West Henday Promenade **RETAIL**

### SPRUCE GROVE

Campsite Industrial Park **INDUSTRIAL**

### LEDUC

Telford Industrial Park **INDUSTRIAL**

### FORT MCMURRAY

Stoneycreek Village **RETAIL | OFFICE**

## Future Opportunities

### EDMONTON

Melton Block **RETAIL | OFFICE**      Shoppes of Jagare Ridge **RETAIL**

### ST. ALBERT

Jensen Lakes Crossing **RETAIL**

**LEDUC**      Rollyview **RETAIL**      Woodbend Market **RETAIL**

## 100th Street Place

10150 100 Street NW

brochure



### A Downtown Office Building

- Located in the heart of downtown
- Trendy Rice Howard Way location
- Near the courthouse — ideal for a law firm or professional office
- LRT and major bus route access

### Locator Map



### Vitals

Operating Costs: \$16.60  
Parking: None

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
201	2,151	Immediately	Undeveloped space
870	1,942	Immediaetly	Developed space

## Birks Building

10113 104 Street NW

brochure



### Heritage Office Space on 104th Street

- Prime location on vibrant 104th Street
- Direct LRT and major bus route access
- Prestigious historical building with stunning architectural details
- Operable windows and flexible HVAC hours

### Locator Map



### Vitals

Operating Costs: \$15.93  
Parking: None | Indoor bike storage

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
252	856	Immediately	Developed space

## Capilano Centre

9945 50 Street NW

brochure

### Fully Updated Professional Space

- Situated on primary north-south arterial road
- Access to Edmonton's southeast industrial district & Sherwood Park.
- 15 minutes to downtown Edmonton
- Modernization of exterior, common areas, windows complete in 2013

### Locator Map



### Vitals

Operating Costs: \$14.52  
Parking: 2:1,000

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
104	3,590	Negotiable	Developed main floor space
512	1,410	July 2017	Developed space
514/518	5,066	July 2017	Developed space

## Coast Home Centre

10804 170 Street NW

brochure

### High Traffic Location

- Excellent retail corridor with 170th Street frontage
- Excellent access and egress
- Ample customer parking
- Exposure to high traffic area



### Major Tenants

- Arctic Spas
- ABC Country Restaurant
- Subway
- Windshield Surgeons

### Vitals

Traffic Count: 71,000  
Household Income: \$87,325 Primary

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
10834	5,000	Immediately	Open space
10852	5,001	Immediately	Improved retail space
10846	6,550	Negotiable	Developed space
10810	2,135	Immediately	Improved retail space

## Melton Building

10310 Jasper Avenue NW

brochure

### Prominent Jasper Avenue Office Building

- Excellent downtown location
- On-site building management
- Direct access to LRT and major bus routes
- Flexible HVAC hours
- Access to all amenities and services



### Locator Map



### Vitals

Operating Costs: \$14.14  
Parking: None

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
10316	2,446	Immediately	Retail, undeveloped space
555	3,089	Immediately	Developed space
620	6,464	Immediately	Undeveloped space
700	13,074	Immediately	Developed full floor

## Miller Crossing

14251 50 Street NW

brochure

### Ideal Northeast Location

- Direct access to Anthony Henday via Manning Drive
- Nearby bus routes and public transportation hubs
- Ideally located in an exciting mixed-use area



### Major Tenants

- Rexall
- Starbucks
- Miller Crossing Dental
- Pizza Depot

### Vitals

Traffic Count: 34,600  
Household Income: \$198,661 Primary

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
4A	950	Immediately	Raw space

## Princeton Place

10339 124 Street

brochure

### Modern & Upgraded Professional Building

- Prominently located on 124th Street — one of Edmonton's most vibrant shopping districts
- Close proximity to downtown
- Ample covered & surface parking
- Updated main lobby and HVAC upgrades



### Locator Map



### Vitals

Operating Costs: \$16.97  
Parking: 1:750

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
201	4,354	Immediately	Developed space
500	2,359	September 2017	Developed space

## Royal Bank Building

10107 Jasper Avenue

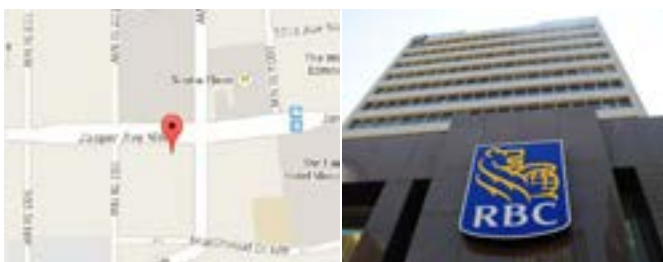
brochure

### Downtown Office Building with Pedway Access

- BOMA BEST Level 2 Certified Green & Responsible building
- Central location in the heart of downtown Edmonton
- 24 hour security



