

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

Liberty Crossing*

RETAIL

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: \$19.84
Parking: 1:600

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
200	2,358	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

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
208	1,435	Immediately	Developed space
405	1,691	Immediately	Developed space
502	2,654	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"> • McDonalds • Starbucks • Shell • Subway • Micro-Watt 	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"> • Shoppers Drug Mart • CIBC • McDonalds • RBC • Browns SocialHouse • Loblaws 	Operating Costs:	CRU B \$13.40 CRU C \$13.11 CRU Z \$12.89
	Leasing Inquiries	
	Nola DeCecco 780.945.4812 ndececco@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	1,431	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

Nola DeCecco

780.945.4812

ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
100	7,914	Negotiable	Bays starting at 3,900 sf
104	7,914	Immediately	Bays starting at 3,900 sf

Liberty Crossing

#409 & 411 Lantern Street

brochure

Located directly off of Queen Elizabeth II HWY

- Great visibility on a high traffic road
- Excellent retail corridor on Gasoline Alley
- Easy access and egress
- Located in close proximity to Costco, Staples and Cineplex Odeon



Major Tenants

- The Hideout Eats & Beats
- Wolverine Gun & Tackle
- Canadian Clost

Vitals

Household Income: \$61,393

2017 Operating Cost: \$6.26/sf

Leasing Inquiries

Nola DeCecco

780.945.4812

ndececco@melcor.ca

Major Nearby Retailers:

- Costco
- Tim Hortons
- Petro Canada

Suite	Area (sf)	Available	Comment
100	7,914	Negotiable	Bays starting at 3,900 sf
104	7,914	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