

## 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="#">OFFICE</a>
Capilano Centre	<a href="#">OFFICE</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>	Westgate Business Centre	<a href="#">OFFICE</a>

### LEDUC

Leduc Common [RETAIL](#)

## 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 [RETAIL](#)

### SPRUCE GROVE

Campsite Industrial Park [INDUSTRIAL](#)

### LEDUC

Telford Industrial Park [INDUSTRIAL](#)

### FORT MCMURRAY

Stoneycreek Village [RETAIL](#) | [OFFICE](#)

## 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

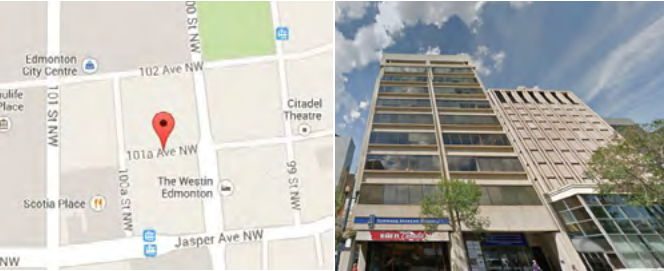
brochure

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



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

Birks Building

10113 104 Street NW

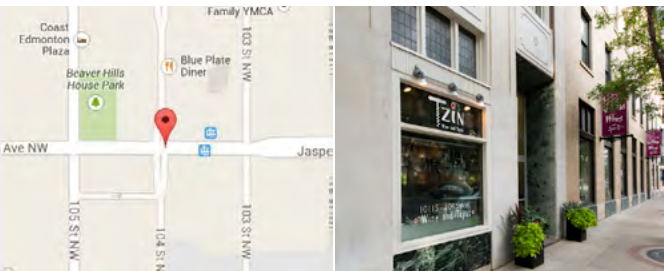
brochure

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



Vitals

Operating Costs: \$17.24  
Parking: Paid Parking Nearby

Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
402	390	Q2-2020	Developed space
403	2,070	Q2-2020	Developed space
412	1,000	Q2-2020	Developed space

Capilano Centre

9945 50 Street NW

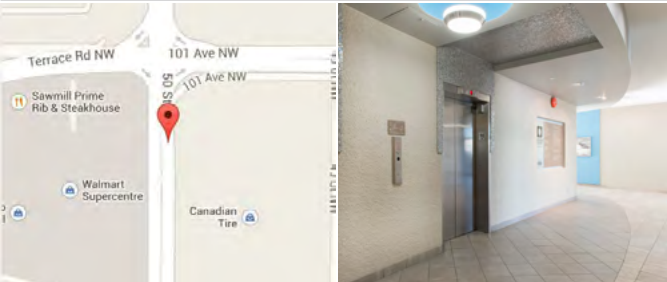
brochure

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 Nola DeCecco  
Avison Young 780.945.4812  
780.429.7551 ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
104	3,590	Pending	Developed main floor space
200	17,053	Immediately	Full floor opportunity
401	4,712	Immediately	Developed space; contiguous
515	1,677	Immediately	Developed space
518	1,841	Immediately	Undeveloped space

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



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

Royal Bank Building

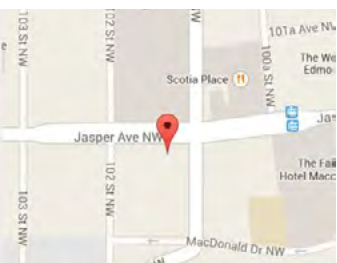
10107 Jasper Avenue

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  
Office Team  
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	Immediately	Developed space
900	7,909	Immediately	Developed full floor
1100	5,609	Immediately	Developed space
1501	1,458	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	Immediately	Retail location with drive-thru

Trail Business Centre

13220 St. Albert Trail

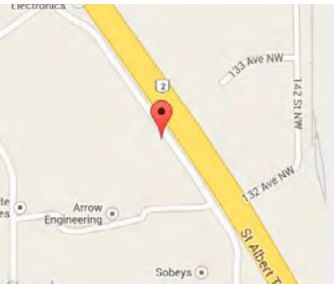
brochure

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	Immediately	Developed space
212	4,710	Q4-2019	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



