

## Existing Properties

### CALGARY

Kensington*	OFFICE	Crowfoot Business Centre*	OFFICE
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### RED DEER

Liberty Crossing*	RETAIL
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### LETHBRIDGE

Lethbridge Centre*	OFFICE
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## Ongoing Developments

### CALGARY

The District at North Deerfoot	RETAIL   OFFICE   INDUSTRIAL
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### RED DEER

Clearview Market*	RETAIL   OFFICE
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### AIRDRIE

Kingsview Market*	RETAIL
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### CHESTERMERE

Chestermere Station	RETAIL
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## Future Opportunities

### CALGARY

Greenwich	RETAIL   OFFICE
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Kensington

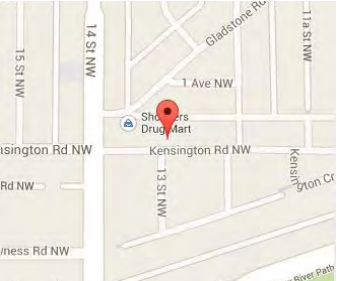
1422 Kensington Road NW | Calgary

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



Suite	Area (sf)	Available	Comment
200	2,358	Immediately	Developed space

Vitals	
Operating Costs:	\$19.75
Parking:	1:600
Leasing Inquiries	
Nola DeCecco	
780.945.4812	
ndececco@melcor.ca	

Crowfoot Business Centre

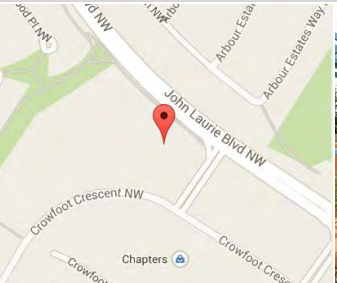
400 Crowfoot Crescent NW | Calgary

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



Suite	Area (sf)	Available	Comment
405	1,691	Immediately	Developed space
502	2,654	Immediately	Developed space

Vitals	
Operating Costs:	\$19.62
Parking:	1:1,120
Leasing Inquiries	
Brock Evans/Joanna Grant	
Cushman & Wakefield	
403.261.1111	
ndececco@melcor.ca	

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
- SML Entertainment

Major Nearby Retailers:

- Costco
- Tim Hortons
- Petro Canada

Suite	Area (sf)	Available	Comment
100	22,129	Immediately	Developed space
108	9,229	Winter 2018	End cap



Lethbridge Centre

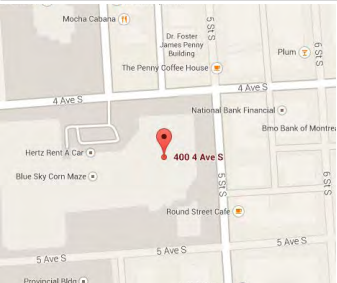
400 4th Avenue S | Lethbridge

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



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



Vitals	
Operating Costs:	\$12.10/sf
Parking:	1:1,100
Leasing Inquiries	
Ashley Soames	
Avison Young	
403.942.6692	
gduff@melcor.ca	



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"><li>• McDonalds</li><li>• Starbucks</li><li>• Shell</li><li>• Subway</li><li>• Micro-Watt</li></ul>	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-served northeast of Red Deer
- Family-friendly spray park
- Final CRU began construction in July 2015

Major Tenants		Vitals	
<ul style="list-style-type: none"><li>• Shoppers Drug Mart</li><li>• CIBC</li><li>• McDonalds</li><li>• RBC</li><li>• Browns SocialHouse</li></ul>	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 125	1,431	Immediately	Undeveloped space
Ph. 2 - CRU 1 - 10	1,200 - 25,000	Q3-2019	Pre-leasing - Call for details



Kingsview Market

brochure

Highway 2 & Yankee Blvd | Airdrie

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

Suite	Area (sf)	Available	Comment
Junior, Anchor, CRU, PAD	1,200 - 20,000	Q3-2018	Call for details



Chestermere Station

brochure

Chestermere Blvd & Marina Drive  
Chestermere

Chestermere's Premiere Shopping Destination

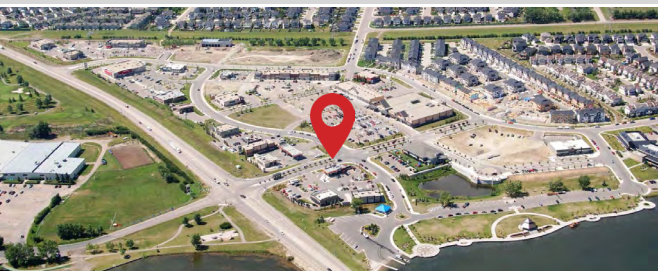
- Ideal mix of national and local tenants
- Neighbourhood shopping centre for The Shores of Chestermere and Westmere communities
- Master-planned development near established residential neighbourhoods

Locator Map



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



Locator Map		Vitals	
	Traffic Count:	22,960	
	Household Income:	\$142,832	
	Leasing Inquiries		
	Jarett Thompson		
	Melcor		
	403.270.1297		

## 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