

Existing Properties

Proudly owned & professionally managed by Melcor REIT

EDMONTON

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

SPRUCE GROVE

Westgrove Common [RETAIL](#)

LEDUC

Corinthia Plaza	RETAIL	Leduc Common	RETAIL
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Ongoing Developments

EDMONTON

Village at Blackmud Creek	OFFICE	West Henday Promenade	RETAIL
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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
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ST. ALBERT

Jensen Lakes Crossing [RETAIL](#)

LEDUC	Rollyview	RETAIL	Woodbend Market	RETAIL
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100th Street Place

10150 100 Street NW

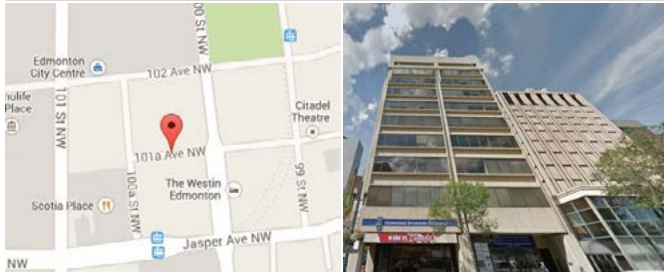
brochure

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

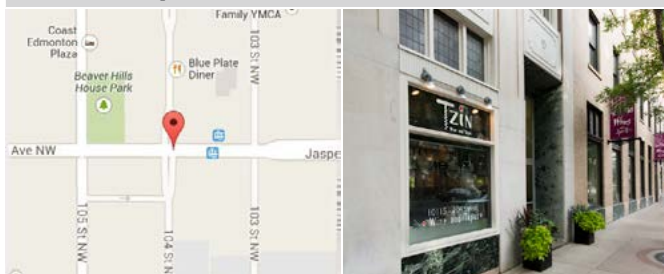
brochure

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

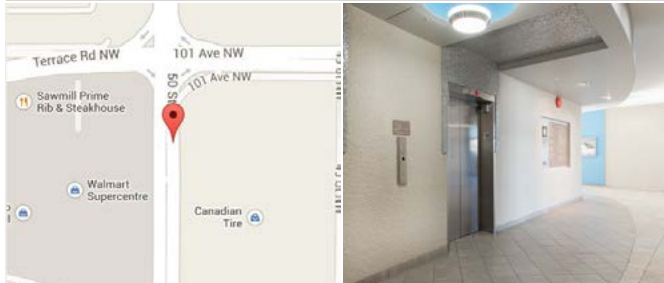
9945 50 Street NW

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

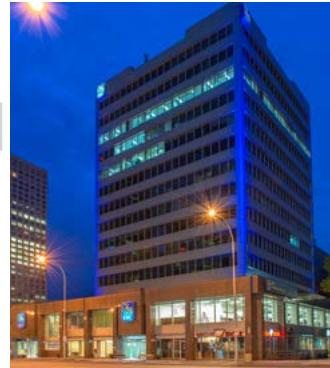
Royal Bank Building

10107 Jasper Avenue

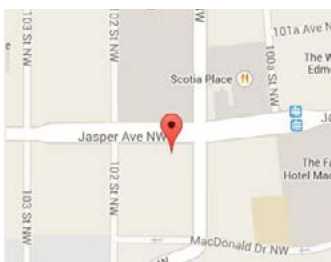
brochure

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

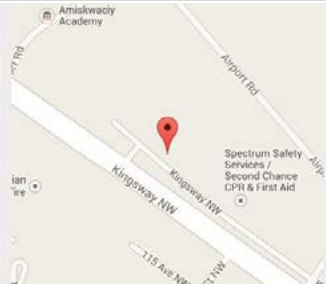
brochure

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

