

Existing Properties

Proudly owned & professionally managed by Melcor REIT

EDMONTON

100th Street Place	RETAIL OFFICE	Birks Building	OFFICE
Capilano Centre	RETAIL OFFICE	Coast Home Centre	RETAIL
Melton Building	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

SPRUCE GROVE

Westgrove Common [RETAIL](#)

LEDUC

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

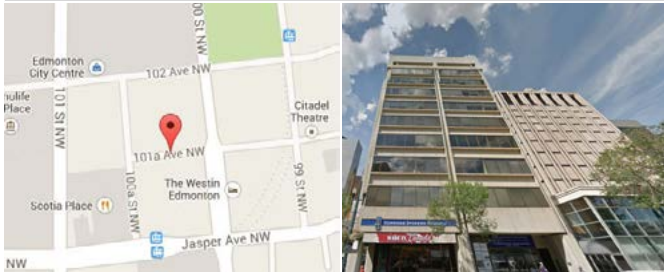
brochure

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: \$15.52

Parking: Paid Parking Nearby

Leasing Inquiries

Shane Asbell/Scott Vreeland

Nola DeCecco

Cushman & Wakefield

780.945.4812

780.420.1177

ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
201	1,945	Immediately	Undeveloped space
440	1,976	Immediately	Show suite
760	533	Immediately	Developed space; contiguous with 780
780	684	Immediately	Developed space
870	1,942	Immediately	Developed space

Birks Building

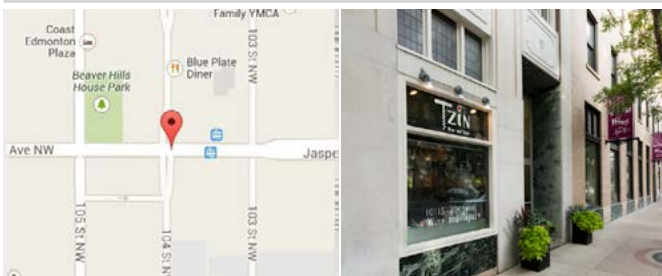
10113 104 Street NW

brochure

Heritage Office Space on 104th Street

- Prime location on vibrant 104th Street
- Direct LRT and major bus route access
- Prestigious historical building with stunning architectural details
- Operable windows and flexible HVAC hours
- Indoor bike storage

Locator Map



Vitals

Operating Costs: \$16.85

Parking: Paid Parking Nearby

Leasing Inquiries

Nola DeCecco

780.945.4812

ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
215	328	Immediately	Developed space
253	492	Immediately	Developed space



Capilano Centre

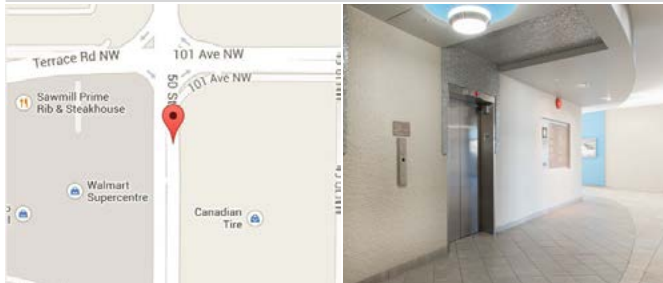
9945 50 Street NW

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: \$15.25
Parking: 2:1,000

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
102	1,016	Immediately	Developed space; contiguous with 104
104	3,317	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: \$13.90

Parking: Paid Parking Nearby

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	2,203	Immediately	Developed space contiguous with 317
555	1,700-3,088	Immediately	Developed space; demisable
620	6,444	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	853	Immediately	Raw space

Royal Bank Building

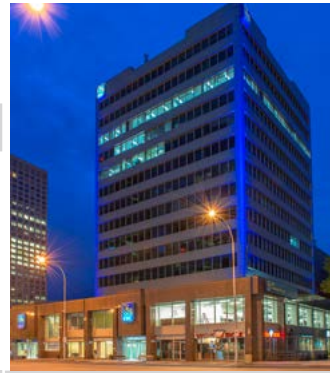
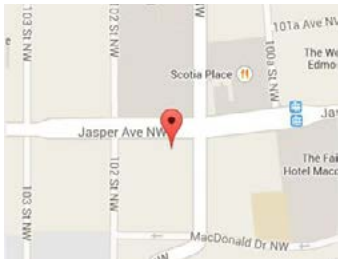
10107 Jasper Avenue

