



Existing Properties

CALGARY

Kensington* **RETAIL | OFFICE** Crowfoot Business Centre* **RETAIL | OFFICE**

RED DEER

Liberty Crossing* **RETAIL** McKenzie Industrial **INDUSTRIAL**

LETHBRIDGE

Melcor Centre* **OFFICE**

Ongoing Developments

CALGARY

The 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**

* Proudly owned & professionally managed by Melcor REIT

Kensington

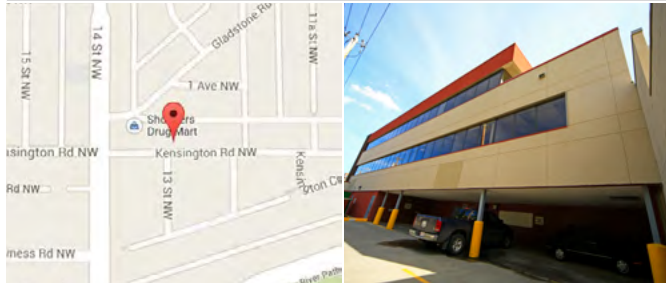
1422 Kensington Road NW | Calgary

[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
Brock Evans/Joanna Grant		Nola DeCecco
Cushman & Wakefield		780.945.4812
403.261.1111		ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
403N	2,147	Immediately	Developed space
405	1,284	Immediately	Developed space
501	6,154	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
- SML Entertainment

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
100	22,129	Immediately	Developed space
108	9,229	Immediately	End cap

Melcor Centre

400 4th Avenue S | Lethbridge

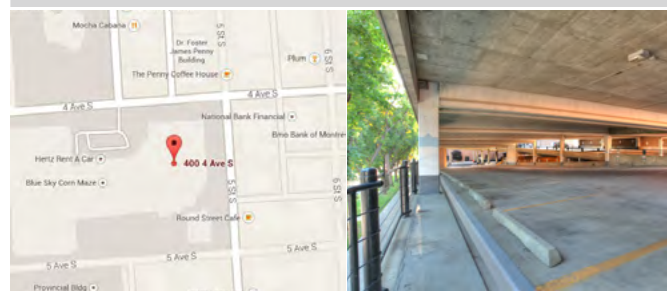
[brochure](#)

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		Grace Duff
Avison Young		403.327.6211
403.942.6692		gduff@melcor.ca

Suite	Area (sf)	Available	Comment
154	1,115	Immediately	Developed space
214	505	January 2019	Developed space
240	4,736	Immediately	Developed space
404	1,759	Immediately	Developed space
412	1,829	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 Melcor 403.270.1297	Chris Thompson/Alistair Corbett CBRE 403.263.4444

Suite	Area (sf)	Available	Comment
Phase 2 CRU	1,200 - 15,000	Preleasing 2019	Retail space, call for details
Phase 3 CRU	+/- 1,050	Immediately	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"> • Shoppers Drug Mart • CIBC • McDonalds • RBC • Browns SocialHouse • Loblaws 	Operating Costs:	\$14.28
Leasing Inquiries		
	Scott Sowinski Melcor 780.945.2795	Gary Killips Cushman & Wakefield 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 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 Power 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	Vitals	
<ul style="list-style-type: none"> • Shoppers Drug Mart • Home Hardware • Starbucks • Tim Hortons • BMO • Save-On Foods 	Traffic Count:	114,410
	Household Income:	\$119,324
Leasing Inquiries		
	Jarett Thompson Melcor 403.270.1297	Chris Thompson/Alistair Corbett CBRE 403.263.4444

Suite	Area (sf)	Available	Comment
CRU B - 107	1,189	Immediately	Existing retail space
CRU G1	9,120	Immediately	Call for details
CRU G2	9,351	Immediately	Call for details
Junior, Anchor, CRU, PAD	1,200 - 20,000	Summer 2019	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	Vitals	
	Traffic Count:	22,960
	Household Income:	\$142,832
Leasing Inquiries		
	Jarett Thompson Melcor 403.270.1297	

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

MELCOR

MELCOR

McKenzie Industrial

469 McCoy Drive | Red Deer

brochure

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



Major Tenants

- NCS Oilfield Services
- ThruTubing Solutions
- Schlumberger
- SNC Lavalin
- NOVA Chemicals

Vitals

Zoning: MI - Medium Industrial
 Parking: 102 stalls

Leasing Inquiries

Nola DeCecco
 780.945.4812
 ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
126	3,938	Q3-2019	Industrial space

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