



### Existing Properties

Proudly owned & professionally managed by Melcor REIT

#### EDMONTON

100th Street Place	<b>RETAIL</b>   <b>OFFICE</b>	Capilano Centre	
Melton Building	<b>RETAIL</b>   <b>OFFICE</b>	Princeton Place	<b>RETAIL</b>   <b>OFFICE</b>
Royal Bank Building	<b>RETAIL</b>   <b>OFFICE</b>	White Oaks Square	<b>RETAIL</b>   <b>OFFICE</b>
Trail Business Centre	<b>OFFICE</b>	Westcor Building	<b>RETAIL</b>   <b>OFFICE</b>

#### LEDUC

Leduc Common	<b>RETAIL</b>
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### Ongoing Developments

#### EDMONTON

Village at Blackmud Creek	<b>OFFICE</b>	Shoppes of Jagare Ridge	<b>RETAIL</b>
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#### ST. ALBERT

Jensen Lakes Crossing	<b>RETAIL</b>
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#### SPRUCE GROVE

Campsite Industrial Park	<b>INDUSTRIAL</b>
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#### LEDUC

Telford Industrial Park	<b>INDUSTRIAL</b>
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#### FORT MCMURRAY

Stoneycreek Village	<b>RETAIL</b>   <b>OFFICE</b>
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### Future Opportunities

#### EDMONTON

Melton Block	<b>RETAIL</b>   <b>OFFICE</b>
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<b>LEDUC</b>	Rollyview	<b>RETAIL</b>	Woodbend Market	<b>RETAIL</b>
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100th Street Place

10150 100 Street NW

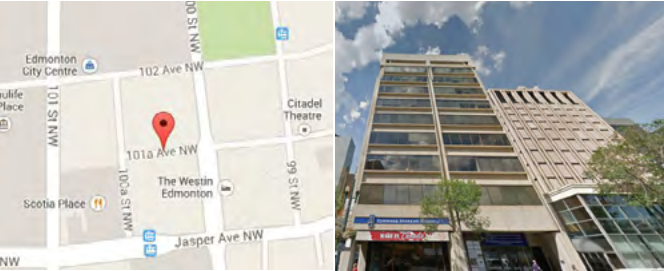
brochure

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



Vitals

Operating Costs: \$16.24  
Parking: Paid Parking Nearby

Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
201	1,945	Immediately	Undeveloped space
440	1,976	Immediately	Show suite
870	1,000	Immediately	Developed space
871	942	Immediately	Developed space

Capilano Centre

9945 50 Street NW

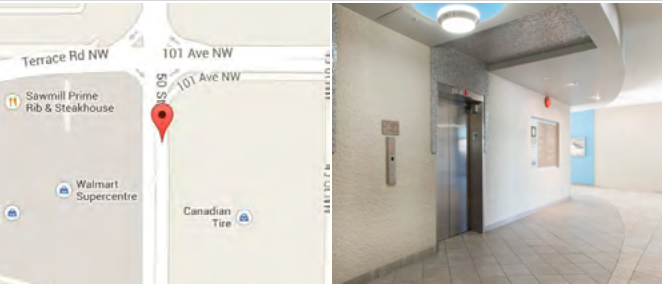
brochure

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

Karnie Vertz  
Avison Young  
780.429.7551  
Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
104	3,590	Immediately	Developed main floor space
400, 401	1,189 - 5,901	Immediately	Developed space; contiguous
515	1,677	Immediately	Developed space
518	1,841	Immediately	Undeveloped space

Melton Building

10310 Jasper Avenue NW

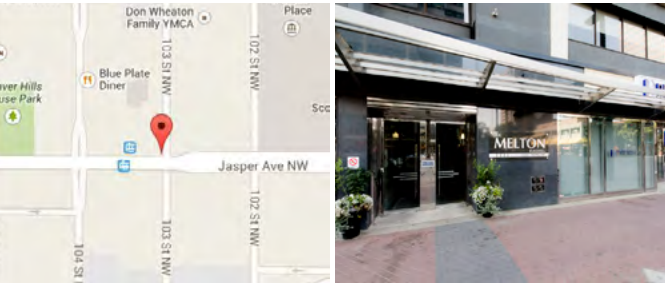
brochure

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



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   2,203	Immediately	Contiguous 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   777	1,412   1,677	Immediately	Developed space