### Locator Map



### Vitals

Operating Costs: \$17.71  
Parking: 1:500

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
9	2,867	Immediately	Concourse level
500	7,900	Immediately	Developed full floor
602	1,521	Immediately	Developed space
603	1,279	Immediately	Developed space
900	7,900	Immediately	Developed full floor
1000	3,800	Immediately	Undeveloped space
1300	7,900	Immediately	Undeveloped space

## Stanley Buildings

11748 Kingsway Avenue

brochure

### Community Vibe in Kingsway Business District

- Close proximity to Kingsway Mall
- Excellent access to downtown Edmonton
- Easy access to major freeway Yellowhead Trail
- Beautifully landscaped with community courtyard



### Locator Map



### Vitals

Operating Costs: \$14.40  
Parking: 1:500

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
201	1,930	Immediately	Developed space

## Sterling Business Centre

17420 Stony Plain Road

brochure

### Prominent West End Location

- Access to several major roadways
- Ample surface and heated underground parking
- Community courtyard access for tenants
- After hours security system
- Energy efficient lighting throughout



### Locator Map



### Vitals

Operating Costs: \$15.99  
Parking: 1:500 (u/g) | 1:750 surface

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
100	7,303	Negotiable	Developed space
210	2,100	May 2017	Developed space

## Trail Business Centre

13220 St. Albert Trail

brochure

### Prominent St. Albert Trail Location

- Great visibility on high traffic road
- Separate HVAC units
- Main floor retail
- Free energized surface and visitor parking
- Atrium style lobby



### Locator Map



### Vitals

Operating Costs: \$13.36  
Parking: 1:500

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
104	1,140	Immediately	Undeveloped interior space
108	2,532	Immediately	Undeveloped main floor space
304	1,931	Immediately	Developed space

## Westcor Building

12323 Stony Plain Road

brochure

### BOMA BEST Level 2 Certified Green & Responsible

- Prime 124th Street location
- Ample parking
- Main floor retail
- Flexible HVAC hours
- Easy access to downtown Edmonton



### Locator Map



### Vitals

Operating Costs: \$17.65  
Parking: 2.2:1,200

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
601	5,827	Immediately	Undeveloped space

## Westgate Business Centre

10203 178 Street NW

[brochure](#)

### Beautifully Landscaped with Community Vibe

- Ample parking
- Beautifully landscaped green space
- Small community vibe
- Easy access to downtown Edmonton via Stony Plain Road



### Locator Map



### Vitals

Operating Costs: \$13.81  
Parking: 3:1,000

### Leasing Inquiries

Nola DeCecco Pat Melton  
780.945.4812 780.945.2815  
ndececco@melcor.ca pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
10250A	6,517	January 2018	Developed space
10250	4,300	January 2018	Developed space

## White Oaks Square

137 Avenue | 122 Street

[brochure](#)

### Neighbourhood Shopping Centre

- Located on high traffic 137 Avenue
- Surrounded by established northwest residential communities
- Mixed-use office and retail space
- Competitive lease rates



### Major Tenants

- The Brick
- Mark's Work Warehouse
- BMO
- Moore's Clothing for Men

### Vitals

Trade Area Population: 10,885 Primary  
Household Income: \$86,861

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
100	942	Immediately	Developed main floor space
108	2,628	Immediately	Developed main floor space; Contiguous with Suite 100



## Westgrove Common

4 McLeod Avenue, Spruce Grove

brochure

### Regional Shopping Centre serving Spruce Grove

- Located on Highway 16A, a major east/west arterial road
- Great visibility on high traffic road
- Shadow anchored by Home Depot and Superstore



### Major Tenants

- Canadian Brewhouse
- Home Depot
- RBC
- Starbucks
- Superstore
- TD Canada Trust
- The Brick

### Vitals

Trade Area Population: 71,492  
Household Income: \$82,415

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
307	2,261	Immediately	Developed space

## Corinthia Plaza

4302 50 Street | Leduc

brochure

### Established Retail Plaza

- Strong retail location south of downtown Leduc
- Ideal location in a mixed-use centre
- Completely renovated in 2001
- 2 new buildings added in 2001



### Major Tenants

- Mac's
- Agapeland Daycare
- Liquor Stores GP
- Medicine Shoppe
- Nitza's Pizza

### Vitals

Traffic Count: 48,920 (Hwy 2)  
Household Income: \$102,670 Primary

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
33	3,200	Immediately	Developed open concept space; end cap

## Leduc Common

5209 Discovery Boulevard | Leduc

[brochure](#)

### Leduc's Largest Retail Destination

- Located directly off of Queen Elizabeth II Highway
- Exposure to high volume traffic
- Close proximity to several residential areas
- Future opportunities: 24,700 sf junior box pads and CRUs



