



Existing Properties

Proudly owned & professionally managed by Melcor REIT

EDMONTON

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

LEDUC

Leduc Common	RETAIL
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Ongoing Developments

EDMONTON

Village at Blackmud Creek	OFFICE	Shoppes of Jagare Ridge	RETAIL
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ST. ALBERT

Jensen Lakes Crossing	RETAIL
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SPRUCE GROVE

Campsite Industrial Park	INDUSTRIAL
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LEDUC

Telford Industrial Park	INDUSTRIAL
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FORT MCMURRAY

Stoneycreek Village	RETAIL OFFICE
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Future Opportunities

EDMONTON

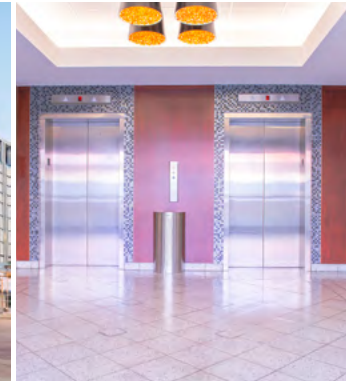
Melton Block	RETAIL OFFICE
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LEDUC	Rollyview	RETAIL	Woodbend Market	RETAIL
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100th Street Place

10150 100 Street NW

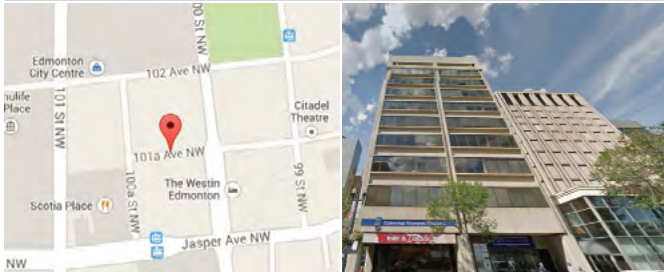
brochure



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: \$16.75

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
710	801	Immediately	Developed space
880	687	Immediately	Developed space

104 Street Building

10177 104 Street

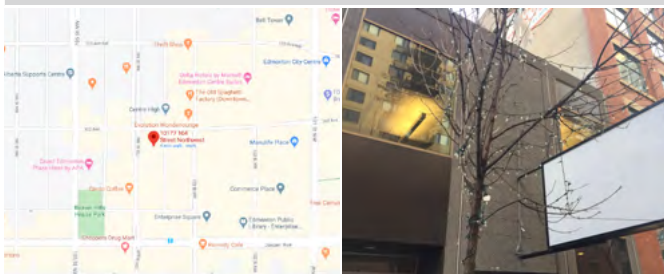
brochure



Heritage Building on 104 Street

- Located on trendy 104 Street near Ice District
- Prestigious historical building
- Ideal location for small tech and start-up businesses
- LRT and major bus route access
- 98 Walk Score

Locator Map



Vitals

Operating Costs: \$18.14

Parking: Paid Parking Nearby

Leasing Inquiries

Nola DeCecco

780.945.4812

ndececco@melcor.ca

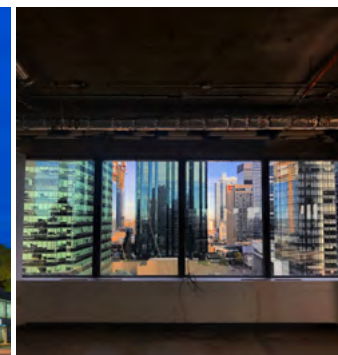
Suite	Area (sf)	Available	Comment
Main Floor Unit	1,200	Negotiable	Call for details

10117 Jasper Avenue

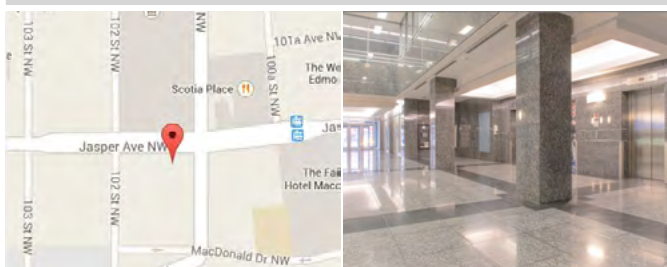
brochure

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



Vitals

Operating Costs: \$16.43
 Parking: 1:500

Leasing Inquiries

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

Suite	Area (sf)	Available	Comment
9	2,867	Immediately	Concourse level
10	12,409	Immediately	Concourse level classroom space
100	12,450	Immediately	Developed space
300	12,853	Immediately	Developed space
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	4,097	Immediately	Developed space
1501	1,458	Immediately	Developed Space
1530	2,555	Immediately	Developed space

