

## Existing Properties

Proudly owned & professionally managed by Melcor REIT

### EDMONTON

|                          |   |                          |   |
|--------------------------|---|--------------------------|---|
| 100th Street Place       | <a href="#">RETAIL</a>   <a href="#">OFFICE</a> | Birks Building           | <a href="#">RETAIL</a>   <a href="#">OFFICE</a> |
| Capilano Centre          | <a href="#">RETAIL</a>   <a href="#">OFFICE</a> | Coast Home Centre        | <a href="#">RETAIL</a>                          |
| Melton Building          | <a href="#">RETAIL</a>   <a href="#">OFFICE</a> | Miller Crossing          | <a href="#">RETAIL</a>                          |
| Princeton Place          | <a href="#">RETAIL</a>   <a href="#">OFFICE</a> | Royal Bank Building      | <a href="#">RETAIL</a>   <a href="#">OFFICE</a> |
| Stanley Building         | <a href="#">OFFICE</a>                          | Sterling Business Centre | <a href="#">OFFICE</a>                          |
| Trail Business Centre    | <a href="#">OFFICE</a>                          | Westcor Building         | <a href="#">RETAIL</a>   <a href="#">OFFICE</a> |
| Westgate Business Centre | <a href="#">OFFICE</a>                          | White Oaks Square        | <a href="#">RETAIL</a>   <a href="#">OFFICE</a> |

### 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

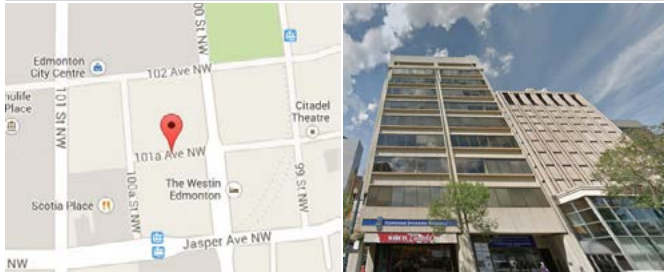
brochure

### 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

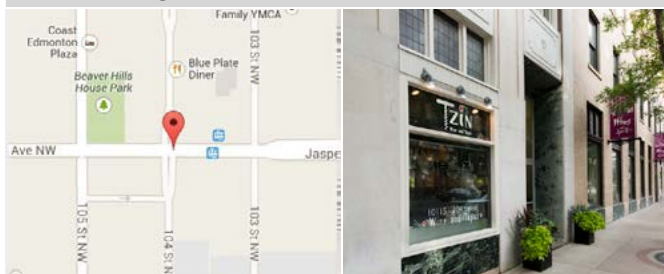
brochure

### 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

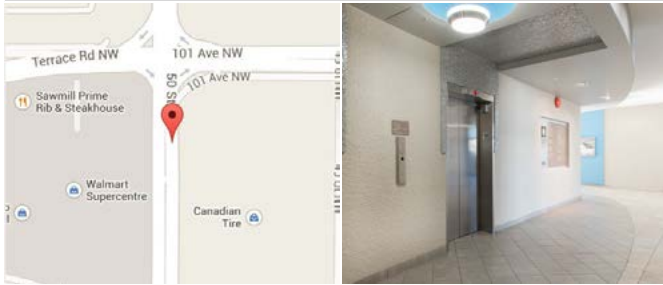
9945 50 Street NW

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 |

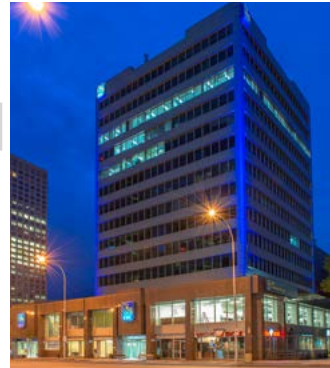
## Royal Bank Building

10107 Jasper Avenue

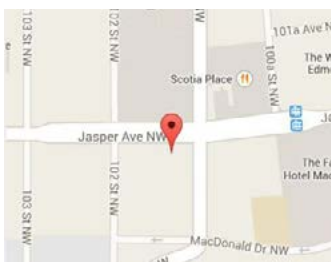
brochure

### 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

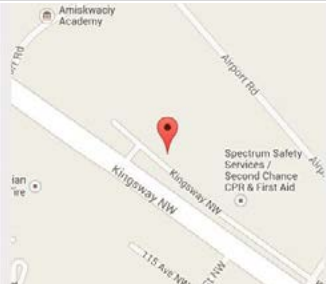
brochure

### 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 |
| 115   | 2,606     | November 1, 2017 | Developed space |
| 210   | 2,100     | Immediately      | Developed space |