Immediately

Developed space

Trail Business Centre

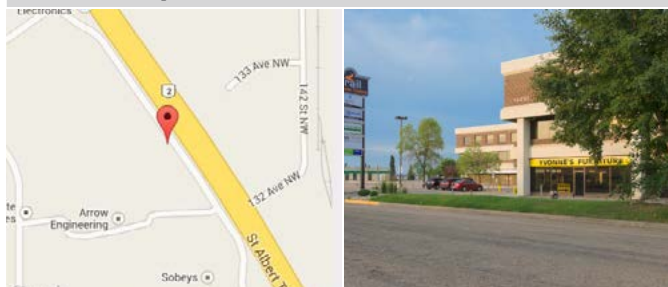
13220 St. Albert Trail

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

Westcor Building

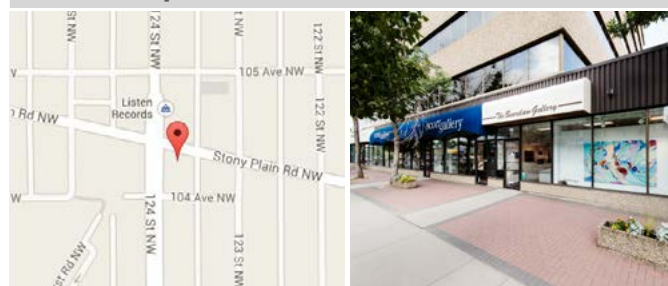
12323 Stony Plain Road

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

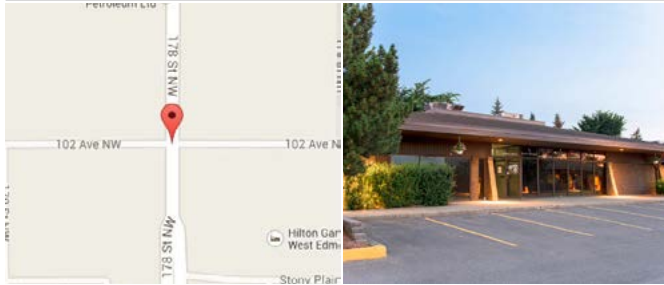
brochure

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	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	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	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

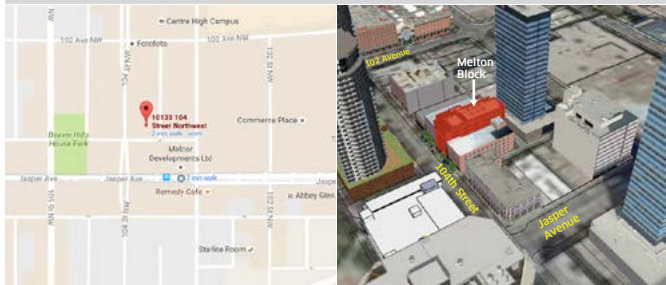
10133 104 Street

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

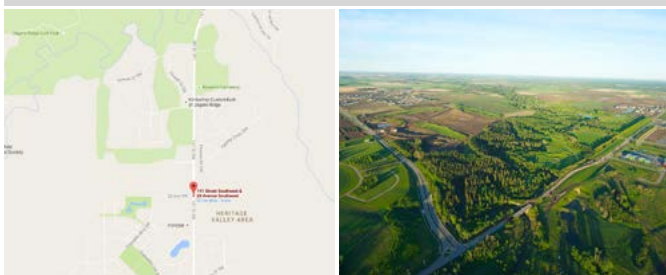
28 Avenue SW & 141 Street

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
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

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	2018	Call for details

Rollyview Commercial

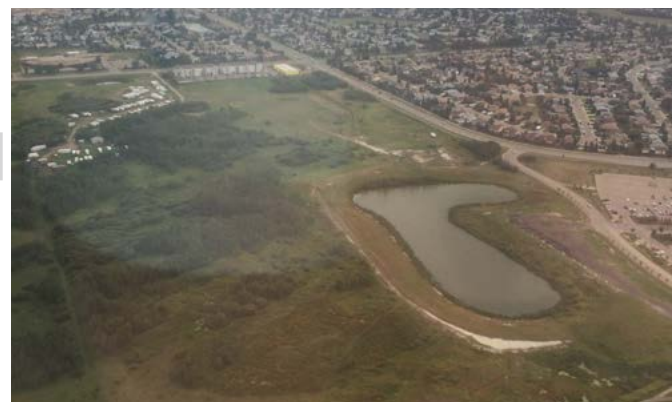
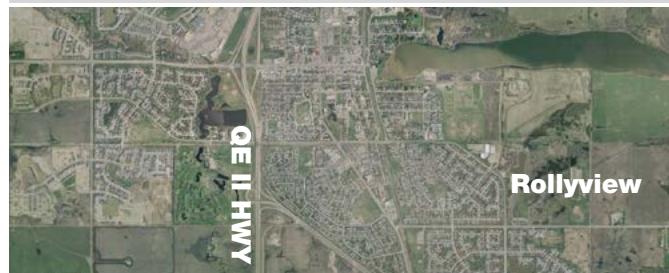
Rollyview Road & Black Gold Drive
Leduc, AB

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
Anchors, CRU, PAD	1,200 - 40,000	TBD	Call for details

Woodbend Market

Highway 39 & 69 Street | Leduc

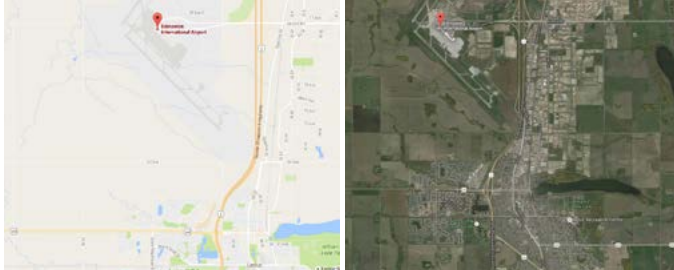
brochure

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