

Existing Properties

Proudly owned & professionally managed by Melcor REIT

EDMONTON

| | | | |
|--------------------------|---|--------------------------|---|
| 100th Street Place | 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 |

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

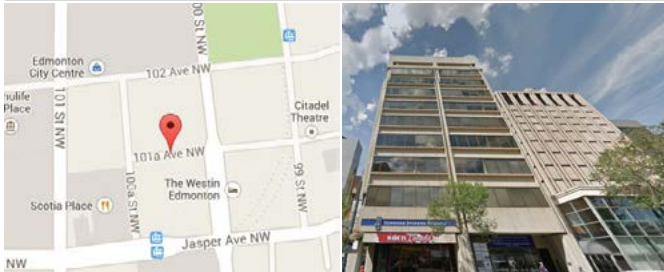
brochure

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

Nola DeCecco

780.945.4812

ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|-------------------|
| 202 | 2,151 | Immediately | Undeveloped space |
| 440 | 2,056 | Negotiable | Developed space |
| 870 | 1,942 | Immediaetly | Developed space |

Capilano Centre

9945 50 Street NW

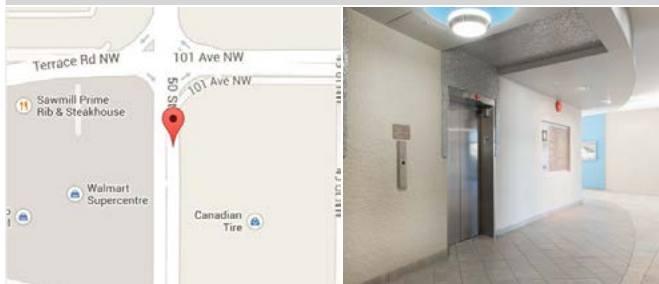
brochure

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

Nola DeCecco

780.945.4812

ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|---------|-----------|--------------|----------------------------|
| 102 | 1,100 | October 2017 | Developed space |
| 104 | 3,590 | Negotiable | Developed main floor space |
| 514/518 | 4,666 | Immediately | 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

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|-----------------------|
| 10834 | 5,000 | Immediately | Open 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: \$13.96
Parking: None

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|-------------------------------------|
| 10316 | 2,446 | Immediately | Retail, raw space |
| 317 | 1,336 | Immediately | Developed space contiguous with 320 |
| 320 | 1,938 | Immediately | Developed space contiguous with 317 |
| 555 | 3,089 | Immediately | Developed space, demisable |
| 620 | 6,423 | 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

Nola DeCecco
780.945.4812
ndececco@melcor.ca

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

Princeton Place

10339 124 Street

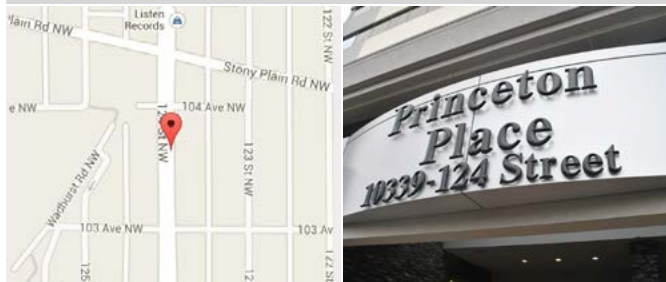
brochure

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: \$17.09
Parking: 1:750

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|-----------------|
| 201 | 4,354 | Immediately | Developed space |
| 300 | 8,379 | Immediately | Developed space |
| 500 | 2,359 | Immediately | Developed space |

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



| | |
|------------------|---------|
| Operating Costs: | \$16.94 |
| Parking: | 1:500 |

Nola DeCecco
780.945.4812
ndececco@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 |
| 710 | 3,865 | Negotiable | Undeveloped space |
| 816 | 572 | October 2017 | Developed space |
| 900 | 7,900 | Immediately | Developed full floor |
| 1001 | 2,852 | Immediately | Undeveloped space |
| 1100 | 6,401 | Immediately | Developed space |
| 1300 | 7,900 | Immediately | Undeveloped space |

Stanley Buildings

11748 Kingsway Avenue

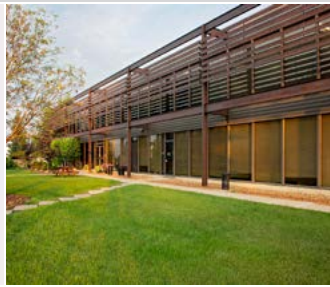
brochure

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: \$14.55
Parking: 1:500

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite

Area (sf)

Available

Comment

202

1,946

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: \$15.44
Parking: 1:500 (u/g) | 1:750 surface

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@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

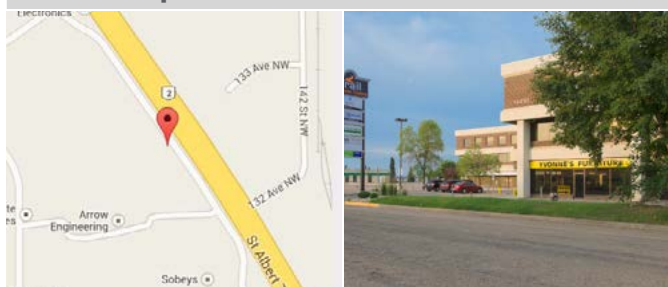
13220 St. Albert Trail

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: | \$13.57 |
| Parking: | 1:500 |

