

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**

AIRDRIE

Kingsview Market* **RETAIL**

CHESTERMERE

Chestermere Station **RETAIL**

Future Opportunities

CALGARY

Greenwich **RETAIL | OFFICE**

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: \$19.75
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

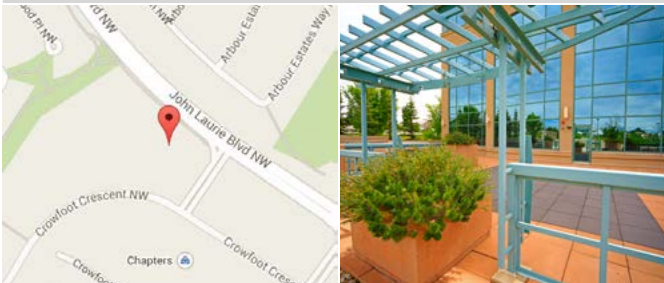
brochure

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: \$19.62
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: \$6.07/sf

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|-----------------|
| 409C | 22,129 | Immediately | Developed space |
| 409A2 | 9,229 | Spring 2018 | End cap |

Lethbridge Centre

400 4th Avenue S | Lethbridge

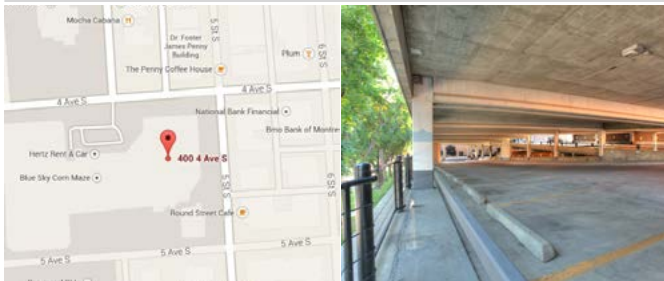
[brochure](#)

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: \$12.10/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 | Jarett Thompson | Chris Thompson/Alistair Corbett |
| | | Melcor | CBRE |
| | | 403.270.1297 | 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: | \$14.28 |
| | Leasing Inquiries | |
| | Scott Sowinski | Gary Killips |
| | Melcor | Cushman & Wakefield |
| | 780.945.2795 | 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 |

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

Jarett Thompson
Melcor
403.270.1297

Leasing Inquiries

Chris Thompson/Alistair 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
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



Vitals

Traffic Count: 22,960
Household Income: \$142,832

Leasing Inquiries

Jarett Thompson
Melcor
403.270.1297

Locator Map



| 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
Melcor
403.270.1297

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