

Existing Properties

Proudly owned & professionally managed by Melcor REIT

EDMONTON

100th Street Place	RETAIL OFFICE	Birks Building	OFFICE
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Capilano Centre	RETAIL OFFICE	Coast Home Centre	RETAIL
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Melton Building	OFFICE	Princeton Place	RETAIL OFFICE
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Royal Bank Building	RETAIL OFFICE	Trail Business Centre	OFFICE
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Westcor Building	RETAIL OFFICE	Westgate Building	OFFICE
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SPRUCE GROVE		Westgrove Common	RETAIL
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LEDUC

Leduc Common	RETAIL
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Ongoing Developments

EDMONTON

Village at Blackmud Creek	OFFICE
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SPRUCE GROVE		Campsite Industrial Park	INDUSTRIAL
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LEDUC		Telford Industrial Park	INDUSTRIAL
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FORT MCMURRAY		Stoneycreek Village	RETAIL OFFICE
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Future Opportunities

EDMONTON

Melton Block	RETAIL OFFICE	Shoppes of Jagare Ridge	RETAIL
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ST. ALBERT		Jensen Lakes Crossing	RETAIL
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LEDUC	Rollyview	RETAIL	Woodbend Market	RETAIL
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100th Street Place

10150 100 Street NW

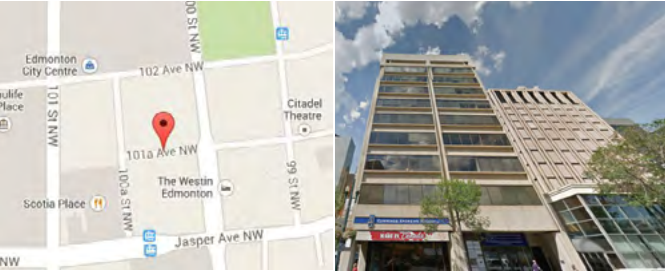
brochure



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



Operating Costs: \$15.52
Parking: Paid Parking Nearby

Vitals

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
101	1,227	Negotiable	High exposure retail space
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

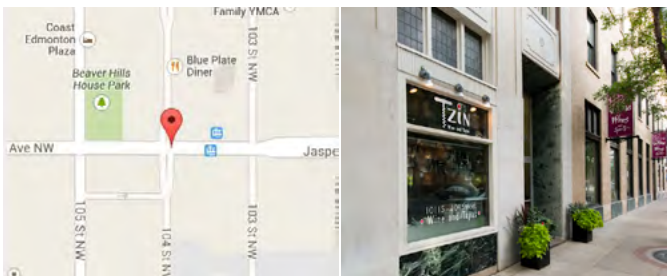
brochure



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



Operating Costs: \$16.85
Parking: Paid Parking Nearby

Vitals

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
215	328	Immediately	Developed space
251	312	Immediately	Developed space
253	492	Immediately	Developed space

Capilano Centre

9945 50 Street NW

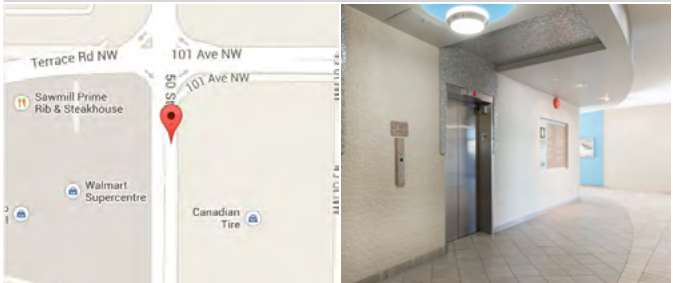
brochure



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



Operating Costs: \$15.25
Parking: 2:1,000

Vitals

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
104	3,590	Immediately	Developed main floor space
401	4,712	Negotiable	Developed space
418	3,123	September 2018	Developed space; contiguous with 401
514	2,425	Immediately	Undeveloped space; contiguous with 518
518	1,841	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