Birks Building

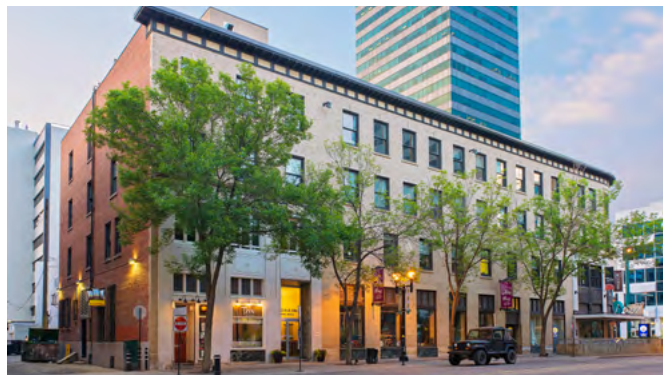
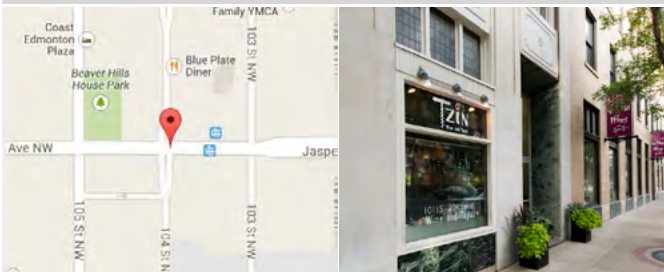
10113 104 Street NW

brochure

Heritage Office Space on 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
222	371	Q2-2020	Developed space
311	271	Immediately	Developed space
401	1,898	Immediately	Developed space
402	390	Q2-2020	Developed space
403	2,070	Q2-2020	Developed space
412	1,000	Q2-2020	Developed space

Capilano Centre

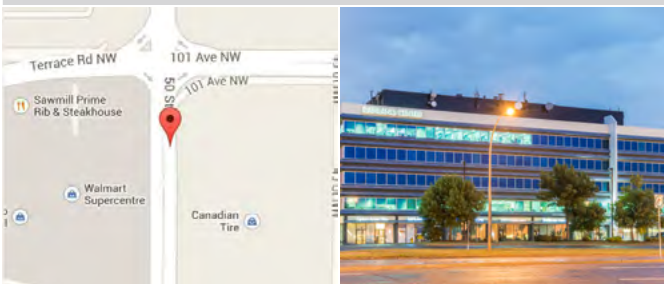
9945 50 Street NW

brochure

Fully Updated Professional Space

- Situated on primary north-south arterial road with access to 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
410	967	Immediately	Developed space
515	1,685	Immediately	Developed space
518	1,845	Immediately	Undeveloped space

Coast Home Centre

10804 170 Street NW

brochure

High Traffic Location

- Excellent retail corridor with 170th Street frontage
- Excellent access and egress
- Ample customer parking
- Exposure to high traffic area



Major Tenants

- Arctic Spas
- CTRL V
- Subway
- Windshield Surgeons
- Hide N Seek Indoor Playground

Vitals

Traffic Count: 71,000
Household Income: \$87,325 Primary

Leasing Inquiries

Ben Volorney/Chris Killingsworth Nola DeCecco
Avison Young 780.945.4812
780.429.7656 / 780.702.5825 ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
10814	2,128	Q2-2020	Developed space

Melton Building

10310 Jasper Avenue NW

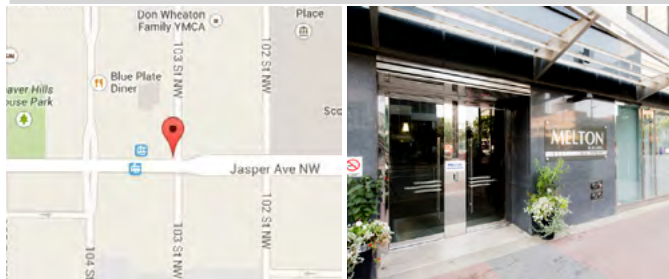
brochure

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: \$13.80
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
580	888	Immediately	Open layout
590	1,311	Immediately	Developed space
620	6,423	Immediately	Open office space
690	1,802	Immediately	Developed 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: \$17.08
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
600	8,405	Immediately	Undeveloped space; full floor opportunity
705	1,412	Immediately	Open space

Sterling Business Centre

17420 Stony Plain Road

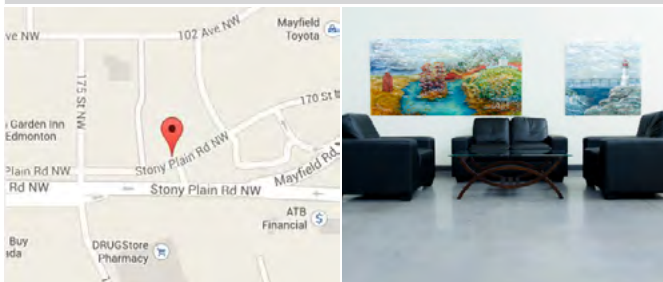
brochure

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



Vitals

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

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

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

Trail Business Centre

13220 St. Albert Trail

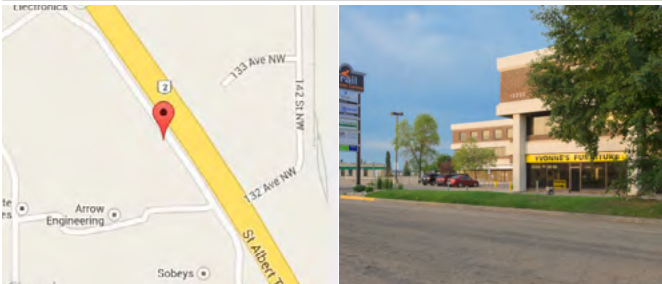
brochure

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: \$15.17
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	4,565	Immediately	Developed space
212	4,710	Immediately	Developed space
304A	623	Immediately	Developed space