Royal Bank Building

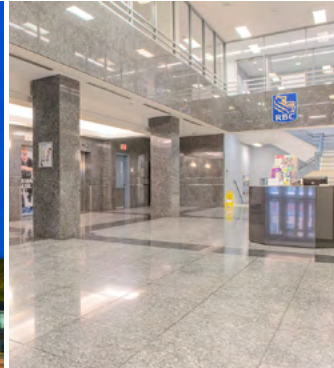
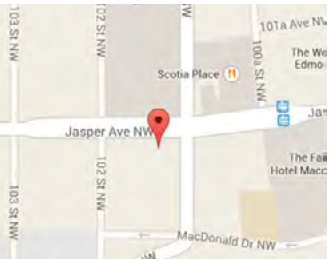
10107 Jasper Avenue

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



Vitals

Operating Costs: \$16.82  
Parking: 1:500

Leasing Inquiries

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

Suite	Area (sf)	Available	Comment
9	2,867	Immediately	Concourse level
500	7,902	Immediately	Developed full floor
600	1,512	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

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
118	2,315	Pending	Retail space
304	1,545	Q2-2020	Retail location with drive-thru

Trail Business Centre

13220 St. Albert Trail

brochure

Prominent St. Albert Trail Location

- Great visibility 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
100	13,203	Immediately	High exposure office or retail space
210	4,623	Q3-2019	Developed space
212	4,710	Q3-2019	Developed space
376	3,369	Immediately	Developed space
304A	700	Immediately	Developed space

Westcor Building

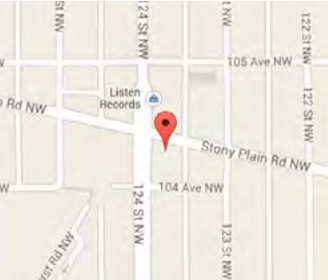
12323 Stony Plain Road

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



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			Vitals
• Sport Chek			Traffic Count: 48,920 (Hwy 2)
• Canadian Tire			Household Income: \$102,670 Primary
• Tim Hortons			Leasing Inquiries
• Walmart			Ben Volorney/Chris Killingsworth Nola DeCecco
• Original Joe's			Avison Young 780.945.4812
• TD Canada Trust			780.429.7565/780.702.5852 ndececco@melcor.ca
• Rona			
Suite	Area (sf)	Available	Comment
108 - 110 CRU D	3,047 - 12,890	Pending	Demisable retail space
110 CRU F	1,199	Immediately	Retail space

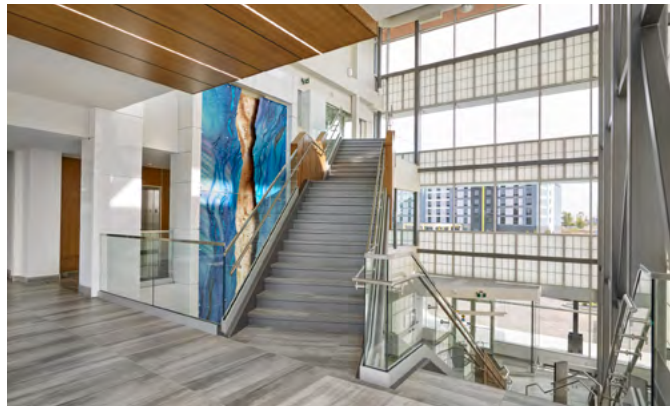
The Village at Blackmud Creek

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			Vitals
• Fountain Tire			Traffic Count: 93,500
• Kids & Company			Total Leasable Area: 725,000 sf
• Tim Hortons			Leasing Inquiries
• Amazing Wok			Daniel Eggert Cory Wosnack/Karnie Vertz
• CoCo Nails			Melcor Avison Young
• Haircut Express			780.945.4658 780.428.7850
Suite	Area (sf)	Available	Comment
Office C 101 - 104	1,267 - 1,625	Immediately	Retail space
Office C 106	3,602	Immediately	Retail space
Office C 202	1,200	Immediately	Anchored by RBC Dominion Securities

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			Vitals
			Zoning: MI - Medium Industrial
			Parking: 40 Stalls
			Leasing Inquiries
			Daniel Eggert
			Melcor
			780.945.4658
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
• Basinktek			Zoning: LI - Light Industrial
• NDT Global			Parking: Warehouse: 1 stall /1,076 sf
• Layher Scaffoldings			Office: 1 stall/377 sf
			Leasing Inquiries
			Daniel Eggert
			Melcor
			780.945.4658
For sale	Area (sf)	Available	Comment
Industrial space	1 - 27 acres	Immediately	Build-to-suit OR parcels for sale



Stoneycreek Village

brochure

NW of Prospect Drive  
& Riverstone Ridge | Fort McMurray

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
			Leasing Inquiries	
			Office	
			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	Immediately	Developed space	
B2-200	1,119	Immediately	Undeveloped space	
B2-207	2,840	Immediately	Developed space	

