



Existing Properties

Proudly owned & professionally managed by Melcor REIT

EDMONTON

| | | | |
|---------------------|---|-----------------------|---|
| 100th Street Place | RETAIL OFFICE | Birks Building | RETAIL OFFICE |
| Capilano Centre | RETAIL OFFICE | Coast Home Centre | RETAIL |
| Melton Building | RETAIL OFFICE | Princeton Place | RETAIL OFFICE |
| Royal Bank Building | RETAIL OFFICE | Trail Business Centre | OFFICE |
| Westcor Building | RETAIL OFFICE | | |

LEDUC

| | |
|--------------|------------------------|
| Leduc Common | RETAIL |
|--------------|------------------------|

Ongoing Developments

EDMONTON

| | | | |
|---------------------------|------------------------|-------------------------|------------------------|
| Village at Blackmud Creek | OFFICE | Shoppes of Jagare Ridge | RETAIL |
|---------------------------|------------------------|-------------------------|------------------------|

ST. ALBERT

| | |
|-----------------------|------------------------|
| Jensen Lakes Crossing | RETAIL |
|-----------------------|------------------------|

SPRUCE GROVE

| | |
|--------------------------|----------------------------|
| Campsite Industrial Park | INDUSTRIAL |
|--------------------------|----------------------------|

LEDUC

| | |
|-------------------------|----------------------------|
| Telford Industrial Park | INDUSTRIAL |
|-------------------------|----------------------------|

FORT MCMURRAY

| | |
|---------------------|---|
| Stoneycreek Village | RETAIL OFFICE |
|---------------------|---|

Future Opportunities

EDMONTON

| | |
|--------------|---|
| Melton Block | RETAIL OFFICE |
|--------------|---|

| | | | | |
|--------------|-----------|------------------------|-----------------|------------------------|
| LEDUC | Rollyview | RETAIL | Woodbend Market | RETAIL |
|--------------|-----------|------------------------|-----------------|------------------------|

100th Street Place

10150 100 Street NW

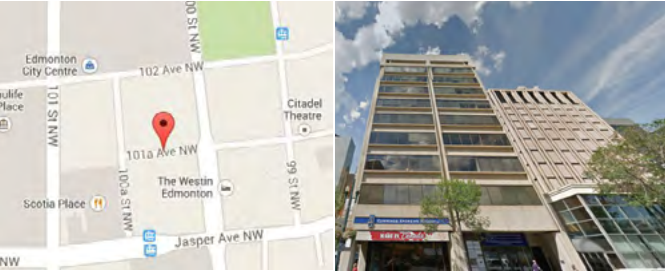
brochure



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



Vitals

Operating Costs: \$16.24
Parking: Paid Parking Nearby

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 |
| 870 | 1,942 | Immediately | Developed space |

Birks Building

10113 104 Street NW

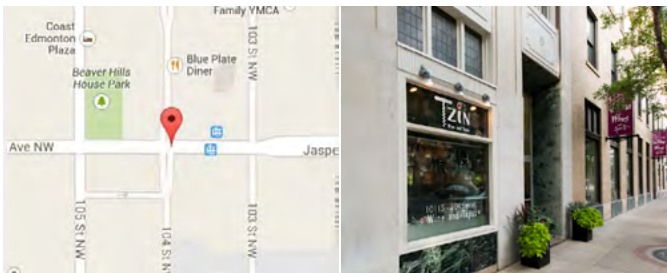
brochure



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



Vitals

Operating Costs: \$17.24
Parking: Paid Parking Nearby

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|-----------------|
| 217 | 461 | Immediately | Developed space |
| 253 | 492 | Immediately | Developed space |
| 315 | 283 | Immediately | Developed space |

Capilano Centre

9945 50 Street NW

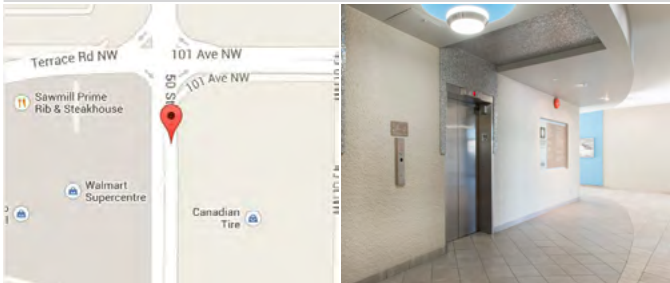
brochure



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



Vitals

Operating Costs: \$16.08
Parking: 2:1,000

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|----------------------------|
| 104 | 3,590 | Immediately | Developed main floor space |
| 400 | 1,189 | Immediately | Developed space |
| 401 | 4,712 | Immediately | Developed space |
| 515 | 2,077 | Negotiable | Developed space |
| 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

