MELCOR

LEASING OPPORTUNITIES | DECEMBER 2018 click on a building to go to page

Existing Prop			
	Jei lies		
CALGARY			
Kensington*		Crowfoot Business Centre	
RED DEER			
Liberty Crossing*	RETAIL	McKenzie Industrial	INDUSTRIAL
LETHBRIDGE			
Melcor Centre*	OFFICE		
Ongoing Dov	alanmanta		
Ongoing Dev	elopments		
CALGARY			
The District at North Deerfoot	RETAIL OFFICE	INDUSTRIAL	
RED DEER			
Clearview Market*	RETAIL OFFICE		
AIRDRIE			
Kingsview Market*	RETAIL		
CHESTERMERE			
CHESTERMERE Chestermere Station	RETAIL		
Chestermere Station			
Chestermere Station			

* Proudly owned & professionally managed by Melcor REIT

Kensington

1422 Kensington Road NW | Calgary

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 Ma



Bd NW

mess Rd NW

Suite 200

















			and a second	
lap				Vitals
Gladsto	Instruction Instruction		Operating Costs:	\$19.75
Ave NW	NW		Parking:	1:600
Sho rs Drug Mart				Leasing Inquiries
Kensington Rd N	W Kensintron Ca			Nola DeCecco
SINW				780.945.4812
				ndececco@melcor.ca
	Area (sf)	Available	Comment	
	2,358	Immediately	Developed space	

Crowfoot Business Centre

400 Crowfoot Crescent NW | Calgary

brochure

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 Brock Evans/Joanna Grant Cushman & Wakefield Chapters Suite Available Area (sf) Comment 403N 2,147 Immediately Developed space 405 1,284 Immediately Developed space 501 6,154 Immediately Developed space



\$19.62

1:1,120

MELCOR

Leasing Inquiries

ndececco@melcor.ca

Nola DeCecco

780.945.4812

Operating Costs:

403.261.1111

Parking:

	b	e	r	ły	C	r	OSS	ing
								-

Liberty Cro #409 & 411 La	Ssing ntern Street Red Dee	r brochure		
Located direct	tly off of Queen Elizal	oeth 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	;			Vitals
• The Hideo	ut Eats & Beats		Household Income:	\$61,393
	Gun & Tackle		2017 Operating Cost:	\$6.07/sf
 SML Enter Major Nearby 				Leasing Inquiries
Costco				Nola DeCecco 780.945.4812
Tim Horton				ndececco@melcor.ca
Petro Cana Suite	Area (sf)	Available	Comment	
100		Immediately	Developed space	
108	9,229	Immediately	End cap	
 Prime dow Covered a Ideal for m More opport 		his property -		
Locator Map				Vitals
Mocha Cabaha (1) Dr: Fost James Pe Builder	un are un ereny a	5-1. *	Operating Costs:	\$12.10/sf
The Penny Coffee H	Aves	11111	Parking:	1:1,100
Hentz Rent A Car 💿	Brie Sank of Monte		Ashley Soames	Leasing Inquiries Grace Duff
Blue Sky Corn Maze 💿 Round	Sover Cate	1	Ashley Soames Avison Young	403.327.6211
5 Ave S 5 Ave S	5 Ave S	10-	403.942.6692	gduff@melcor.ca
Suite	Area (sf)	Available	Comment	
1 - 4	4 445			

Liberty Crossin	-	brochure		the second second
#409 & 411 Lantern S				63.
• Great visibility or	n a high traffic ro corridor on Gasoli 1 egress	oad ine Alley		
Major Tenants				Vitals
The Hideout EatsWolverine Gun &	Tackle		Household Income: 2017 Operating Cost:	\$61,393 \$6.07/sf
 SML Entertainme Major Nearby Retail 				Leasing Inquiries
Costco				Nola DeCecco 780.945.4812
• Tim Hortons				ndececco@melcor.ca
Petro Canada				
	Area (sf)	Available	Comment	
100	22,129	Immediately	Developed space	
108 Melcor Centre	9,229	Immediately brochure	End cap	*
More opportuniti	9,229 ethbridge I management n location face parking I or professional ies available in th	Immediately brochure offices nis property -		
108 Melcor Centre 400 4th Avenue S Le On-site security and Prime downtowr Covered and sur Ideal for medical More opportuniti visit melcor.ca o	9,229 ethbridge I management n location face parking I or professional ies available in th	Immediately brochure offices nis property -		
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108 Melcor Centre 400 4th Avenue S I Le On-site security and Prime downtowr Covered and sur Ideal for medical More opportuniti visit melcor.ca o Locator Map More intervention (Construction) Covered and sur More opportuniti visit melcor.ca o Locator Map	9,229 ethbridge I management n location face parking l or professional ies available in th r contact us for o	Immediately brochure offices nis property - complete listings Available	End cap Find cap Coperating Costs: Parking: Ashley Soames Avison Young 403.942.6692 Comment	\$12.10/s 1:1,100 Leasing Inquirie Grace Duf 403.327.621
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The District at North Deerfoot



