



Existing Properties

Proudly owned & professionally managed by Melcor REIT

EDMONTON

100th Street Place	RETAIL OFFICE	Birks Building	OFFICE
Capilano Centre	OFFICE	Melton Building	RETAIL OFFICE
Princeton Place	RETAIL OFFICE	10117 Jasper Avenue	RETAIL OFFICE
Sterling Business Centre	OFFICE	White Oaks Square	RETAIL OFFICE
Trail Business Centre	OFFICE	Westcor Building	RETAIL OFFICE
Westgate Business Centre	OFFICE		

LEDUC

Leduc Common [RETAIL](#)

Ongoing Developments

EDMONTON

Village at Blackmud Creek	OFFICE	Shoppes of Jagare Ridge	RETAIL
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		RETAIL OFFICE		
LEDUC	Rollyview	RETAIL	Woodbend Market	RETAIL

100th Street Place

10150 100 Street NW

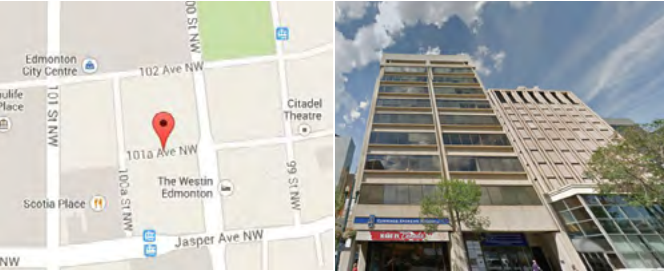
brochure

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: \$16.75
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
880	687	Immediately	Developed space

Birks Building

10113 104 Street NW

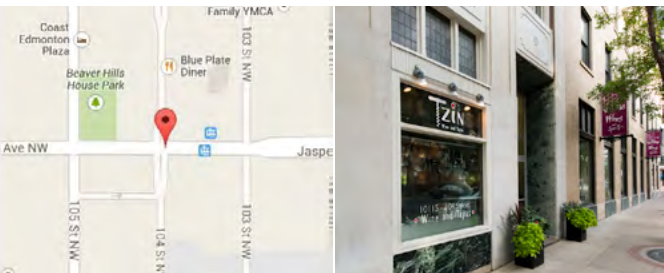
brochure

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: \$18.55
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

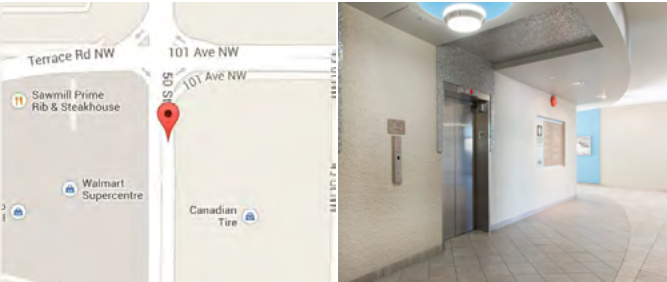
brochure

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: \$15.95
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
200	17,053	Immediately	Full floor opportunity
401	4,712	Immediately	Developed space; contiguous
410	967	Immediately	Developed space
515	1,677	Q1-2020	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: \$17.08
Parking: 1:750

Leasing Inquiries

Mark Anderson Nola DeCecco
CBRE 780.945.4812
780-229-4652 ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
201	1,714	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	1,412	Immediately	Developed space
777	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



Suite	Area (sf)	Available	Comment
300	2,304	Immediately	Developed space
317 320	1,336 2,203	Immediately	Contiguous developed space
620	6,423	Immediately	Open office space
700	13,074	Immediately	Developed full floor



Vitals

Operating Costs: \$13.80
Parking: Paid Parking Nearby

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Trail Business Centre

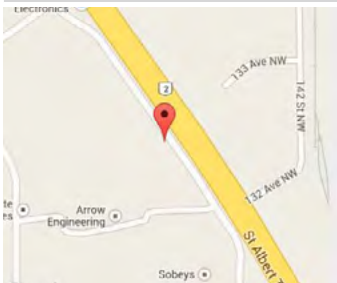
13220 St. Albert Trail

brochure

Prominent St. Albert Trail Location

- Great visibilty on high traffic road
- Separate HVAC units
- Main floor retail
- Free energized surface and visitor parking
- Atrium style lobby

Locator Map



Suite	Area (sf)	Available	Comment
100	13,203	Immediately	High exposure office or retail space
210	4,565	Immediately	Developed space
212	4,710	Immediately	Developed space
304A	623	Immediately	Developed space