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

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

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

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

Westgate Business Centre

10203 178 Street NW

brochure

Beautifully Landscaped with Community Vibe

- Ample parking
- Beautifully landscaped green space
- Small community vibe
- Easy access to downtown Edmonton via Stony Plain Road



Locator Map



Suite	Area (sf)	Available	Comment
10203	4,200	Q4-2019	Developed space

Vitals

Operating Costs: \$10.54  
Parking: 3:1,000

Leasing Inquiries

Nola DeCecco  
780.945.4812  
ndececco@melcor.ca

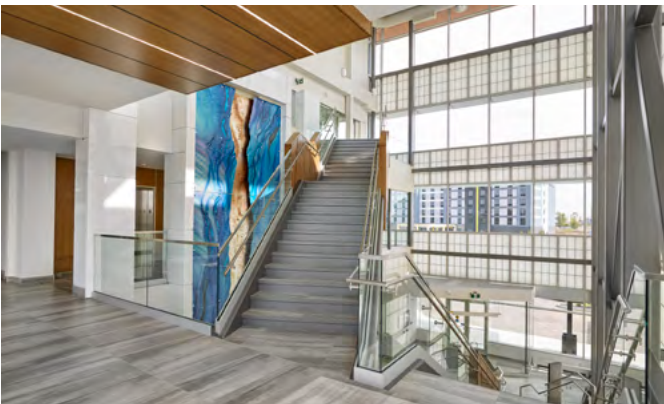
The Village at Blackmud Creek

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

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

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



For sale	Area (sf)	Available	Comment
Industrial space	1 - 200 Acres	Immediately	Build-to-suit OR parcels for sale

Vitals	
Zoning:	MI - Medium Industrial
Parking:	40 Stalls
Leasing Inquiries	
Daniel Eggert	
Melcor	
780.945.4658	

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

- Basinktek
- NDT Global
- Layher Scaffoldings



Vitals	
Zoning:	LI - Light Industrial
Parking:	Warehouse: 1 stall /1,076 sf 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

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
• Save on Foods
• CIBC
• Shoppers Drug Mart
• Shell Canada
• Starbucks
• McDonalds
• Lasik MD

Vitals	
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	Immediately	Developed space
B2-200	1,119	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

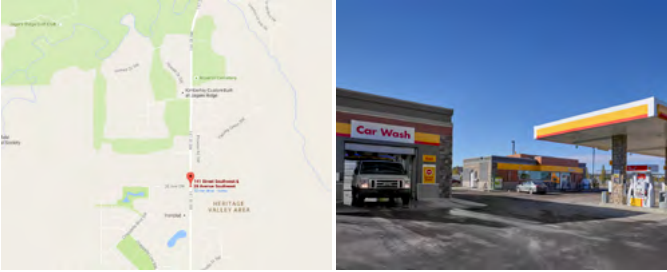
28 Avenue SW & 141 Street

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



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

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 7	6,000	2020	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



Vitals

Household Income: \$150,134 Primary  
Total Leaseable Area: 173,000 sf

Leasing Inquiries

Scott Sowinski  
Melcor  
780.945.2795

Suite	Area (sf)	Available	Comment
CRU 5	1,800	2020	Call for details
CRU 6, 7, 8, and 9	1,200 - 12,000	2020	Call for details
CRU 10	1,900	Q4-2019	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



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

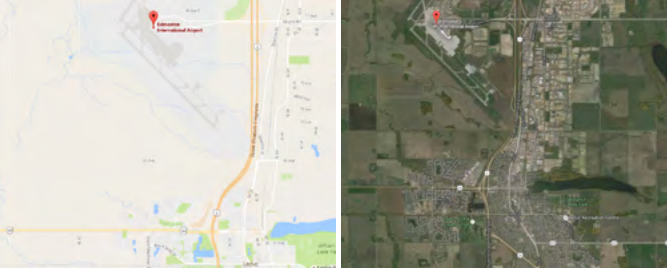
Highway 39 & 69 Street | Leduc

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