



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

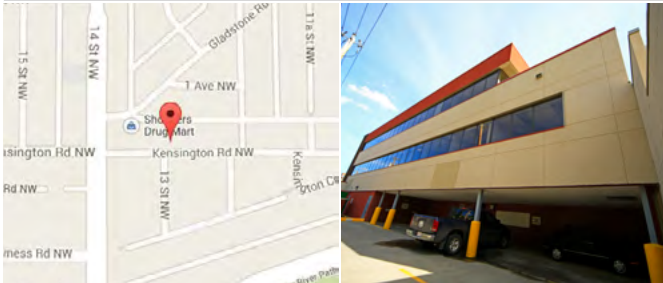
1422 Kensington Road NW | Calgary

[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: | | \$20.10 |
| 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: | | \$21.22 |
| 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 |

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 |
| Operating Cost: | | \$6.23/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 | Immediately | End cap |

Melcor Centre

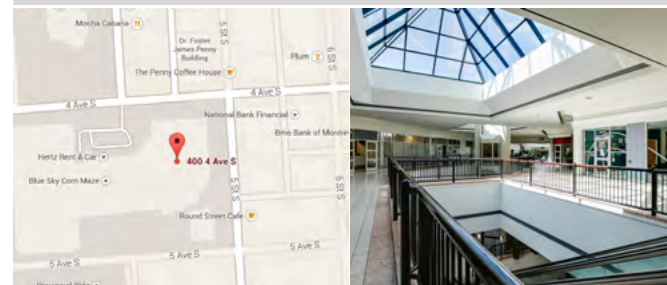
400 4th Avenue S | Lethbridge

[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: | | \$12.42/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 | Office Floors | Traffic Count | Vitals |
|---|--------------------------|---------------|--|--|
| <ul style="list-style-type: none"> • McDonalds • Starbucks • Shell • Subway • Micro-Watt | I-G (Industrial General) | 5 | Traffic Count: 207,860 Parking: 103 (u/g) 206 surface | Office/Industrial: Daniel Eggert, Chris Thompson/Alistair Corbett, Melcor Leasing Inquiries: 780.945.4658, 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 |
| 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 | Operating Costs | Vitals |
|---|-------------------|--|
| <ul style="list-style-type: none"> • Shoppers Drug Mart • CIBC • McDonalds • RBC • Browns SocialHouse • Loblaws | \$12.65 - \$14.18 | Leasing Inquiries: Scott Sowinski, Gary Killips, Melcor, Cushman & Wakefield 780.945.2795, 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"> • Shoppers Drug Mart • Home Hardware • Starbucks • Tim Hortons • BMO • Save-On Foods | Traffic Count: 114,410 Household Income: \$119,324 Office/Industrial: Daniel Eggert, Chris Thompson/Alistair Corbett, Melcor Leasing Inquiries: 780.945.4658, 403.263.4444 |

| Suite | Area (sf) | Available | Comment |
|--------------------------|----------------|-------------|----------------------------|
| 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: Daniel Eggert, Melcor 780.945.4658 |

| Suite | Area (sf) | Available | Comment |
|----------------|----------------|-------------|------------------|
| 209 CRU B | 3,798 | Negotiable | Developed space |
| 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

- Located directly off the TransCanada Highway
- Master-planned development near established residential neighbourhoods
- Anchored by Calgary Farmers' Market West (2021)



Locator Map



Vitals

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

Leasing Inquiries

Daniel Eggert
Melcor
780.945.4658

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

Vista Ridge

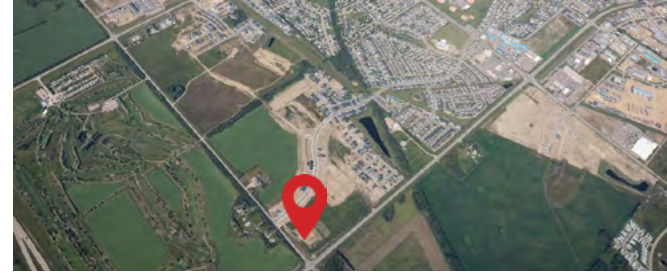
NW Corner of Highway 20
& Memorial Drive | Sylvan Lake

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 |