Vitals

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

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|-------------|
| 10834 | 4,974 | Immediately | Shell space |

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



| Suite | Area (sf) | Available | Comment |
|-----------|---------------|-------------|----------------------------|
| 200 | 2,001 | Immediately | Developed space |
| 317 - 320 | 1,336 - 2,203 | Immediately | Contiguous developed space |
| 580 | 888 | Immediately | Developed space |
| 620 | 6,423 | Immediately | Open office 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



| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|---|
| 200 | 2,700 | Immediately | Show suite; turnkey condition |
| 201 | 1,662 | Immediately | Undeveloped space; contiguous with 200 |
| 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 | Developed space |



Vitals

Operating Costs: \$13.83
Parking: Paid Parking Nearby

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Royal Bank Building

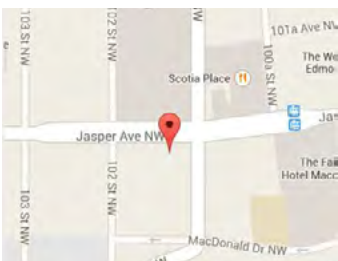
10107 Jasper Avenue

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



| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|----------------------|
| 9 | 2,867 | Immediately | Concourse level |
| 500 | 7,902 | Immediately | Developed full floor |
| 600 | 1,521 | Immediately | Developed space |
| 710 | 3,865 | Immediately | Developed space |
| 830 | 1,996 | Immediately | Developed space |
| 900 | 7,909 | Immediately | Developed full floor |
| 1100 | 5,609 | Immediately | Developed space |
| 1530 | 2,555 | Q2-2019 | Developed space |



Vitals

Operating Costs: \$16.82
Parking: 1:500

Leasing Inquiries

Chad Boddez Nola DeCecco
JLL 780.945.4812
780.328.2567 ndececco@melcor.ca

Trail Business Centre

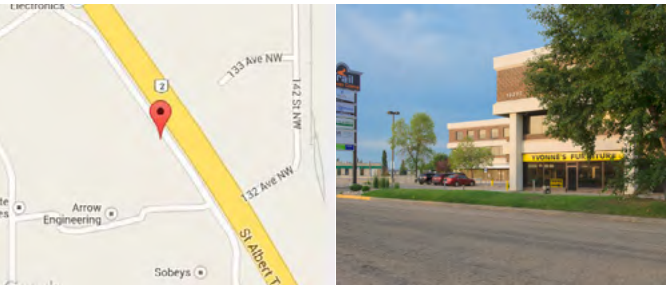
13220 St. Albert Trail

brochure

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



Vitals

Operating Costs: \$15.50
Parking: 1:500

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

| Suite | Area (sf) | Available | Comment |
|-------|-----------|-------------|-----------------|
| 212 | 4,710 | Q3-2019 | Developed space |
| 303 | 10,893 | Immediately | Developed space |
| 310 | 2,479 | Q2-2019 | Developed space |

Westcor Building

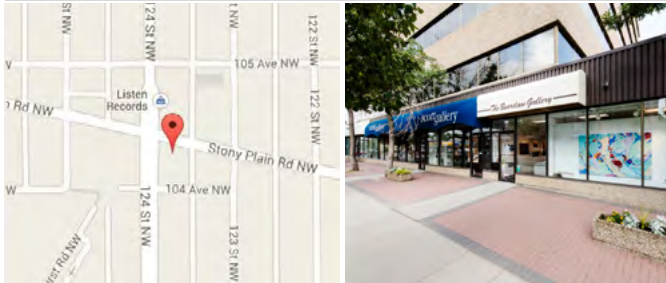
12323 Stony Plain Road

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



Vitals

Operating Costs: \$18.70
Parking: 2.2:1,200

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

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

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

| Suite | Area (sf) | Available | Comment |
|-----------------|----------------|-------------|------------------------|
| 108 - 110 CRU D | 3,047 - 12,890 | Immediately | Demisable retail space |
| 110 CRU F | 1,199 | Immediately | Retail space |