### Major Tenants

- Sport Chek
- Canadian Tire
- Tim Hortons
- Walmart
- Original Joe's
- TD Canada Trust
- Rona

### Vitals

Traffic Count: 48,920 (Hwy 2)  
Household Income: \$102,670 Primary

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
108 CRU D	6,728	Immediately	Improved retail space
109 CRU D	3,045	Immediately	Contiguous with Unit 108
101A CRU H	3,400	Immediately	Undeveloped space

## The Village at Blackmud Creek

Ellerslie Road & Calgary Trail

[brochure](#)

### Master-Planned Business Campus

- Suburban office space in strategic location - 14 minute drive to Edmonton International Airport
- Amenity rich with outdoor work stations, fitness equipment, walking trails and ponds
- Focus on employee lifestyle & retention



### Major Tenants

- Fountain Tire
- Kids & Company
- Tim Hortons
- Amazing Wok
- CoCo Nails
- Haircut Express

### Vitals

Traffic Count: 48,920  
Total Leasable Area: 725,000 sf

### Leasing Inquiries

Daniel Eggert Cory Wosnack/Karnie Vertz  
Melcor Avison Young  
780.945.4658 780.420.4850

Suite	Area (sf)	Available	Comment
105	5,190	Immediate	Undeveloped space
New office development	1,200 - 30,000	2017	Anchored by RBC Dominion Securities

## West Henday Promenade

87 Avenue & Anthony Henday

[brochure](#)



### Premier West Edmonton Shopping Centre

- Immense growth in surrounding residential areas
- Adjacent a busy transit centre
- Future office and residential opportunities
- Serving Lewis Estates and surrounding west Edmonton communities

### Major Tenants

- Sobeys
- Tim Hortons
- Shoppers Drug Mart
- CIBC
- RBC
- Brown's Social House

### Vitals

Traffic Count: 72,300  
Household Income: \$102,008 Primary

### Leasing Inquiries

Daniel Eggert  
Melcor  
780.945.4658

Suite	Area (sf)	Available	Comment
SE1	1,800	Q3 2017	Call for details

## Campsite Business Park

Campsite Rd | S of Hwy 16A  
Spruce Grove

[brochure](#)



### Turnkey Office & Ample Yard Space

- Home of NAIT's Spruce Grove campus
- Near Yellowhead Trail & Acheson
- Building and yard space for lease
- Build-to-suit available
- Land for sale from 1.25 - 4 acres

### Rendering



### Vitals

Zoning: MI - Medium Industrial  
Parking: 40 Stalls

### Leasing Inquiries

Daniel Eggert Richard Lizotte  
Melcor Lizotte & Associates  
780.945.4658 780.488.0888

For sale	Area (sf)	Available	Comment
Industrial space	1.25-4 acres	Call for details	Build-to-suit OR parcels for sale

## Telford Industrial Park

65 Avenue & 39 Street | Leduc

[brochure](#)

### Industrial Campus with Excellent QE II Access

- Easy access to QEII and 65 Avenue in Leduc
- Building and yard space for lease
- Build-to-suit available
- Land for sale from 1.5 - 27 acres
- Walking paths and outdoor seating areas



### Major Tenants

- Basinktek
- NDT Global
- Layher Scaffoldings

### Vitals

Zoning: LI - Light Industrial  
 Parking: Warehouse: 1 stall /1,076 sf  
 Office: 1 stall/377 sf

### Leasing Inquiries

Daniel Eggert                      Richard Lizotte  
 Melcor                                Lizotte & Associates  
 780.945.4658                      780.488.0888

For sale	Area (sf)	Available	Comment
Industrial space	1.5 - 27 acres	Immediate	Build-to-suit OR parcels for sale

## Stoneycreek Village

NW of Prospect Drive  
 & Riverstone Ridge | Fort McMurray

[brochure](#)

### A Unique Retail & Office Campus

- Unique office opportunities
- Underground parkade with elevator to office floor
- Retail leasing is 98% complete with 40% of office space leased



### Major Tenants

- Save on Foods
- CIBC
- Shoppers Drug Mart
- Shell Canada
- Starbucks
- McDonalds
- Lasik MD

### Vitals

Traffic: 27,380  
 Household Income: \$207,752 Primary

### Office Leasing Inquiries

Daniel Eggert    Ken Williamson/Carl Pederson  
 Melcor                                Colliers International  
 780.945.4658    780.880.0663 / 780.880.9045

Suite	Area (sf)	Available	Comment
A5	1,150	Immediate	Undeveloped retail space
218	2,469 - 5,874	Immediate	Undeveloped space; contiguous with 220/221; demisable
220	1,783 - 5,874	Immediate	Undeveloped space; contiguous with 218/221
221	1,622 - 5,874	Immediate	Undeveloped space; contiguous with 218/220
214	2,008	Immediate	Undeveloped space