Melton Block

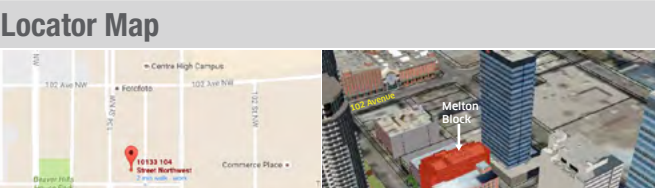
brochure

10133 104 Street

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			

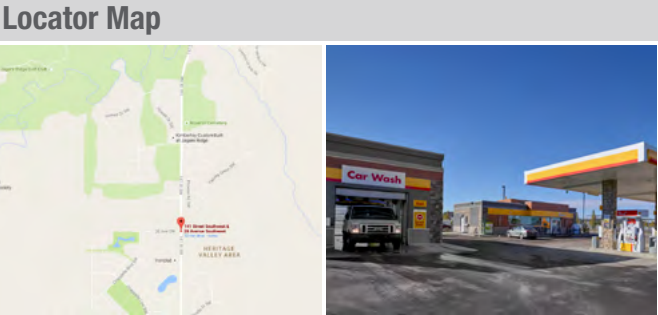
The Shoppes of Jagare Ridge

brochure

28 Avenue SW & 141 Street

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



Suite	Area (sf)	Available	Comment
CRU 1	2,491	Immediately	Call for details
CRU 2	1,290	Immediately	Call for details
CRU 5	1,200 - 5,000	Immediately	Call for details
CRU 6 and 7	5,000 - 6,000	2020	Call for details

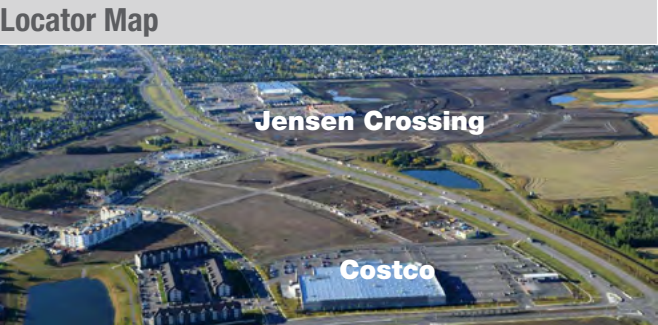
Jensen Lakes Crossing

brochure

St. Albert Trail & Jensen Lakes  
Boulevard | St. Albert

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



Suite	Area (sf)	Available	Comment
CRU 5	1,200 - 5,000	2020	Call for details
CRU 6, 7, 8, and 9	1,200 - 12,000	2020	Call for details
CRU 10	1,200 - 2,000	Q4-2019	Call for details



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



Vitals	
Household Income:	\$150,134 Primary
Total Leaseable Area:	173,000 sf
Leasing Inquiries	
Scott Sowinski	
Melcor	
780.945.2795	



## 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



### Vitals

Household Income: \$90,965 Primary  
Total Leasable Area: 105,000 sf

### Leasing Inquiries

Scott Sowinski      Mark McCann/Gary Killips  
Melcor                  Cushman & Wakefield  
780.945.2795              780.420.1177

### Suite

### Area (sf)

### Available

### Comment

Anchors, CRU, PAD

1,200 - 40,000

2019

Call for details

## Woodbend Market

Highway 39 & 69 Street | Leduc

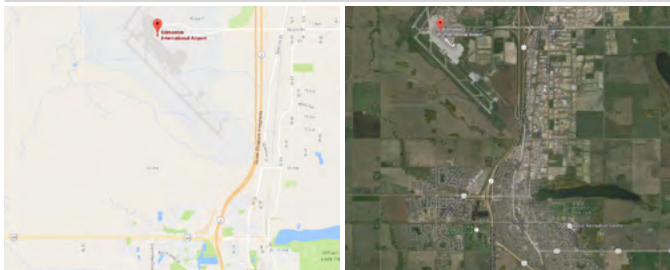
brochure

### 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



### Vitals

Household Income: \$90,965 Primary  
Total Leasable Area: 105,000 sf

### Leasing Inquiries

Scott Sowinski      Arlyn Stoik/Alison Hansen-Carlson  
Melcor                  Avison Young  
780.945.2795              780.425.7850

### Suite

### Area (sf)

### Available

### Comment

Anchors, CUR, PAD

1,200 - 40,000

Q1-2020

Call for details