



### Existing Properties

Proudly owned & professionally managed by Melcor REIT

#### EDMONTON

100th Street Place	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>	Birks Building	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>
Capilano Centre	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>	Coast Home Centre	<a href="#">RETAIL</a>
Melton Building	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>	Princeton Place	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>
Royal Bank Building	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>	White Oaks Square	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>
Trail Business Centre	<a href="#">OFFICE</a>	Westcor Building	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>

#### LEDUC

Leduc Common	<a href="#">RETAIL</a>
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### Ongoing Developments

#### EDMONTON

Village at Blackmud Creek	<a href="#">OFFICE</a>	Shoppes of Jagare Ridge	<a href="#">RETAIL</a>
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#### ST. ALBERT

Jensen Lakes Crossing	<a href="#">RETAIL</a>
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#### SPRUCE GROVE

Campsite Industrial Park	<a href="#">INDUSTRIAL</a>
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#### LEDUC

Telford Industrial Park	<a href="#">INDUSTRIAL</a>
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#### FORT MCMURRAY

Stoneycreek Village	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>
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### Future Opportunities

#### EDMONTON

Melton Block	<a href="#">RETAIL</a>   <a href="#">OFFICE</a>
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<b>LEDUC</b>	Rollyview	<a href="#">RETAIL</a>	Woodbend Market	<a href="#">RETAIL</a>
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100th Street Place

10150 100 Street NW

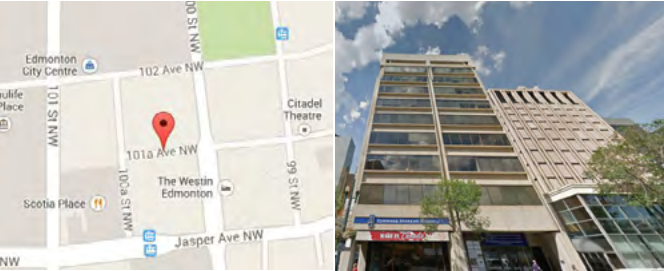
brochure



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: \$16.24  
Parking: Paid Parking Nearby

Vitals

Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
101	1,227	Pending	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

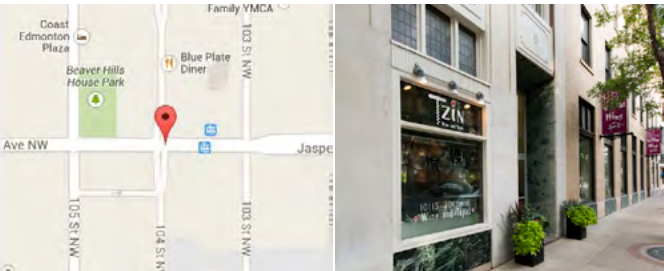
brochure



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



Operating Costs: \$17.24  
Parking: Paid Parking Nearby

Vitals

Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
315	283	Immediately	Developed space

Capilano Centre

9945 50 Street NW

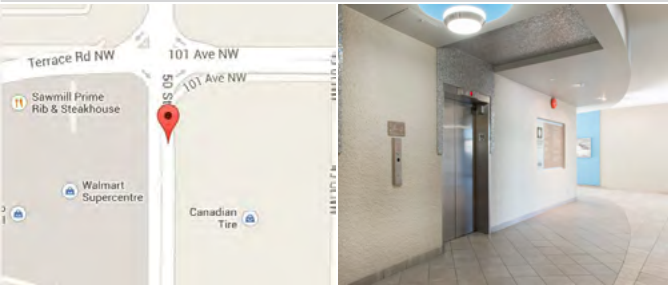
brochure



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



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

Vitals

Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
102	1,100	Immediately	Developed main floor space
104	3,590	Immediately	Developed main floor space
400	1,189	Immediately	Developed space
401	4,712	Immediately	Developed space
515	1,677	Immediately	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

Suite	Area (sf)	Available	Comment
10834	4,974	Pending	Shell space

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



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: \$13.83  
Parking: Paid Parking Nearby

Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
317 - 320	1,336 - 3,539	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

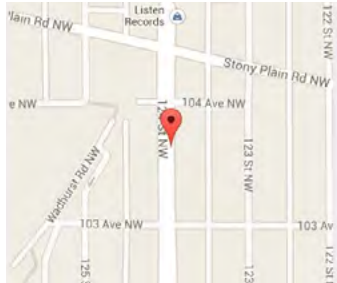
10339 124 Street

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



Vitals

Operating Costs: \$17.87  
Parking: 1:750

Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
201	1,662	Immediately	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	Developed space
777	1,677	Q2-2019	Developed space

Royal Bank Building

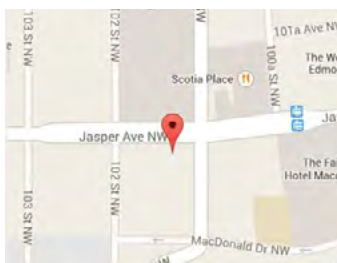
10107 Jasper Avenue

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



Suite	Area (sf)	Available	Comment
9	2,867	Immediately	Concourse level
500	7,902	Immediately	Developed full floor
600	1,521	Immediately	Developed space
700	7,918	Q4-2019	Developed space
900	7,909	Immediately	Developed full floor
1100	5,609	Immediately	Developed space
1530	2,555	Immediately	Developed space

Vitals

Operating Costs: \$16.82  
Parking: 1:500

Leasing Inquiries

Colliers  
Office Team  
780.420.1585  
Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

White Oaks Square

137 Avenue | 122 Street

brochure

Neighbourhood Shopping Centre

- Located on high traffic 137 Avenue
- Surrounded by established northwest residential communities
- Mixed-use office and retail space
- Competitive lease rates