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: \$16.67
Parking: 1:500

Leasing Inquiries

Chad Boddez
JLL
780.328.2567
Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
9	2,867	Immediately	Concourse level
500	7,902	Immediately	Developed full floor
600	1,521	Immediately	Developed space
710	3,865	Immediately	Developed space
816	572	Immediately	Developed space
900	7,909	Immediately	Developed full floor
1001	2,852	Immediately	Undeveloped space
1100	6,401	Immediately	Developed space
1300	7,913	Immediately	Undeveloped 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:	\$17.31
Parking:	1:750

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
200	4,328	Immediately	Undeveloped space
300	8,379	Immediately	Developed space; full floor opportunity
500	2,361	Immediately	Developed space
600	8,405	May 2018	Developed space; full floor opportunity
707	2,612	Immediately	Developed space

Stanley Buildings

11748 Kingsway Avenue

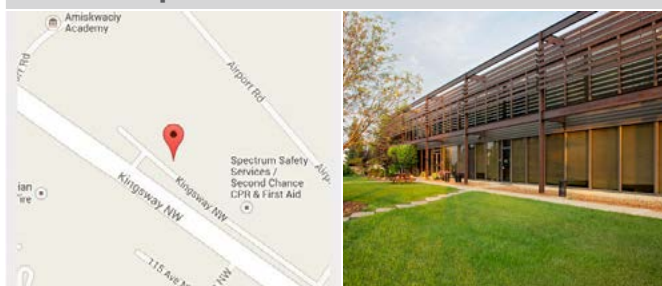
brochure

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:	\$15.94
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: \$16.66

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	Negotiable	Developed space, demisable
210	2,153	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: \$14.97

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	1,673	Immediately	Developed space
108	2,469	Immediately	Undeveloped main floor space
303	7,613	Immediately	Developed space; contiguous with 376
304	1,931	Immediately	Developed space
306	2,445	Immediately	Developed space
308	2,289	Immediately	Developed space
376	3,280	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: \$18.26
Parking: 2.2:1,200

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
12328	3,781	Immediately	Developed main floor space
605	5,523	Immediately	Undeveloped space
700	9,853	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	2,148	Immediately	Developed 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
6 CRU B	8,559	May 2018	Retail space
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

Melton Block

10133 104 Street

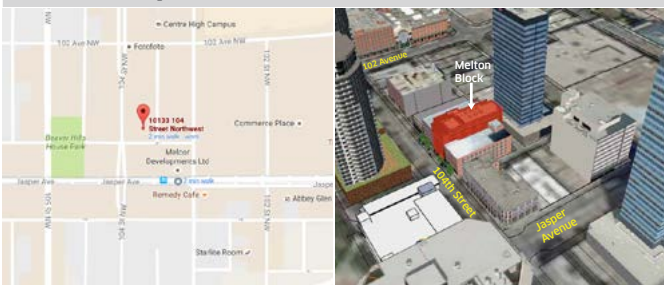
brochure

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

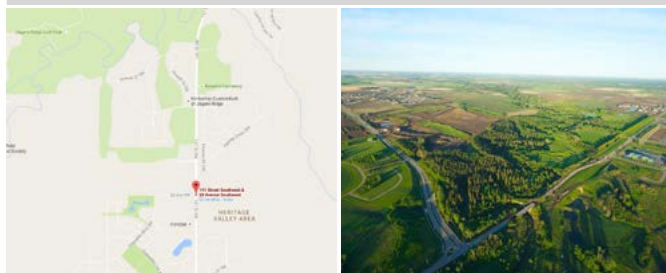
brochure

28 Avenue SW & 141 Street

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 Leaseable 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

brochure

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

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 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, CRU, PAD 1,200 - 40,000 2019 Call for details

Woodbend Market

Highway 39 & 69 Street | Leduc

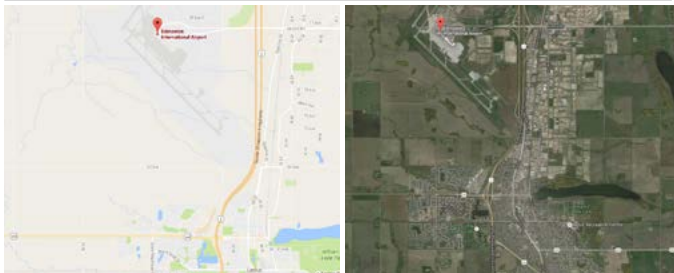
brochure

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