## Melton Block

10133 104 Street

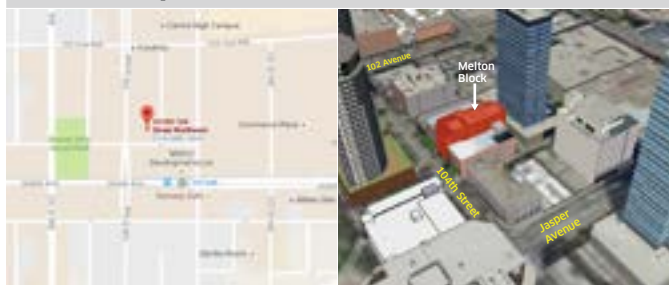
brochure

### Modern Character Building on 104th Street

- Located in a Heritage Zone with modern amenities
- Green rooftop patio access for tenants and a common penthouse boardroom
- Main floor restaurant opportunity
- Direct LRT access



### Locator Map



### Vitals

Floors: 6 + Main floor retail  
 Parking: 9 stalls

### Leasing Inquiries

Daniel Eggert  
 Melcor  
 780.945.4658

Call for leasing opportunities

## The Shoppes of Jagare Ridge

28 Avenue SW & 141 Street

brochure

### A Neighbourhood Shopping Centre

- Serving surrounding residential communities in the growing Heritage Valley
- High retail interest due to lack of commercial development in the area
- Easy access to Anthony Henday & QE II



### Locator Map



### Vitals

Household Income: \$107,416 Primary  
 Total Leasable Area: 85,650 sf

### Leasing Inquiries

Daniel Eggert Mark McCann/Gary Killips  
 Melcor Cushman & Wakefield  
 780.945.4658 780.420.1177

Suite	Area (sf)	Available	Comment
CRU, PAD	1,200 - 18,000	2017	Retail space - call for details
Office	1,200 - 14,000	2017	Suburban office space

## Jensen Lakes Crossing

St. Albert Trail & Jensen Lakes Boulevard

brochure



### Regional Shopping Centre

- Serving the Jensen Lakes community - St. Albert's first beach community
- Anchored by Landmark Cinemas
- High traffic area, located near Costco
- Great exposure to St. Albert Trail

### Locator Map



### Vitals

Household Income: \$150,134 Primary  
Total Leaseable Area: 173,000 sf

### Office Leasing Inquiries

Daniel Eggert Melcor 780.945.4658  
Jamie Topham/Gary Killips Cushman & Wakefield 780.420.1177

Suite	Area (sf)	Available	Comment
Anchor, CRU, PAD	1,200 - 50,000	2018	Call for details

## Rollyview Commercial

Rollyview Road & Black Gold Drive  
Leduc, AB

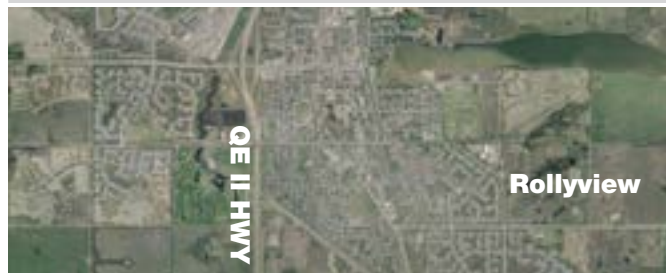
brochure



### A Neighbourhood Shopping Centre

- A new development in Leduc next to the Leduc Recreation Centre
- Serving new neighbourhoods in Leduc including Southfork, Tribute, Meadowview Park and Robinson

### Locator Map



### Vitals

Household Income: \$90,965 Primary  
Total Leaseable Area: 105,000 sf

### Leasing Inquiries

Daniel Eggert Melcor 780.945.4658  
Mark McCann/Gary Killips Cushman & Wakefield 780.420.1177

Suite	Area (sf)	Available	Comment
Anchors, CRU, PAD	1,200 - 40,000	TBD	Call for details

## Woodbend Market

Highway 39 & 69 Street | Leduc

[brochure](#)



### A Neighbourhood Shopping Centre

- A future development in Leduc
- 125,000 sf of leasable area
- Serving surrounding residential communities in Leduc
- Current opportunities: PAD, CRU, Gas Bar

### Locator Map



### Vitals

Household Income: \$90,965 Primary  
Total Leasable Area: 105,000 sf

### Leasing Inquiries

Daniel Eggert      Mark McCann/Gary Killips  
Melcor              Cushman & Wakefield  
780.945.4658      780.420.1177

Suite	Area (sf)	Available	Comment
PAD, CRU, Gas Bar	1,200 - 40,000	2018	Call for details