

## Existing Properties

Proudly owned & professionally managed by Melcor REIT

### EDMONTON

100th Street Place	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>	Capilano Centre	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>
Coast Home Centre	<a href="#">RETAIL</a>	Melton Building	<a href="#">OFFICE</a>
Miller Crossing	<a href="#">RETAIL</a>	Princeton Place	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>
Royal Bank Building	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>	Stanley Building	<a href="#">OFFICE</a>
Sterling Business Centre	<a href="#">OFFICE</a>	Trail Business Centre	<a href="#">OFFICE</a>
Westcor Building	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>		

### SPRUCE GROVE

Westgrove Common [RETAIL](#)

### LEDUC

Corinthia Plaza [RETAIL](#)      Leduc Common [RETAIL](#)

## Ongoing Developments

### EDMONTON

Village at Blackmud Creek [OFFICE](#)

### 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

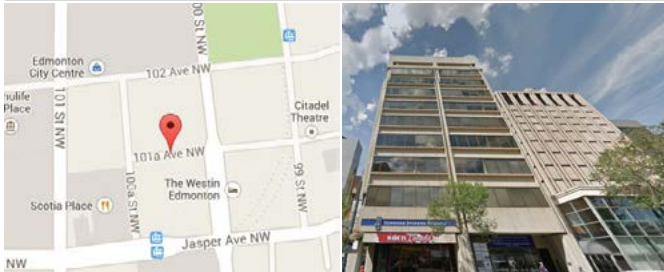
brochure

### 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

Shane Asbell/Scott Vreeland  
Cushman & Wakefield  
780.420.1177

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

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

## Capilano Centre

9945 50 Street NW

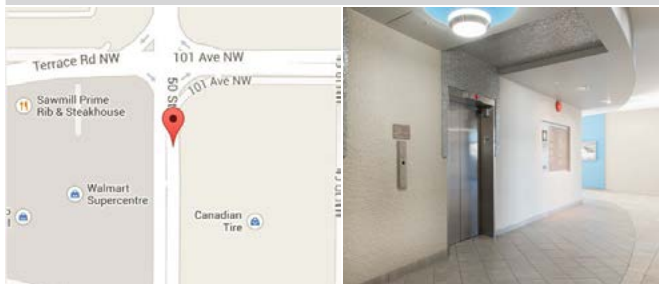
brochure

### 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	Immediately	Developed space; contiguous with 104
104	3,590	Immediately	Developed main floor space
401	6,062	August 2018	Developed space
514/518	3,866	Immediately	Undeveloped 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
- CTRL V
- Subway
- Windshield Surgeons
- Hide N Seek Indoor Playground

### Vitals

Traffic Count: 71,000  
Household Income: \$87,325 Primary

### Leasing Inquiries

Ben Volorney/Chris Killingsworth Nola DeCecco  
Avison Young 780.945.4812  
780.429.7656 / 780.702.5825 ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
10834	5,000	Immediately	Shell space
10846	6,550	Negotiable	Developed 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
317	1,336	Immediately	Developed space contiguous with 320
320	1,938	Immediately	Developed space contiguous with 317
555	3,089	Immediately	Developed space
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

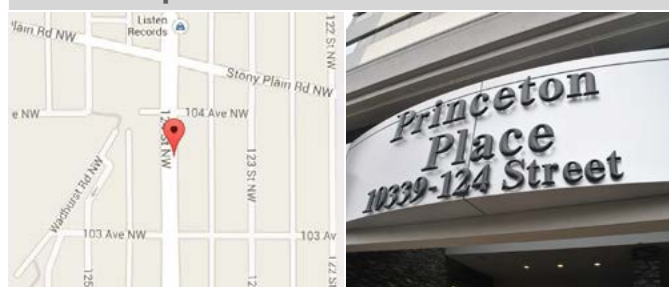
brochure

### 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	Undeveloped space
300	8,379	Immediately	Developed space; full floor opportunity
500	2,359	Immediately	Developed space
600	8,405	May 2018	Developed space; full floor opportunity
707	2,612	Immediately	Developed space

## Royal Bank Building

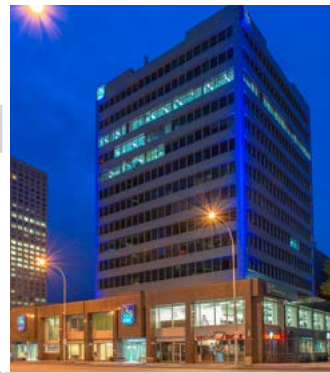
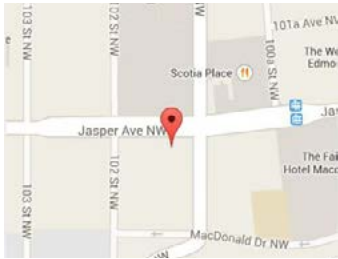
10107 Jasper Avenue