Suite	Area (sf)	Available	Comment
10834	5,000	Immediately	Shell space
10846	6,550	Negotiable	Developed space

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

Melton Building

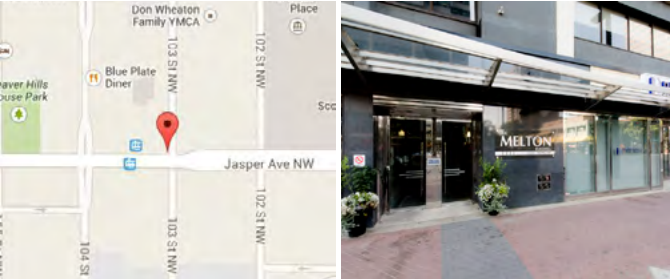
10310 Jasper Avenue NW

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: \$13.75
Parking: Paid Parking Nearby

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
200	2,001	September 2018	Developed space
317 - 320	1,336 - 2,203	Immediately	Contiguous developed space
555	1,700-3,088	Immediately	Developed space; demisable
620	6,444	Immediately	Undeveloped space
700	13,074	Immediately	Developed full floor

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	2,700	September 2018	Show suite
201	1,662	Immediate	Undeveloped space
300	8,379	Immediately	Developed space; full floor opportunity
500	2,361	Immediately	Developed space
600	8,405	Immediately	Undeveloped space; full floor opportunity
705	1,412	Immediately	Undeveloped space

Royal Bank Building

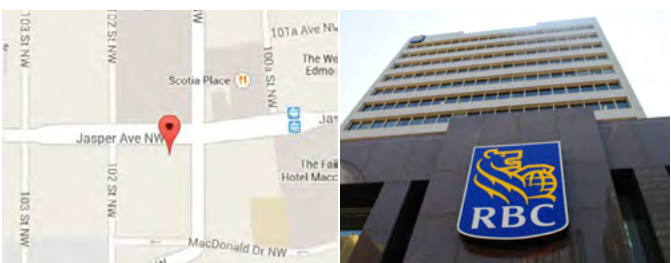
10107 Jasper Avenue

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 Nola DeCecco
JLL 780.945.4812
780.328.2567 ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
9	2,867	Negotiable	Concourse level
500	7,902	Immediately	Developed full floor
600	1,521	Immediately	Developed space
710	3,865	Immediately	Developed space
900	7,909	Immediately	Developed full floor
1001	2,852	Immediately	Undeveloped space
1100	5,414	Immediately	Developed space

Trail Business Centre

13220 St. Albert Trail

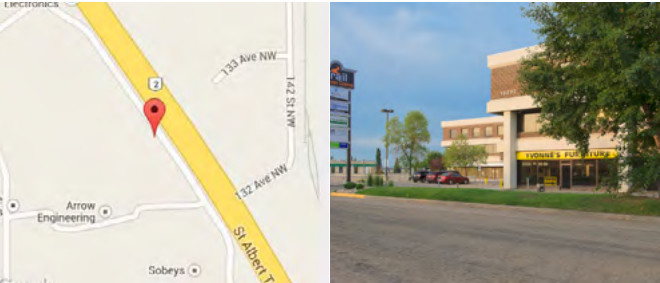
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Prominent St. Albert Trail Location

- Great visibilty on high traffic road
- Separate HVAC units
- Main floor retail
- Free energized surface and visitor parking
- Atrium style lobby



Locator Map



Suite	Area (sf)	Available	Comment
303	10,893	Immediately	Developed space
304	1,931	Immediately	Developed space
306	2,445	Immediately	Developed space

Vitals	
Operating Costs:	\$14.97
Parking:	1:500
Leasing Inquiries	
Nola DeCecco	
780.945.4812	
ndececco@melcor.ca	

