

## 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**

### CHESTERMERE

Chestermere Station

**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: \$19.84  
Parking: 1:600

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
200	2,273	Immediately	Developed space

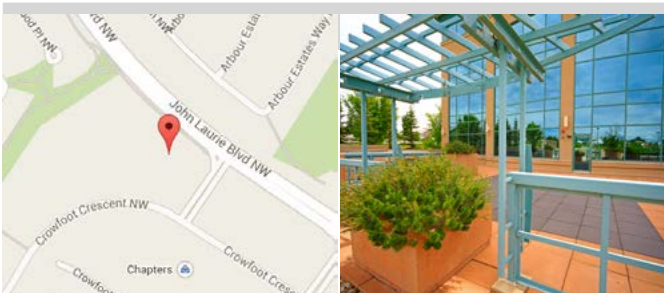
## Crowfoot Business Centre

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: \$18.79  
Parking: 1:1,120

### Leasing Inquiries

Pat Melton  
780.945.2815  
pmelton@melcor.ca

Suite	Area (sf)	Available	Comment
405	1,691	Immediately	Developed space
502	2,991	Immediately	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	Vitals	
<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)	Traffic Count	207,860
		Parking:	103 (u/g)   206 surface
Office Floors		Office/Industrial	Leasing Inquiries
	5	Jarett Thompson Melcor 403.270.1297	Chris Thompson/Alistair Corbett CBRE 403.263.4444

Suite	Area (sf)	Available	Comment
Phase 2/3 CRU	1,000 - 2,400	Q4-2018	Retail space, call for details
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   \$13.40 CRU C   \$13.11 CRU Z   \$12.89
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 115	1,774	Immediately	Developed space
CRU C - Unit 170	1,357	Immediately	Undeveloped space; end cap
CRU D - Unit 110	1,164	Immediately	Developed space
CRU Z - Unit 125	1,310 - 1,400	Immediately	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	Immediately	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
Junior, Anchor, CRU, PAD	1,200 - 20,000	Q3-2018	Call for details

## Chestermere Station

Chestermere Blvd & Marina Drive

brochure

### Chestermere's Premiere Shopping Destination

- Ideal mix of national and local tenants
- Neighbourhood shopping centre for The Shores of Chestermere and Westmere communities
- Master-planned development near established residential neighbourhoods



### Locator Map



### Vitals

Traffic Count: 22,960  
Household Income: \$142,832

### Leasing Inquiries

Jarett Thompson  
Melcor  
403.270.1297

### Suite

### Area (sf)

### Available

### Comment

205 CRU B

1,351

Immediately

Developed space

## 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