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: \$16.94

Parking: 1:500

### Leasing Inquiries

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
710	3,865	Immediately	Developed space
816	572	Immediately	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	2,000 - 11,915	Immediately	Developed space, demisable
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
106	1,716	Immediately	Developed space
108	2,532	Immediately	Undeveloped main floor space
302	2,509	Immediately	Developed space
303	7,810	Immediately	Developed space; contiguous with 376
304	1,931	Immediately	Developed space
308	2,289	Immediately	Developed space
376	3,365	Immediately	Developed space; contiguous with 303

## 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
700	9,806	Spring 2018	Developed space, full floor opportunity

## 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	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

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

Ben Volorney/Chris Killingsworth Nola DeCecco  
Avison Young 780.945.4812  
780.429.7565/780.702.5852 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
110 CRU D	3,095	Negotiable	Contiguous with Unit 109
104 CRU F	1,200	Negotiable	Undeveloped space
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
Office space	1,200 - 30,000	2018	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

Nola DeCecco Richard Lizotte  
 Melcor Lizotte & Associates  
 780.945.4812 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

Etienne Gossweiler Ken Williamson/Carl Pederson  
 Melcor Colliers International  
 780.945.2792 780.880.0663 / 780.880.9045

Suite	Area (sf)	Available	Comment
B1-106	1,183	Immediately	Undeveloped retail space
B1-213	~2,300	Immediately	Undeveloped space
B1-316	~2,100	Immediately	Undeveloped space
B2-201	~3,740	Immediately	Undeveloped space
B2-207	2,840	Immediately	Developed space

## brochure

An aerial view of a dense urban building cluster. The scene features a mix of architectural styles, including traditional brick buildings with multiple windows and modern structures with glass facades. A prominent blue and white striped tower stands out in the background. The foreground shows a street with trees and small figures of people, providing a sense of scale. The overall impression is of a vibrant, multi-story city environment.

- 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

## Vitals



Floors:	6 + Main floor retail
Parking:	9 stalls

## Leasing Inquiries

Daniel Eggert  
Melcor  
780.945.4658

## Call for leasing opportunities

## brochure

An architectural rendering of a modern commercial building with a two-story facade. The building features large glass windows and a prominent entrance area. A tall, narrow structure on the left side of the building has a circular logo. The word "Signage" is repeated across the facade above the windows. In the foreground, there is a parking lot with several cars, including a white sedan and a silver hatchback. A person is walking in the parking lot. The sky is clear and blue.

## Vitals

- 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

Household Income: \$107,416 Primary  
Total Leasable Area: 85,650 sf



## Leasing Inquiries

Scott Sowinski	Mark McCann/Gary Killips
Melcor	Cushman & Wakefield
780.945.2795	780.420.1177

Suite	Area (sf)	Available	Comment
Phase 1 CRU	1,200 - 3,000	Q1-2018	Retail space - call for details
Phase 2 CRU/PAD	1,200 - 8,000	Q1-2018	Retail space - call for details

## Jensen Lakes Crossing

St. Albert Trail & Jensen Lakes  
Boulevard | St. Albert

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

Scott Sowinski Jamie Topham/Gary Killips  
Melcor Cushman & Wakefield  
780.945.2795 780.420.1177

Suite	Area (sf)	Available	Comment
Anchor, CRU, PAD	1,200 - 50,000	Q3-2018	Call for details

## Rollyview Commercial

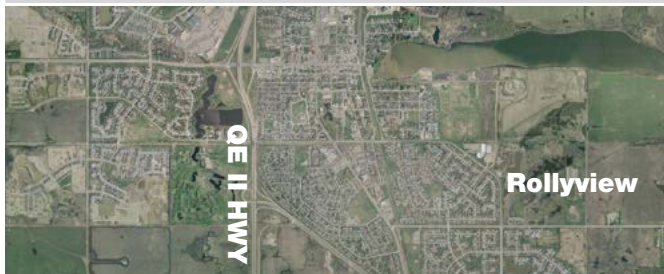
Rollyview Road & Black Gold Drive  
Leduc, AB

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

Scott Sowinski Mark McCann/Gary Killips  
Melcor Cushman & Wakefield  
780.945.2795 780.420.1177

Suite	Area (sf)	Available	Comment
Anchor, CRU, PAD	1,200 - 40,000	2019	Call for details

## Woodbend Market

Highway 39 & 69 Street | Leduc

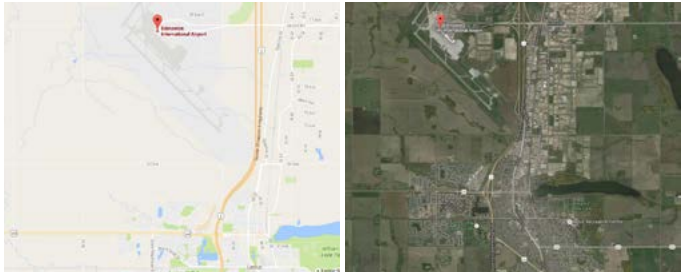
brochure

### 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

Scott Sowinski      Mark McCann/Gary Killips  
Melcor                  Cushman & Wakefield  
780.945.2795              780.420.1177

### Suite

### Area (sf)

### Available

### Comment

Anchors, CUR, PAD

1,200 - 40,000

2019

Call for details