Vitals

Traffic Count: 48,920 (Hwy 2)
Household Income: \$102,670 Primary

Leasing Inquiries

Ben Volorney/Chris Killingsworth
Avison Young
780.429.7565/780.702.5852
Nola DeCecco
780.945.4812
ndececco@melcor.ca

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

| Suite | Area (sf) | Available | Comment |
|------------------|---------------|-------------|-------------------------------------|
| Office A 105 | 2,517 | Immediately | Anchored by Fountain Tire |
| Office C 101-106 | 1,267 - 5,255 | Immediately | Retail space |
| Office C 202 | 2,760 | Immediately | Anchored by RBC Dominion Securities |



Vitals

Traffic Count: 93,500
Total Leasable Area: 725,000 sf

Leasing Inquiries

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

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



| 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

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

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 |
|--------|-----------|-------------|-------------------|
| 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



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



| Suite | Area (sf) | Available | Comment |
|-------|---------------|-----------|---------------------------------|
| CRU 1 | 2,491 | 2019 | Call for details |
| CRU 5 | 1,200 - 5,000 | Q4 2018 | Retail space - call for details |
| CRU 6 | 9,000 | Q4-2019 | Retail space - call for details |
| CRU 7 | 6,000 | Q4-2019 | 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



| Suite | Area (sf) | Available | Comment |
|-------|----------------|-------------|------------------|
| CRU 2 | 1,800 | Immediately | Call for details |
| CRU 4 | 2,600 | Q3-2019 | Call for details |
| CRU 5 | 1,200 - 5,000 | Q3-2019 | Call for details |
| CRU 6 | 1,200 - 12,000 | 2020 | Call for details |



| Vitals | |
|--|---|
| Household Income: | \$107,416 Primary |
| Total Leasable Area: | 85,650 sf |
| Leasing Inquiries | |
| Scott Sowinski Melcor 780.945.2795 | Mark McCann/Gary Killips Cushman & Wakefield 780.420.1177 |



| Vitals | |
|--|--|
| Household Income: | \$150,134 Primary |
| Total Leaseable Area: | 173,000 sf |
| Leasing Inquiries | |
| Office Scott Sowinski Melcor 780.945.2795 | Jamie Topham/Gary Killips Cushman & Wakefield 780.420.1177 |

| Suite | Area (sf) | Available | Comment |
|-------|---------------|-----------|------------------|
| CRU 7 | 1,200 - 6,800 | Q3-2019 | Call for details |
| CRU 8 | 1,200 - 5,000 | 2020 | Call for details |
| CRU 9 | 1,200 - 7,000 | 2020 | 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



| Suite | Area (sf) | Available | Comment |
|-------------------|----------------|-----------|------------------|
| Anchors, CRU, PAD | 1,200 - 40,000 | 2019 | Call for details |



| Vitals | |
|--|---|
| Household Income: | \$90,965 Primary |
| Total Leasable Area: | 105,000 sf |
| Leasing Inquiries | |
| Scott Sowinski Melcor 780.945.2795 | Mark McCann/Gary Killips Cushman & Wakefield 780.420.1177 |

Woodbend Market

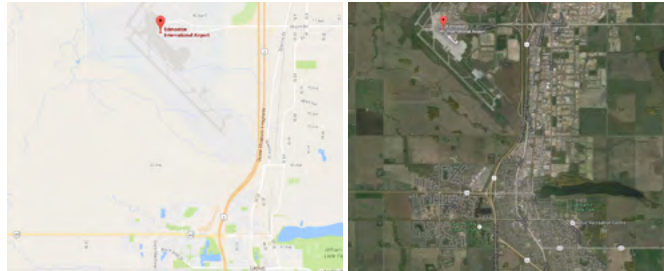
Highway 39 & 69 Street | Leduc

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



| Suite | Area (sf) | Available | Comment |
|-------------------|----------------|-----------|------------------|
| Anchors, CUR, PAD | 1,200 - 40,000 | Q4-2019 | Call for details |



| Vitals | |
|--|---|
| Household Income: | \$90,965 Primary |
| Total Leasable Area: | 105,000 sf |
| Leasing Inquiries | |
| Scott Sowinski Melcor 780.945.2795 | Mark McCann/Gary Killips Cushman & Wakefield 780.420.1177 |