

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		
Melcor Cent 400 4th Avenue S On-site security • Prime downt • Covered and • Ideal for med	re S Lethbridge and management town location I surface parking dical or professional	brochure	Liu cap	
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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