

Existing Properties

CALGARY

Kensington* **OFFICE** Crowfoot Business Centre* **OFFICE**

RED DEER

Liberty Crossing* **RETAIL**

LETHBRIDGE

Lethbridge 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**

* Proudly owned & professionally managed by Melcor REIT

Kensington

1422 Kensington Road NW | Calgary

[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 | Calgary

[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



Locator Map



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

Liberty Crossing

#409 & 411 Lantern Street | Red Deer

[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 Clot

Major Nearby Retailers:

- Costco
- Tim Hortons
- Petro Canada

Vitals

Household Income: \$61,393
2017 Operating Cost: \$6.26/sf

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
409C	22,129	February 2018	Developed space

Lethbridge Centre

400 4th Avenue S | Lethbridge

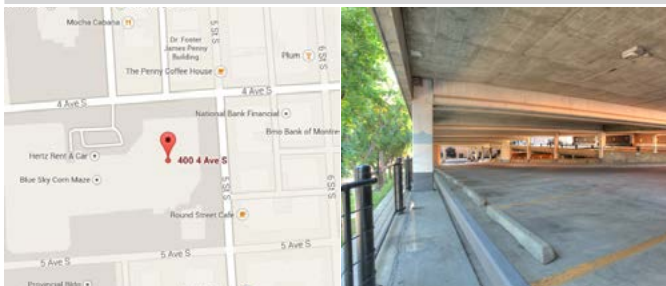
[brochure](#)

On-site security and management

- Prime downtown location
- Covered and surface parking
- Ideal for medical or professional offices
- More opportunities available in this property - visit melcor.ca or contact us for complete listings



Locator Map



Vitals

Operating Costs: \$10.54/sf
Parking: 1:1,100

Leasing Inquiries

Ashley Soames
Avison Young
403.942.6692
Grace Duff
403.327.6211
gduff@melcor.ca

Suite	Area (sf)	Available	Comment
154	1,115	Immediately	Developed space
240	4,736	Immediately	Developed space
301	8,016	Immediately	Developed space
1101	2,491	Immediately	Developed space

The District at North Deerfoot

brochure

Deerfoot Trail | Country Hills Blvd | Calgary

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	Scott Sowinski	Chris Thompson/Alistair Corbett
		Melcor	CBRE
		780.945.2795	403.263.4444

Suite	Area (sf)	Available	Comment
Phase 2/3 CRU	1,200 - 10,00	Q3-2018	Retail space, call for details
Office space	1,200 - 96,000	Preleasing 2020	Underground parking

Clearview Market

brochure

CRU B | 47 Clearview Market Way
CRU C | 8 Conway Street | Red Deer

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	Jamie Topham
	780.945.4812	Cushman & Wakefield
	ndececco@melcor.ca	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 115	1,185	Immediately	Undeveloped space
CRU Z - Unit 125	1,431	Immediately	Undeveloped space

McKenzie Industrial

469 McCoy Drive | Red Deer

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

Kingsview Market

Highway 2 & Yankee Blvd | Airdrie

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

Office/Industrial Leasing Inquiries

Scott Sowinski Chris Thompson/Alistair Corbett
 Melcor CBRE
 780.945.2795 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
Chestermere

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 Scott Sowinski
Melcor Melcor
403.270.1297 780.945.2795

Suite	Area (sf)	Available	Comment
205 CRU B	1,351	Immediately	Developed space
Office space	1,200 - 10,000	Fall 2018	Call for details

Greenwich

Highway 1 & 83 Street | Calgary

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 Scott Sowinski
Melcor Melcor
403.270.1297 780.945.2795

Suite	Area (sf)	Available	Comment
CRU, Office, PAD, Retail	1,200 - 20,000	Spring 2019	Call for details