## Trail Business Centre

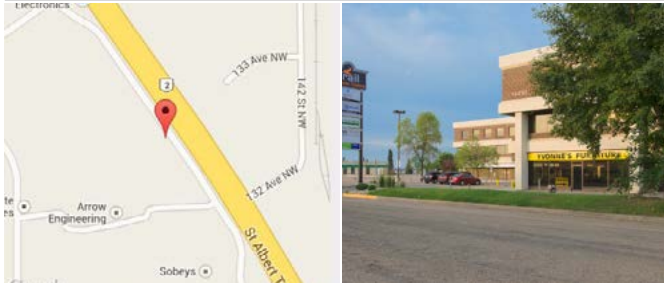
13220 St. Albert Trail

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              |
| 308   | 2,289     | Immediately | Developed space              |

## Westcor Building

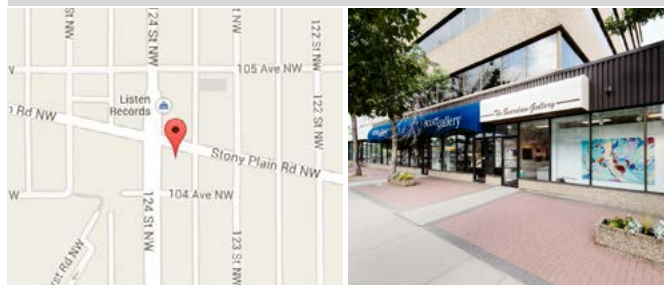
12323 Stony Plain Road

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

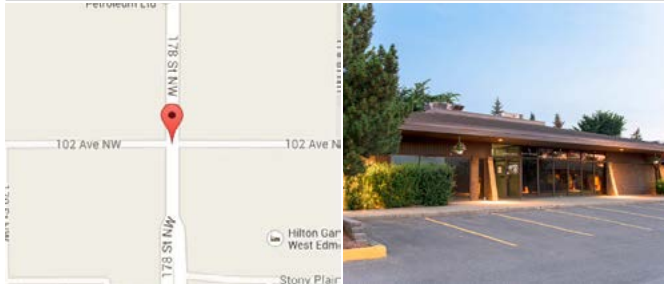
10203 178 Street NW

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



### Suite

10250

### Area (sf)

4,300

### Available

January 2018

### Comment

Developed space

### Vitals

Operating Costs: \$13.81

Parking: 3:1,000

### Leasing Inquiries

Nola DeCecco

780.945.4812

ndececco@melcor.ca

Pat Melton

780.945.2815

pmelton@melcor.ca

## 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

100

### Area (sf)

942

### Available

Immediately

### Comment

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          | Immediately | 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 CRU Endcap | 1,880     | Q4 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 | Immediately | 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         | Immediately | Undeveloped retail space                              |
| 218   | 2,469 - 5,874 | Immediately | Undeveloped space; contiguous with 220/221; demisable |
| 220   | 1,783 - 5,874 | Immediately | Undeveloped space; contiguous with 218/221            |
| 221   | 1,622 - 5,874 | Immediately | Undeveloped space; contiguous with 218/220            |
| 214   | 2,008         | Immediately | Undeveloped space                                     |

