

## 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**

## Kensington

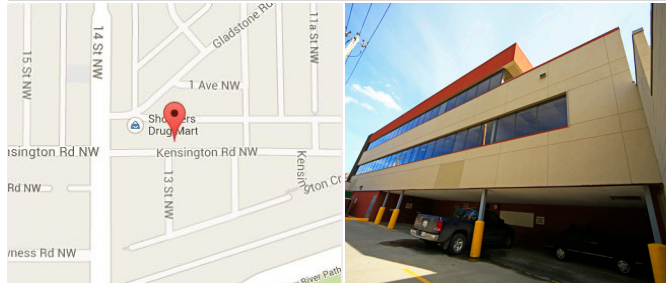
1422 Kensington Road NW

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

200

### Area (sf)

2,273

### Available

Immediate

### Comment

Developed space

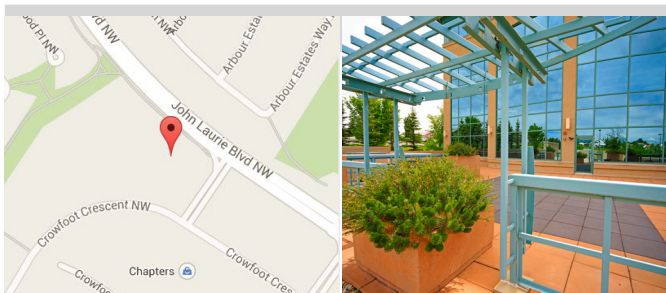
## Crowfoot Business Centre

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

502

### Area (sf)

2,991

### Available

Immediate

### 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 parking
- Office, retail and industrial opportunities

Major Tenants	Zoning
<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)
Office Floors	5



Vitals	
Traffic Count	207,860
Parking:	103 (u/g)   206 surface
Office/Industrial	Leasing Inquiries
Jarett Thompson Melcor 403.270.1297	Chris Thompson/Alistair Corbett CBRE 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 | 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	Jamie Topham Cushman & Wakefield 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	1,310 - 1,400	Immediate	Undeveloped space

## 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
- 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**



**Vitals**

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

**Leasing Inquiries**

Jarett Thompson  
Melcor  
403.270.1297

**Call for leasing opportunities**