Westcor Building

12323 Stony Plain Road

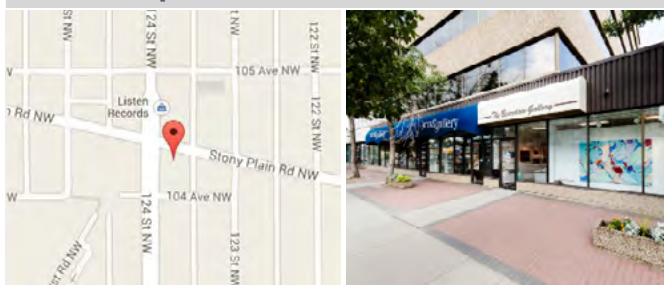
brochure

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: \$18.61
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

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
102A	490	Immediately	Developed space

Westgate Business Centre

10203 178 Street NW

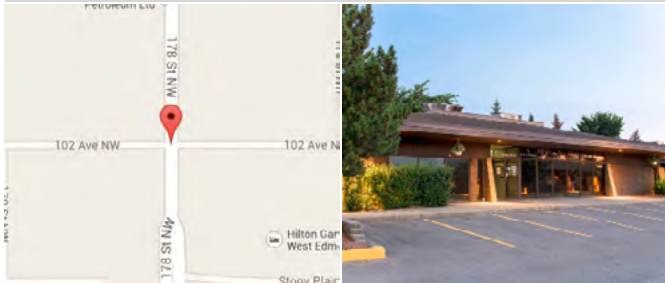
brochure

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

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
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
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

- 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

The Shoppes of Jagare Ridge

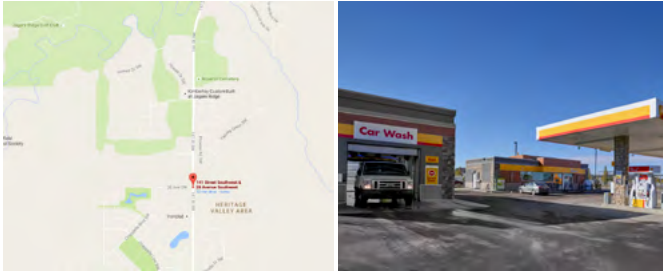
brochure

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

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	Q4-2020	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

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	Q4-2020	Call for details
CRU 7	1,200 - 6,800	Q4-2020	Call for details
CRU 8	1,200 - 2,875	Q2-2020	Call for details
CRU 9	1,200 - 11,000	Q4-2020	Call for details

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

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

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

Vitals

Traffic: 27,380
Household Income: \$207,752

Office Leasing Inquiries

Office: Dave Ball, Ken Williamson/Carl Pederson
Melcor, Avison Young
780.945.4813, 780.880.0663 / 780.880.9045

Suite	Area (sf)	Available	Comment
B1-107	1,145	Pending	Developed space, retail
B2-207	2,840	Immediately	Developed space, office
B2-209	2,265	Immediately	Developed space
B2-300	12,872	Negotiable	Developed space, office
B3-103	2,082	Immediately	Developed space, retail
B3-105	1,906/649 Mezz	Immediately	Developed space with mezzanine, retail

Melton Block

brochure

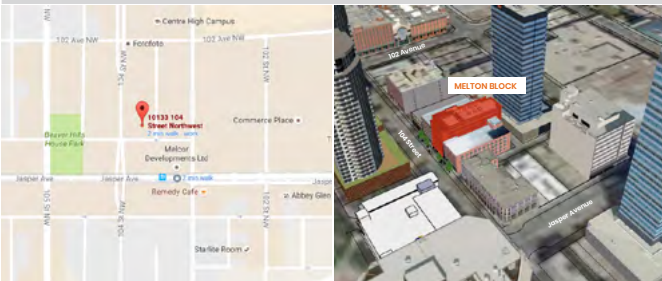
10133 104 Street

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

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

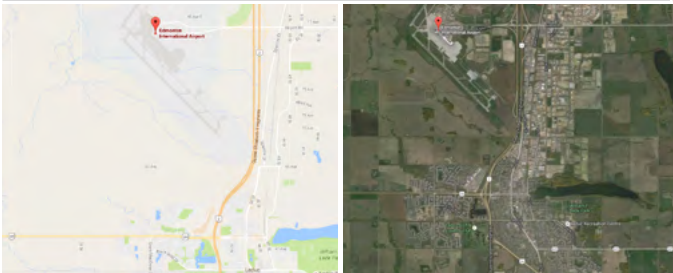
[brochure](#)

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



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	Q4-2020	Call for details