

LEASING OPPORTUNITIES | MARCH 2019 click on a building to go to page

Existing Properties			
CALGARY			
Kensington*		Crowfoot Business Centre*	
RED DEER			
Liberty Crossing*	RETAIL	McKenzie Industrial	INDUSTRIAL
LETHBRIDGE			
Melcor Centre*	OFFICE		
Ongoing Developm	ents		
CALGARY			
The District at North Deerfoot		NDUSTRIAL	
RED DEER			
Clearview Market*			
AIRDRIE			
Kingsview Market*	RETAIL		
CHESTERMERE			
Chestermere Station	RETAIL		
Future Opportuniti	26		
Future Opportunitie	53		
CALGARY			
Greenwich	RETAIL OFFICE		
	* Proud	ly owned & professionally man	aged by Melcor REI

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 Map)			Vitals
14	Clashore Ro		Operating Costs:	\$19.75
St NW 15 St NW	LAVE NW.		Parking:	1:600
Sho	dart			Leasing Inquiries
	nsington Rd NW			Nola DeCecco
Rd NW				780.945.4812
mess Rd NW	and bar			ndececco@melcor.ca
Suite	Area (sf)	Available	Comment	
200	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 Operating Costs: Brock Evans/Joanna Grant Cushman & Wakefield 403.261.1111 Chapters Suite Available Area (sf) Comment 403N 2,147 Immediately Developed space 405 1,284 Immediately Developed space 501 6,154 Immediately Developed space



Parking:

\$20.76

1:1,120

MELCOR

Leasing Inquiries

ndececco@melcor.ca

Nola DeCecco

780.945.4812

200	• LOC
	Cin
s	Major To

Liberty Crossi	ing			
#409 & 411 Lanterr	n Street Red Dee			The second se
Located directly off of Queen Elizabeth II HWY				
Excellent retailEasy access and	se proximity to Cos	ine Alley		
Major Tenants				Vitals
The Hideout Ea	ata º Dooto		Household Income:	\$61,393
Wolverine Gun			2019 Operating Cost:	\$6.42/sf
SML Entertain				Leasing Inquiries
Major Nearby Reta	ailers:			Nola DeCecco
Costco				780.945.4812
Tim HortonsPetro Canada				ndececco@melcor.ca
Suite	Area (sf)	Available	Comment	
100	22,129	Immediately	Developed space	
108	9,229	Immediately	End cap	
Ideal for media	wn location ourface parking cal or professional			
	nities available in t or contact us for (
Locator Map				Vitals
Mocha Cabana (1) (1) (1) (1) (2) (2) (2) (2) (3) (3) (3) (3) (3) (3) (3) (3	Plum 🗑 🖗	- 7/ · /	Operating Costs:	\$12.10/sf
The Perny Office House	AAes -		Parking:	1:1,100
National Bank	k Financial Bros Bank of Montre			Leasing Inquiries
Hentz Rent A Car • 400 4 Ave S Blue Sky Corn Maze •	555		Ashley Soames	Grace Duff
Round Street Cafe	SAVES		Avison Young	403.327.6211
5 Ave S 5 Ave S Provincial Bidg •)	Since Hall	112000	403.942.6692	gduff@melcor.ca
Suite	Area (sf)	Available	Comment	
154	1,115	Immediately	Developed space	
214	505	Immediately	Developed space	
239 - 244	1,802 - 11,288	Immediately	Multiple suites with demising	g options
404	1,759	Immediately	Developed space	
412	1.829	Immediatelv	Developed space	