Major Tenants

- The Brick
- Mark's Work Warehouse
- BMO
- Moore's Clothing for Men



Vitals

Trade Area Population: 10,885 Primary  
Household Income: \$86,861

Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
102A	490	Immediately	Developed space
118	2,315	Immediately	Retail space



Trail Business Centre

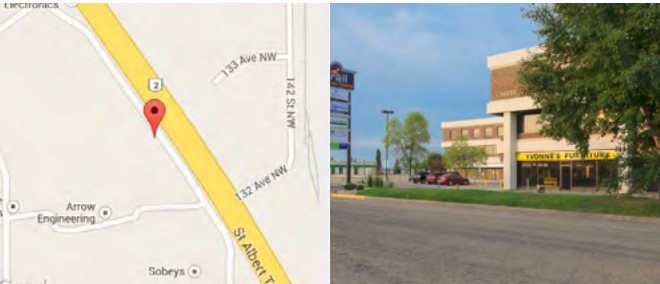
13220 St. Albert Trail

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



Suite	Area (sf)	Available	Comment
100	13,203	Immediately	High exposure office or retail space
210	4,623	Q3-2019	Developed space
212	4,710	Q3-2019	Developed space
303	10,893	Immediately	Developed space
304A	700	Immediately	Developed space
310	2,479	Immediately	Developed space

Westcor Building

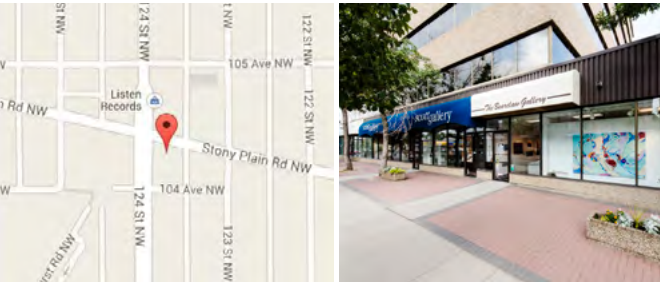
12323 Stony Plain Road

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



Suite	Area (sf)	Available	Comment
12323	2,758	Immediately	Main floor retail space
605	5,523	Immediately	Undeveloped space
700	9,853	Immediately	Developed space, full floor opportunity



Vitals	
Operating Costs:	\$15.50
Parking:	1:500
Leasing Inquiries	
Nola DeCecco	
780.945.4812	
ndececco@melcor.ca	



Vitals	
Operating Costs:	\$18.70
Parking:	2.2:1,200
Leasing Inquiries	
Nola DeCecco	
780.945.4812	
ndececco@melcor.ca	

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	Nola DeCecco
Avison Young	780.945.4812
780.429.7565/780.702.5852	ndececco@melcor.ca

The Village at Blackmud Creek

Ellerslie Road & Calgary Trail

brochure

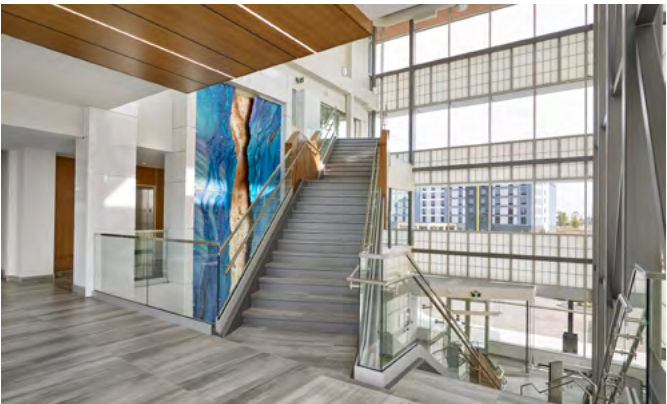
Master-Planned Business Campus

- 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	Cory Wosnack/Karnie Vertz
Melcor	Avison Young
780.945.4658	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 - 200 Acres	Immediately	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		Vitals	
<ul style="list-style-type: none"><li>• Basinktek</li><li>• NDT Global</li><li>• Layher Scaffoldings</li></ul>		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 - 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		Vitals	
<ul style="list-style-type: none"><li>• Save on Foods</li><li>• CIBC</li><li>• Shoppers Drug Mart</li><li>• Shell Canada</li><li>• Starbucks</li><li>• McDonalds</li><li>• Lasik MD</li></ul>		Traffic: 27,380	
		Household Income: \$207,752	Primary
		Office	Leasing Inquiries
		Dave Ball	Ken Williamson/Carl Pederson
		Melcor	Colliers International
		780.945.4813	780.880.0663 / 780.880.9045
Suite	Area (sf)	Available	Comment
B1-107	1,145	Q2-2019	Developed 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



Suite	Area (sf)	Available	Comment
CRU 1	2,491	2019	Call for details
CRU 2	1,290	Immediately	Call for details
CRU 5, 6 and 7	1,200 - 9,000	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
Office Leasing Inquiries	
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

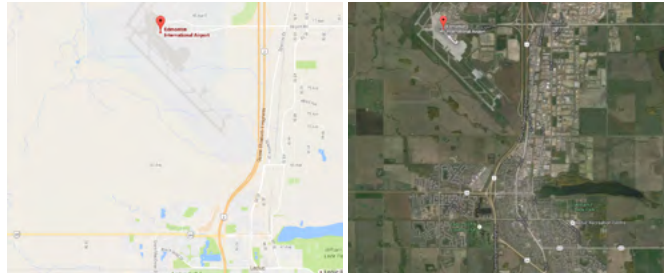
Highway 39 & 69 Street | Leduc

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