## Melton Block

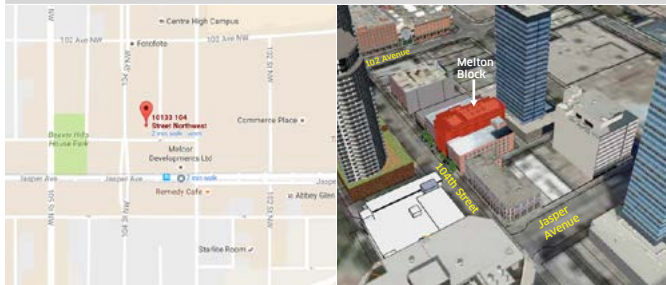
10133 104 Street

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

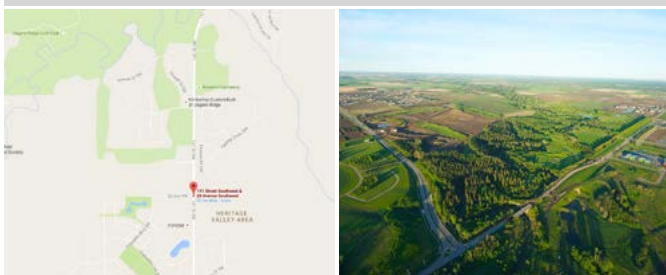
28 Avenue SW & 141 Street

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                                  |
|------------------|----------------|-----------|--|
| Phase 1 CRU      | 1,200 - 18,000 | Q1-2018   | Retail space - call for details          |
| Phase 2 CRU/PAD  | 1,200 - 18,000 | Q1-2018   | Retail space - call for details          |
| 2nd Floor Office | 1,200 - 8,000  | Q1-2018   | Suburban office space - Call for details |

## 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

Daniel Eggert  
Melcor  
780.945.4658

### Leasing Inquiries

Jamie Topham/Gary Killips  
Cushman & Wakefield  
780.420.1177

| Suite            | Area (sf)      | Available | Comment          |
|------------------|----------------|-----------|------------------|
| Anchor, CRU, PAD | 1,200 - 50,000 | Q3-2018   | Call for details |

## Rollyview Commercial

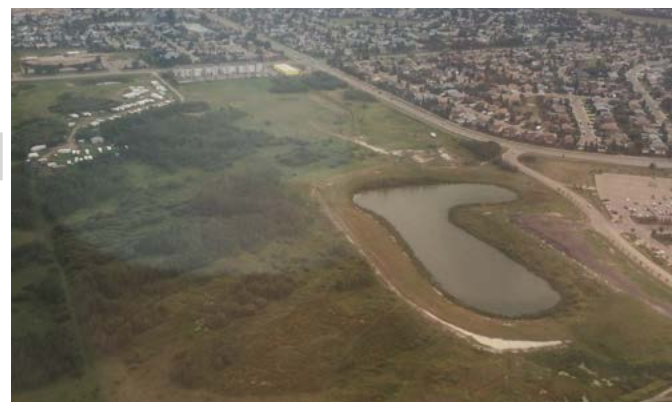
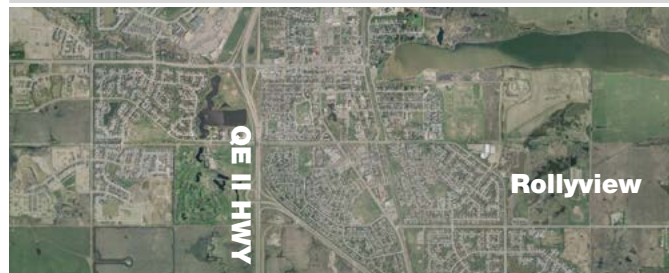
Rollyview Road & Black Gold Drive  
Leduc, AB

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 Leasable 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          |
|------------------|----------------|-----------|------------------|
| Anchor, CRU, PAD | 1,200 - 40,000 | TBD       | Call for details |



## Woodbend Market

Highway 39 & 69 Street | Leduc

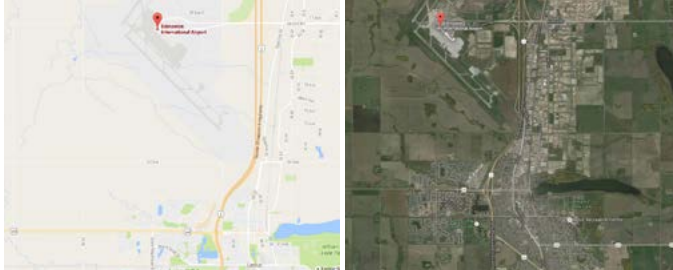
brochure

### 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 |