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



Suite	Area (sf)	Available	Comment
605	5,523	Immediately	Undeveloped space
700	9,853	Immediately	Developed space, full floor opportunity

Vitals	
Operating Costs:	\$18.26
Parking:	2.2:1,200
Leasing Inquiries	
Nola DeCecco	
780.945.4812	
ndececco@melcor.ca	

Westgate Business Centre

10203 178 Street NW

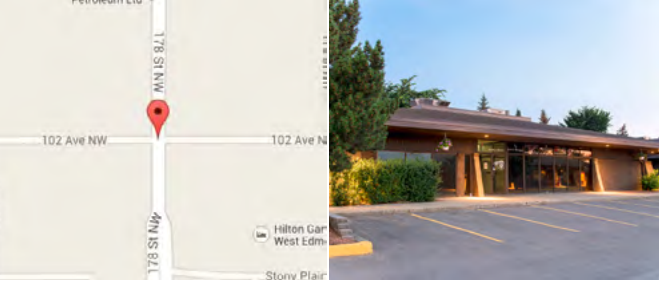
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Beautifully Landscaped with Community Vibe

- Ample parking
- Beautifully landscaped green space
- Small community vibe
- Easy access to downtown Edmonton via Stony Plain Road



Locator Map



Suite	Area (sf)	Available	Comment
17724	3,899	Immediately	Developed space; Sublease

Vitals	
Operating Costs:	\$10.54
Parking:	3:1,000
Leasing Inquiries	
Nola DeCecco	
780.945.4812	
ndececco@melcor.ca	

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		Vitals	
• Canadian Brewhouse • Home Depot • RBC • Starbucks • Superstore • TD Canada Trust • The Brick		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
108 - 110 CRU D	3,047 - 12,890	January 2019	Demisable retail space
110 CRU F	1,199	September 2018	Retail 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: 93,500
Total Leasable Area: 725,000 sf

Leasing Inquiries

Daniel Eggert Cory Wosnack/Karnie Vertz
Melcor Avison Young
780.945.4658 780.428.7850

Suite	Area (sf)	Available	Comment
Office A 105	2,517	Immediately	Undeveloped space
Office C 106 - 114	1,600 - 6,000	2018	Anchored by RBC Dominion Securities
Office C 202	1,200	2018	Anchored by RBC Dominion Securities
Office C 203	1,400	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

Daniel Eggert Richard Lizotte
Melcor Lizotte & Associates
780.945.4658 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

Scott Sowinski Ken Williamson/Carl Pederson
Melcor Colliers International
780.945.2795 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

28 Avenue SW & 141 Street

brochure



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 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 2	1,200	Immediately	Retail space - call for details
Phase 2 CRU 5	1,200 - 5,000	Q4 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
CRU 1	1,250	Q2-2018	Call for details
CRU 2	1,800	Q2-2018	Call for details
CRU 4	1,200 - 5,000	Q1-2019	Call for details
CRU 5	1,200 - 5,000	Q1-2019	Call for details

Suite	Area (sf)	Available	Comment
CRU 6	1,200 - 12,000	Q3-2019	Call for details
CRU 7	1,200 - 6,800	Q1-2019	Call for details
CRU 8	1,200 - 5,000	Q3-2019	Call for details
CRU 9	1,200 - 7,000	Q4-2019	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

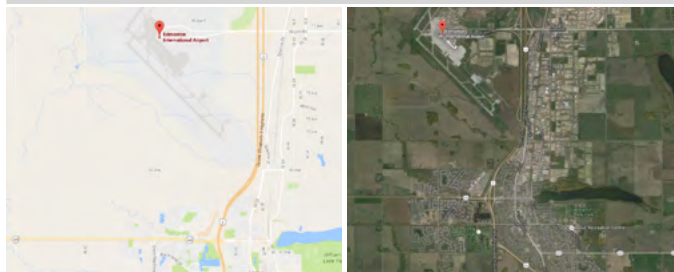
[brochure](#)

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