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@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

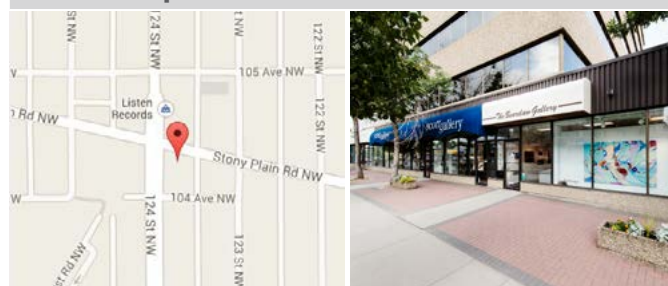
12323 Stony Plain Road

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: | \$16.91 |
| Parking: | 2.2:1,200 |

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|---------------|----------------------------|
| 12328 | 3,710 | February 2018 | Developed main floor space |
| 605 | 5,827 | Immediately | Undeveloped space |

Westgate Business Centre

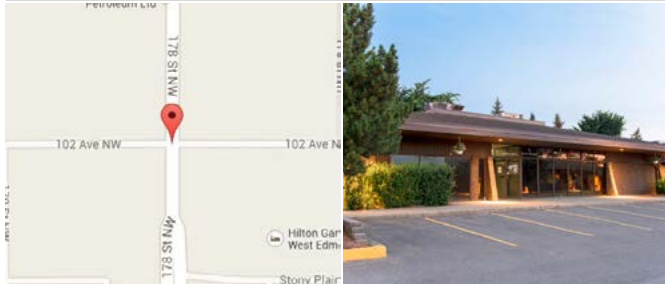
10203 178 Street NW

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: | \$11.56 |
| Parking: | 3:1,000 |

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|--------------|-----------------|
| 10250 | 4,300 | January 2018 | Developed space |

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

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|---------------|-----------------|
| 370 | 2,261 | November 2017 | 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

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|------------------------------|
| 3 | 3,072 | Immediately | Developed open concept space |

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

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|------------|-----------|-------------|--------------------------|
| 108 CRU D | 6,740 | Immediately | Improved retail space |
| 109 CRU D | 3,047 | Immediately | Contiguous with Unit 108 |
| 101A CRU H | 2,739 | 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 | 2,517 | Immediately | Undeveloped space |
| New office development | 1,200 - 30,000 | 2017 | Anchored by RBC Dominion Securities |

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

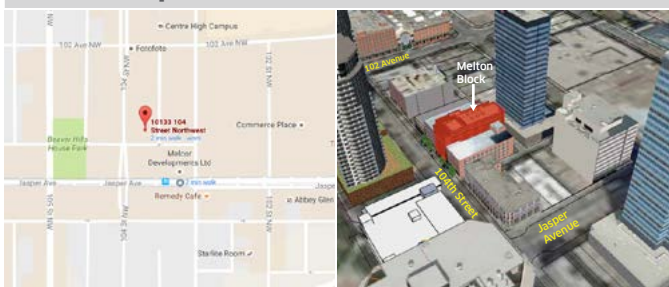
10133 104 Street

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

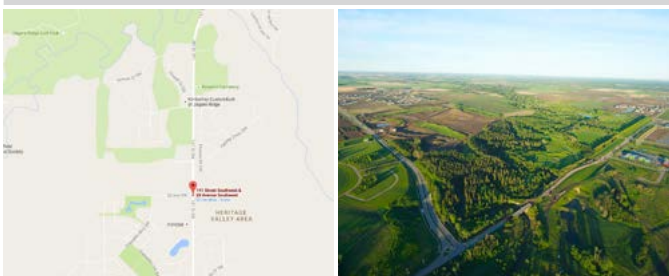
28 Avenue SW & 141 Street

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

Leasing Inquiries

Daniel Eggert Jamie Topham/Gary Killips
Melcor Cushman & Wakefield
780.945.4658 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 Leaseable 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 |
|------------------|----------------|-----------|------------------|
| Anchor, CRU, PAD | 1,200 - 40,000 | TBD | Call for details |

Woodbend Market

Highway 39 & 69 Street | Leduc

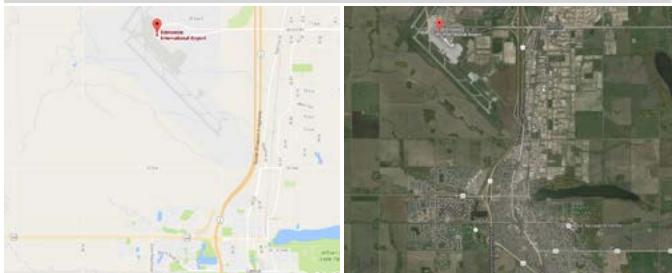
brochure

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 |