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

- McDonalds
- I-G (Industrial General)

Zoning

Office Floors

- Starbucks Shell
- Subway
- Micro-Watt

Suite	Area (sf)	Available
Phase 2 CRU	1,200	Immediately
Phase 3 CRU	1,200 - 10,000	Q3-2019
Office space	1,200 - 96,000	Preleasing 2020

5

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

- Shoppers Drug Mart
- CIBC
- McDonalds
- RBC

VELCOR

- Browns SocialHouse
- Loblaws

Suite	Area (sf)	Available
CRU B - Unit 115	1,774	Immediately
CRU C - Unit 170	1,357	Immediately
CRU Z - Unit 125	1,431	Immediately
Ph 2 CRU 1 - 10	1,200 - 25,000	Q3-2019



Traffic Count

Office/Industrial

403.270.1297

Retail space, call for details Retail space, call for details

Underground parking

Comment

Parking:

Melcor

Jarett Thompson Chris Thompson/Alistair Corbett

VILAIS
\$14.28
Leasing Inquiries
Gary Killips
Cushman & Wakefield
780.420.1177

Comment
Developed space
Undeveloped space; end cap
Undeveloped space
Pre-leasing - Call for details

Kingsview Market

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 Toponto

Vitals

CBRE

207,860

103 (u/g) | 206 surface

Leasing Inquiries

403.263.4444

Major lenants					Vitals
Shoppers Drug Mart			Ноц	Traffic Count: sehold Income:	114,410 \$119,324
Home HardwareStarbucks			nou	Office/Industrial	Leasing Inquiries
Tim HortonsBMO			Ja	arett Thompson	Chris Thompson/Alistair Corbett
 Save-On Foods 				Melcor	CBRE
· 00/0-01110003				403.270.1297	403.263.4444
Suite	Area (sf)	Available		Comment	
CRU B - 107	1,189	Immediately	y	Existing retail s	pace
CRU G1	3,500	Immediately	y	Call for details	
CRU G2	9,351	Immediately	y	Call for details	
Junior, Anchor, CRU, PAD	1,200 - 20,000	Q4-2018		Call for details	

Chestermere Station

Chestermere Blvd & Marina Drive Chestermere

Chestermere's Premiere Shopping Destination

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

Locator Map

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Suite	Area (sf)	Available	Comment
216 CRU B	1,538	Conditional	Developed space
Office/CRU	1,400 - 10,000	Spring 2019	Call for details







Traffic Count: Household Income:

Vitals 22,960 \$142.832

Leasing Inquiries Jarett Thompson Melcor 403.270.1297

McKenzie Industrial

469 McCoy Drive | Red Deer

Easy Access to the QEII Highway

- Close to nearby retail services
- Bay depths of 130' with 28' ceilings
- Leasing is 85% complete on 66,000 sf multi-bay building



inajor ronanto				VICUIO	
NCS Oilfield ServicesThruTubing Solutions			Zoning: MI - Medium Industria Parking: 102 stall		
Schlumberger				Leasing Inquiries	
SNC Lavalin				Nola DeCecco	
NOVA Chemica	llS			780.945.4812	
				ndececco@melcor.ca	
Suite	Area (sf)	Available	Comment		
126	3,938	Summer 2019	Industrial space		

Greenwich

Maior Tenants

brochure

brochure

A Mixed-Use Lifestyle Campus

Highway 1 & 83 Street | Calgary

- 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
	2000	And the second	Traffic Count:	147,560
	The state of the state	and the second s	Household Income:	\$146,259
	Carle A M	o I II T		Leasing Inquiries
THE REAL OF				Jarett Thompson
Part of	Carlos Ma			Melcor
	A STATE OF THE STATE			403.270.1297
Suite	Area (sf)	Available	Comment	
CRU, Office, PAD, Retail	1,200 - 20,000	Spring 2019	Call for details	