

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

| Evicting Proportion | | | |
|-----------------------------------|-----------------|---------------------------|------------|
| Existing Properties | | | |
| CALGARY | | | |
| Kensington* | | Crowfoot Business Centre* | |
| RED DEER | | | |
| Liberty Crossing* | RETAIL | McKenzie Industrial | INDUSTRIAL |
| LETHBRIDGE | | | |
| Melcor Centre* | OFFICE | | |
| Ongoing Developn | nents | | |
| CALGARY | | | |
| The District at North Deerfoot | RETAIL OFFICE | INDUSTRIAL | |
| RED DEER | | | |
| Clearview Market* | | | |
| AIRDRIE | | | |
| Kingsview Market* | RETAIL | | |
| CHESTERMERE | | | |
| Chestermere Station | RETAIL | | |
| Future Opportuniti | es | | |
| CALGARY | | | |
| Greenwich | | | |
| | | | |

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



\$19.75

1:600

Leasing Inquiries Nola DeCecco 780.945.4812

ndececco@melcor.ca

| 14 SI NW T AVE NW | -TTA SCIMM | | Operating Costs: Parking: |
|---------------------------------|------------|-------------|------------------------------|
| Showrs Drug Mart | | | |
| isington Rd NW Kensington Rd NV | Kenshon De | | |
| Rd NW | - Bron CH | | |
| mess Rd NW | sore path | - | |
| Suite | Area (sf) | Available | Comment |
| 102 | 1,600 | Immediately | Developed space |
| 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 M Suite 403N 405 1,284 Immediately Developed space 501 6,154 Immediately Developed space



| Лар | | Vitals |
|--|--------------------------|--------------------|
| | Operating Costs: | \$20.76 |
| | Parking: | 1:1,120 |
| | | Leasing Inquiries |
| and the second s | Brock Evans/Joanna Grant | Nola DeCecco |
| | Cushman & Wakefield | 780.945.4812 |
| Chapters | 403.261.1111 | ndececco@melcor.ca |
| Area (sf) Available | Comment | |
| 2,147 Immediately | Developed space | |

Liborty Crossing

| Liberty Cros#409 & 411 Lante | sing ern Street Red Deei | brochure | | the second se |
|--|--|--|---|---|
| Located directly off of Queen Elizabeth II HWY | | | | |
| Excellent retEasy access | lose proximity to Cos | ine Alley | | |
| Major Tenants | | | | Vitals |
| • The Hideout | Eats & Beats | | Household Income: | \$61,393 |
| Wolverine G | | | 2019 Operating Cost: | \$6.42/sf |
| SML Enterta | inment | | | Leasing Inquiries |
| Major Nearby Re | etailers: | | | Nola DeCecco |
| CostcoTim Hortons | | | | 780.945.4812 |
| Petro Canada | | | | ndececco@melcor.ca |
| Suite | Area (sf) | Available | Comment | |
| 100 | 22,129 | Immediately | Developed space | |
| | , | - | End cap | |
| 108 Melcor Cent 400 4th Avenue S On-site security | | Q4-2019 brochure | | |
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MELCOR

| Liberty Crossing #409 & 411 Lantern Street Red Deer | | | | |
|--|---|--|---|--|
| 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 | | | | Vitals |
| • The Hideout | Fats & Reats | | Household Income: | \$61,393 |
| Wolverine Gu | | | 2019 Operating Cost: | \$6.42/sf |
| • SML Entertai | inment | | | Leasing Inquiries |
| Major Nearby Re | tailers: | | | Nola DeCecco |
| CostcoTim Hortons | | | | 780.945.4812 |
| Petro Canada | 3 | | | ndececco@melcor.ca |
| Suite | Area (sf) | Available | Comment | |
| 100 | 22,129 | Immediately | Developed space | |
| 100 | | Q4-2019 | End cap | |
| 108 Melcor Centr 400 4th Avenue S | Lethbridge | brochure | | |
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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

Zoning

5

Office Floors

I-G (Industrial General)

Major Tenants

- McDonalds
- Starbucks
- Shell
- Subway
- Micro-Watt

| Suite | Area (sf) | Available | Comment |
|----------------|----------------|-----------------|---------------------|
| Phase 4 CRU B1 | +/- 1,530 | Immediately | Call for details |
| Phase 4 CRU B2 | +/- 1,300 | Immediately | Call for details |
| Phase 4 CRU B4 | +/- 1,345 | Immediately | Call for details |
| Phase 4 CRU C | +/- 10,600 | Immiedately | Call for details |
| Office | 1,200 - 96,000 | Preleasing 2020 | Underground parking |
| | | | |

brochure

Clearview Market

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 | Q1-2020 |



Traffic Count

Office/Industrial

Jarett Thompson

403.270.1297

Parking:

Melcor

| | VITAIS |
|------------------|---------------------|
| Operating Costs: | \$12.38 -\$14.16 |
| | Leasing Inquiries |
| Scott Sowinski | Gary Killips |
| Melcor | Cushman & Wakefield |
| 780.945.2795 | 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 Tonante

Vitals 207,860

CBRE

103 (u/g) | 206 surface

Chris Thompson/Alistair Corbett

Leasing Inquiries

403.263.4444

| major lenants | | | | | VITAIS |
|--|----------------|-------------|-----|----------------------------------|---------------------------------|
| Shoppers Drug MartHome Hardware | | | Hou | Traffic Count: sehold Income: | 114,410 \$119,324 |
| Starbucks | | | | Office/Industrial | Leasing Inquiries |
| Tim Hortons | | | Ja | arett Thompson | Chris Thompson/Alistair Corbett |
| BMOSave-On Foods | | | | Melcor | CBRE |
| | | | | 403.270.1297 | 403.263.4444 |
| Suite | Area (sf) | Available | | Comment | |
| CRU E - 113 | 1,154 | Immediately | / | Existing retail s | pace |
| CRU G1 - 140 | +/- 1,200 | Immediately | / | Call for details | |
| CRU G2 | 9,351 | Immediately | / | Call for details | |
| Junior, Anchor, CRU, PAD | 1,200 - 20,000 | Ongoing | | 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

2

MELCO



| Suite | Area (sf) | Available | Comment |
|--------------|-----------|----------------|------------------|
| 212 CRU B | 1,342 | Immediately | Devleoped space |
| 216 CRU B | 1,538 | Immediately | Developed space |
| Office/CRU M | 9,967 | September 2019 | Call for details |
| Office/CRU N | 12,465 | September 2019 | Call for details |









| Traffi | С | Count: |
|-----------|----|--------|
| Household | In | come: |

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 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 |
|-------|-----------|------------|------------------|
| 122 | 3,964 | Negotiable | Industrial space |
| 126 | 3,938 | Q3-2019 | Industrial space |

Greenwich

Highway 1 & 83 Street | Calgary

brochure

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 | |
|-----------------------------|--|--|-------------------|-------------------|
| | | and the second | Traffic Count: | 147,560 |
| | and shall be a strength of the | A State of S | Household Income: | \$146,259 |
| | and a second of | A MARTINE | | Leasing Inquiries |
| | | | | Jarett Thompson |
| A Barton and a star | and the second second | A DECEMBER OF | | Melcor |
| | | | | 403.270.1297 |
| Suite | Area (sf) | Available | Comment | |
| CRU, Office, PAD, Retail | 1,200 - 20,000 | Ongoing | Call for details | |

A NOT THE REAL PROPERTY OF THE