



### Existing Properties

#### CALGARY

Kensington\* **RETAIL | OFFICE** Crowfoot Business Centre\* **RETAIL | OFFICE**

#### RED DEER

Liberty Crossing\* **RETAIL** McKenzie Industrial **INDUSTRIAL**

#### LETHBRIDGE

Melcor Centre\* **OFFICE**

### Ongoing Developments

#### CALGARY

The District at North Deerfoot **RETAIL | OFFICE | INDUSTRIAL**

#### RED DEER

Clearview Market\* **RETAIL | OFFICE**

#### AIRDRIE

Kingsview Market\* **RETAIL**

#### CHESTERMERE

Chestermere Station **RETAIL**

### Future Opportunities

#### CALGARY

Greenwich **RETAIL | OFFICE**

#### SYLVAN LAKE

Vista Ridge **RETAIL**

\* Proudly owned & professionally managed by Melcor REIT

## Kensington

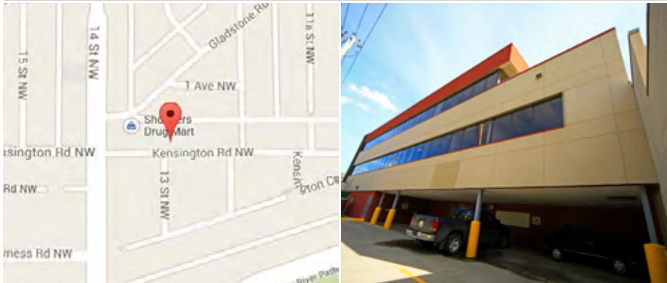
1422 Kensington Road NW | Calgary

[brochure](#)

### 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



		Vitals
Operating Costs:		\$19.75
Parking:		1:600
		Leasing Inquiries
		Nola DeCecco
		780.945.4812
		ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
102	1,643	Immediately	Retail space
103	2,833	Immediately	Retail space
200	2,358	Immediately	Developed space

## Crowfoot Business Centre

400 Crowfoot Crescent NW | Calgary

[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 Map



		Vitals
Operating Costs:		\$20.76
Parking:		1:1,120
		Leasing Inquiries
Brock Evans/Cody Scott		Nola DeCecco
Cushman & Wakefield		780.945.4812
403.261.1111		ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
206	4,883	Immediately	Developed space with rooftop patio
403N	2,147	Immediately	Developed space
406	1,284	Immediately	Developed space
502	2,654	Immediately	Developed space

## Liberty Crossing

#409 & 411 Lantern Street | Red Deer

[brochure](#)

### 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

- The Hideout Eats & Beats
- Wolverine Gun & Tackle
- SML Entertainment

### Major Nearby Retailers:

- Costco
- Tim Hortons
- Petro Canada



		Vitals
Household Income:		\$61,393
2019 Operating Cost:		\$6.42/sf
		Leasing Inquiries
		Nola DeCecco
		780.945.4812
		ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
100	22,129	Immediately	Developed space
108	9,229	Q4-2019	End cap

## Melcor Centre

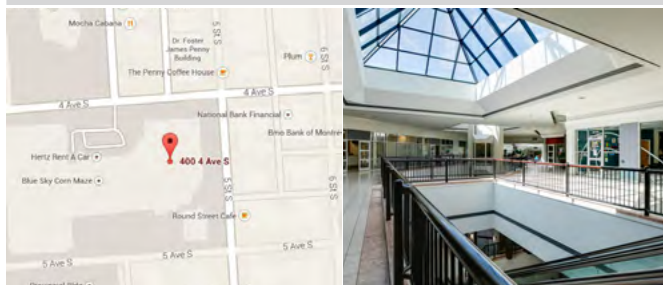
400 4th Avenue S | Lethbridge

[brochure](#)

### On-site security and management

- Prime downtown location
- Covered and surface parking
- Ideal for medical or professional offices
- More opportunities available in this property - visit melcor.ca or contact us for complete listings

### Locator Map



		Vitals
Operating Costs:		\$12.10/sf
Parking:		1:1,100
		Leasing Inquiries
Ashley Soames		Grace Duff
Avison Young		403.327.6211
403.942.6692		gduff@melcor.ca

Suite	Area (sf)	Available	Comment
154	1,115	Immediately	Developed space
214	505	Immediately	Developed space
239 - 244	1,802 - 11,288	Immediately	Multiple suites with demising options
404	1,759	Immediately	Developed space