Vitals

Operating Costs: \$15.17
Parking: 1:500

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

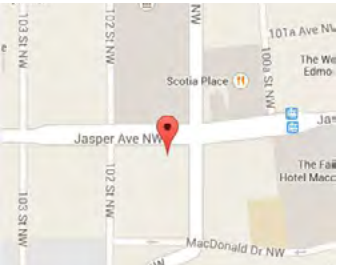
10117 Jasper Avenue

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



Suite	Area (sf)	Available	Comment
9	2,867	Immediately	Concourse level
10	12,409	Immediately	Concourse level classroom space
100	12,450	Pending	Developed space
300	12,853	Immediately	Developed space
500	7,902	Immediately	Developed full floor
600	1,512	Q2-2020	Developed space
700	7,918	Immediately	Developed space
900	7,909	Immediately	Developed full floor
1100	4,097	Immediately	Developed space
1501	1,458	Immediately	Developed Space
1530	2,555	Immediately	Developed space

Sterling Business Centre

17420 Stony Plain Road

brochure

Prominent West End Location

- Access to several major roadways
- Ample surface and heated underground parking
- Community courtyard access for tenants
- After hours security system
- Energy efficient lighting throughout

Locator Map



Suite	Area (sf)	Available	Comment
201	3,566	Immediately	Developed space
205	2,655	Q2-2020	Undeveloped space



Vitals

Operating Costs: \$17.07
Parking: 1:500 (u/g) | 1:750 surface

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca



Vitals

Operating Costs: \$16.43
Parking: 1:500

Leasing Inquiries

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

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		Vitals	
<ul style="list-style-type: none">• The Brick• Mark's Work Warehouse• BMO• Moore's Clothing for Men		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
New CRU	1,200 - 5,500	Preleasing Q1-2021	New retail CRU

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:	\$18.61
		Parking:	2.2:1,200
		Leasing Inquiries	
		Mark Anderson	Nola DeCecco
		CBRE	780.945.4812
		780-229-4652	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	
<ul style="list-style-type: none">• Sport Chek• Canadian Tire• Tim Hortons• Walmart• Original Joe's• TD Canada Trust• Rona		Traffic Count:	48,920
		Household Income:	\$121,997
		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		Vitals	
		Operating Costs:	\$10.20
		Parking:	3:1,000
		Leasing Inquiries	
		Nola DeCecco	
		780.945.4812	
		ndececco@melcor.ca	

Suite	Area (sf)	Available	Comment
10203	4,200	Immediately	Developed 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

- 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



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

- 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

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

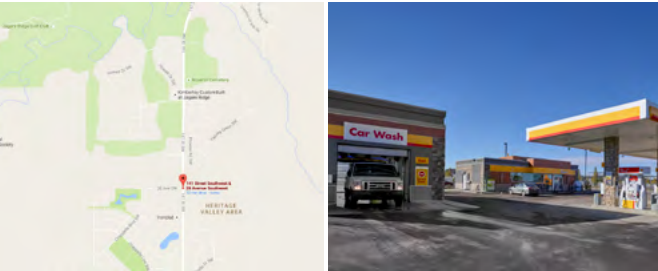
28 Avenue SW & 141 Street

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: \$137,586 Primary
Total Leasable Area: 135,687 sf

Leasing Inquiries

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

Suite	Area (sf)	Available	Comment
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: 108,758 sf

Leasing Inquiries

Scott Sowinski
Melcor
780.945.2795

Suite	Area (sf)	Available	Comment
CRU 6	1,200 - 12,000	2020	Call for details
CRU 7	1,200 - 6,800	2020	Call for details
CRU 8	1,200 - 5,000	2020	Call for details
CRU 9	1,200 - 11,000	2020	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	N/A	Call for details

Woodbend Market

Highway 39 & 69 Street | Leduc

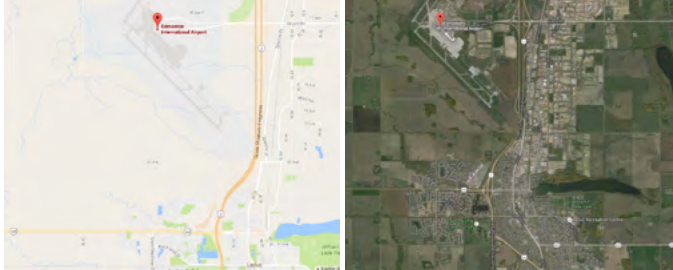
brochure

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: \$124,000 Primary
Total Leasable Area: 125,000 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	Q3-2020	Call for details