Liberty Crossi #409 & 411 Lanterr	-	brochure		
Located directly of	ff of Queen Elizat	eth II HWY		630
 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 Hideout EaWolverine Gun			Household Income: 2019 Operating Cost:	\$61,393 \$6.42/sf
 SML Entertaint Major Nearby Reta Costco Tim Hortons Petro Canada 			n	Leasing Inquiries Nola DeCecco 780.945.4812 dececco@melcor.ca
Suite	Area (sf)	Available	Comment	
100	22,129	Immediately	Developed space	
108	9,229	Immediately	End cap	
 More opportun visit melcor.ca 	nd management wn location	his property -		
Locator Map				Vitals
Mocha Cabaha (1) un Dr. Fester Bailding	Hum (2) (2)	5 1 x	Operating Costs:	\$12.10/sf
4 Jore S	Chrt S		Parking:	1:1,100
Henz Bent A Car • 400 4 Ave S	Bine Bank of Montre		Applay Soomaa	Leasing Inquiries Grace Duff
Blue Sky Com Maze • 0		No.	Ashley Soames Avison Young	403.327.6211
Round Street Cafe	SAVES		403.942.6692	gduff@melcor.ca
Provincial Bldg (+)		Assilable	I	guunemoleon.eu
Suite	Area (sf)	Available	Comment Developed encode	
154	1,115	Immediately	Developed space	
214	1 902 11 299	Immediately	Developed space	ontiono
239 - 244	1,802 - 11,288	Immediately	Multiple suites with demising	options
404	1,759	Immediately	Developed space	
412	1,829	Immediately	Developed space	

Area (sf)	Availa
22,129	Imme
9,229	Imme

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

Zonina

Major Tenants



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McDonalds	I-G (Indus	strial General)	Traffic Count	207,860
Starbucks		,	Parking:	103 (u/g) 206 surface
Shell	Office Flo	oors	Office/Industrial	Leasing Inquiries
Subway	5		Jarett Thompson	Chris Thompson/Alistair Corbett
Micro-Watt	C C		Melcor	CBRE
			403.270.1297	403.263.4444
Suite	Area (sf)	Available	Comment	
Phase 2 CRU	1,200 - 15,000	Preleasing 2019	Retail space, call for d	etails
Phase 3 CRU	+/- 1,050	Conditional	Retail space, call for d	etails
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-serviced northeast of Red
 Deer
- Family-friendly spray park
- Final CRU began construction in July 2015

Major Tenants

- Shoppers Drug Mart
- CIBC
- McDonalds
- RBC

2

VELCO

- 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	Q1-2020



Vitals
\$12.38 -\$14.16
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 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

- Shoppers Drug Mart
- Home Hardware
- Starbucks
- Tim Hortons
- BMO
- Save-On Foods

Suite	Area (sf)	Available
CRU B - 107	+/- 1,189	Immediately
CRU E - 113	1,154	Immediately
CRU G1	+/- 1,200	Immediately
CRU G2	9,351	Immediately
Junior, Anchor, CRU, PAD	1,200 - 20,000	Summer 2019

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
212 CRU B	1,342	Immediately	Devleoped space
216 CRU B	1,538	Immediately	Developed space
Office/CRU	1,400 - 10,000	Summer 2019	Call for details



i II joining



			Vitais
	Traffic Count: Household Income:		114,410
			\$119,324
		Office/Industrial	Leasing Inquiries
	U	larett Thompson	Chris Thompson/Alistair Corbett
		Melcor	CBRE
		403.270.1297	403.263.4444
Available		Comment	
Immediate	ly	Existing retail s	pace
Immediate	ly	Existing retail s	pace
Immediate	ly	Call for details	
Immediate	ly	Call for details	

Call for details

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	н	17
	••••	



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



major ronanto				witchio
 NCS Oilfield Services ThruTubing Solutions Schlumberger SNC Lavalin NOVA Chemicals 			Zoning: Parking:	MI - Medium Industrial 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

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
			Traffic Count:	147,560
	THE PARTY AND A DESCRIPTION OF		Household Income:	\$146,259
	Cash and	all for the second		Leasing Inquiries
and the second	1.1.1			Jarett Thompson
1 Dector	Carlos Al			Melcor
	And a start of the			403.270.1297
Suite	Area (sf)	Available	Comment	
CRU, Office, PAD, Retail	1,200 - 20,000	Spring 2019	Call for details	