## 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



Major Tenants	Zoning	Vitals	
<ul style="list-style-type: none"> <li>• McDonalds</li> <li>• Starbucks</li> <li>• Shell</li> <li>• Subway</li> <li>• Micro-Watt</li> </ul>	I-G (Industrial General)	Traffic Count	207,860
		Parking:	103 (u/g)   206 surface
Office Floors		Office/Industrial	Leasing Inquiries
5		Jarett Thompson Melcor 403.270.1297	Chris Thompson/Alistair Corbett CBRE 403.263.4444

Suite	Area (sf)	Available	Comment
Phase 4 CRU B1	+/- 1,530	Immediately	Call for details
Phase 4 CRU B4	+/- 1,345	Immediately	Call for details
Phase 4 CRU C	+/- 1,000 - 10,600	Immediately	Call for details
Phase 4 CRU D	+/- 7,158	Conditional	Call for details
Office	1,200 - 96,000	Preleasing 2020	Underground parking

## Clearview Market

brochure

CRU B | 47 Clearview Market Way  
CRU C | 8 Conway Street | Red Deer

### A Neighbourhood Shopping Centre

- Caters to the under-served northeast of Red Deer
- Family-friendly spray park
- Final CRU began construction in July 2015



Major Tenants	Vitals	
<ul style="list-style-type: none"> <li>• Shoppers Drug Mart</li> <li>• CIBC</li> <li>• McDonalds</li> <li>• RBC</li> <li>• Browns SocialHouse</li> <li>• Loblaws</li> </ul>	Operating Costs:	\$12.38 -\$14.16
Leasing Inquiries		
	Scott Sowinski Melcor 780.945.2795	Gary Killips Cushman & Wakefield 780.420.1177

Suite	Area (sf)	Available	Comment
CRU B - Unit 115	1,774	Immediately	Developed space
CRU C - Unit 170	1,357	Immediately	Undeveloped space; end cap
CRU Z - Unit 125	1,431	Immediately	Undeveloped space
Ph 2   CRU 1 - 11	1,200 - 13,000	Q3-2020	Pre-leasing - Call for details

## Kingsview Market

brochure

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 Tenants	Vitals	
<ul style="list-style-type: none"> <li>• Shoppers Drug Mart</li> <li>• Home Hardware</li> <li>• Starbucks</li> <li>• Tim Hortons</li> <li>• BMO</li> <li>• Save-On Foods</li> </ul>	Traffic Count:	114,410
	Household Income:	\$119,324
		Leasing Inquiries
	Jarett Thompson Melcor 403.270.1297	Chris Thompson/Alistair Corbett CBRE 403.263.4444

Suite	Area (sf)	Available	Comment
CRU E - 113	1,154	Conditional	Existing retail space
CRU G1 - 140	+/- 1,183	Immediately	Call for details
CRU G1 - 170	2,098	Immediately	Developed space with patio
CRU G2	1,000 - 9,351	Immediately	Call for details
Junior, Anchor, CRU, PAD	1,200 - 20,000		Call for details

## Chestermere Station

brochure

Chestermere Blvd & Marina Drive  
Chestermere

### Chestermere's Premiere Shopping Destination

- Ideal mix of national and local tenants
- Neighbourhood shopping centre for The Shores of Chestermere and Westmere communities
- Master-planned development near established residential neighbourhoods



Locator Map	Vitals	
	Traffic Count:	22,960
	Household Income:	\$142,832
Leasing Inquiries		
	Jarett Thompson Melcor 403.270.1297	

Suite	Area (sf)	Available	Comment
212 CRU B	1,342	Immediately	Developed space
215 CRU B	1,344	Immediately	Developed space
216 CRU B	1,538	Immediately	Developed space
Office/CRU M/N	9,967 - 12,465		Call for details

## McKenzie Industrial

469 McCoy Drive | Red Deer

brochure

### 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	Immediately	Industrial space
126	3,938	Immediately	Industrial space

## Greenwich

Highway 1 & 83 Street | Calgary

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

Traffic Count: 147,560  
Household Income: \$146,259

### Leasing Inquiries

Jarett Thompson  
Melcor  
403.270.1297

Suite	Area (sf)	Available	Comment
CRU, Office, PAD, Retail	1,200 - 20,000	2020	Call for details

## Vista Ridge

NW Corner of Highway 20  
& Memorial Drive | Sylvan Lake

### Neighbourhood shopping centre

- Serving the Sylvan Lake community with a population of 14,816



### Locator Map



### Vitals

Traffic Count: 22,940  
Household Income: \$104,247

### Leasing Inquiries

Scott Sowinski  
Melcor  
780.945.5795

Suite	Area (sf)	Available	Comment
CRU	12,500	Q4-2020	Call for details