



### Existing Properties

Proudly owned & professionally managed by Melcor REIT

#### EDMONTON

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

#### LEDUC

Leduc Common	<b>RETAIL</b>
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### Ongoing Developments

#### EDMONTON

Village at Blackmud Creek	<b>OFFICE</b>	Shoppes of Jagare Ridge	<b>RETAIL</b>
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#### ST. ALBERT

Jensen Lakes Crossing	<b>RETAIL</b>
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#### SPRUCE GROVE

Campsite Industrial Park	<b>INDUSTRIAL</b>
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#### LEDUC

Telford Industrial Park	<b>INDUSTRIAL</b>
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#### FORT MCMURRAY

Stoneycreek Village	<b>RETAIL   OFFICE</b>
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### Future Opportunities

#### EDMONTON

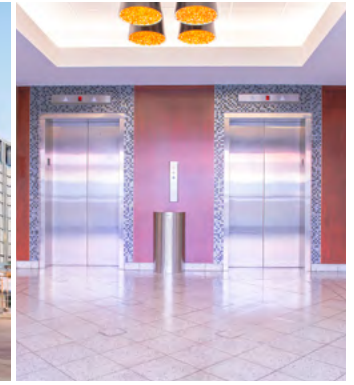
Melton Block	<b>RETAIL   OFFICE</b>
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<b>LEDUC</b>	Rollyview	<b>RETAIL</b>	Woodbend Market	<b>RETAIL</b>
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## 100th Street Place

10150 100 Street NW

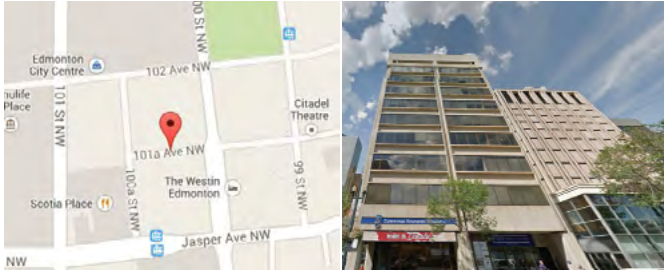
brochure



### 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

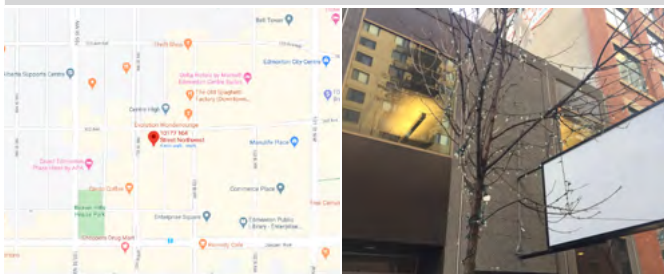
brochure



### 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

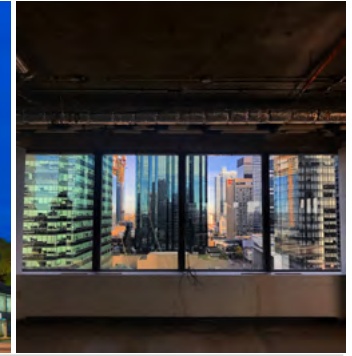
Suite	Area (sf)	Available	Comment
Main Floor Unit	1,200	Negotiable	Call for details

# 10117 Jasper Avenue

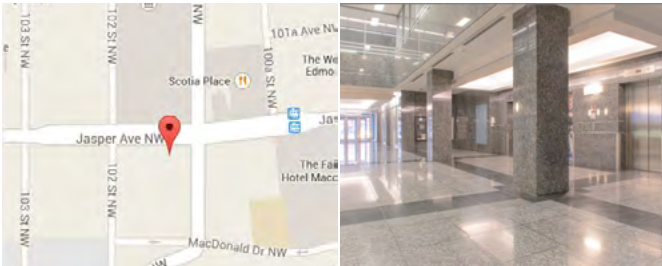
brochure

## 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

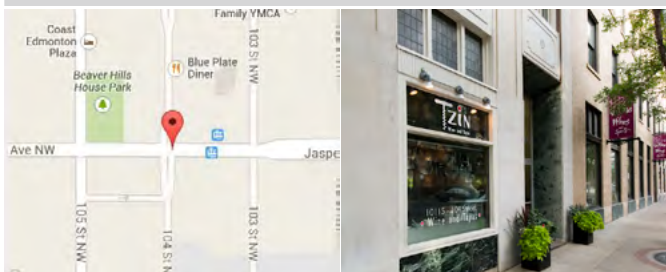
10113 104 Street NW

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	Immediately	Developed space
311	271	Immediately	Developed space
401	1,898	Immediately	Developed space
402	390	Q3-2020	Developed space
403	2,070	Q3-2020	Developed space
412	1,000	Q3-2020	Developed space

## Capilano Centre

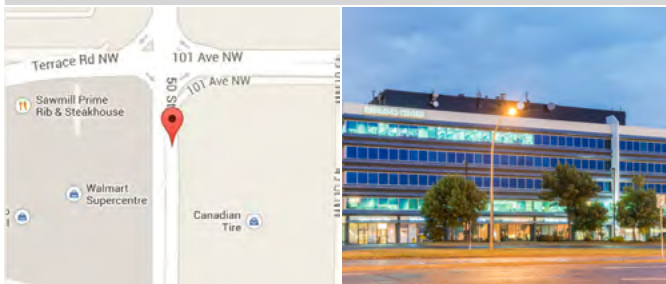
9945 50 Street NW

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	Immediate	Developed space

## Melton Building

10310 Jasper Avenue NW

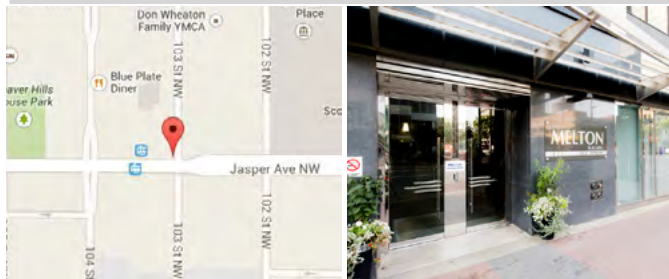
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### Prominent Jasper Avenue Office Building

- 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; demisable
600	8,405	Immediately	Undeveloped space; full floor opportunity
705	1,412	Immediately	Open space

## Sterling Business Centre

17420 Stony Plain Road

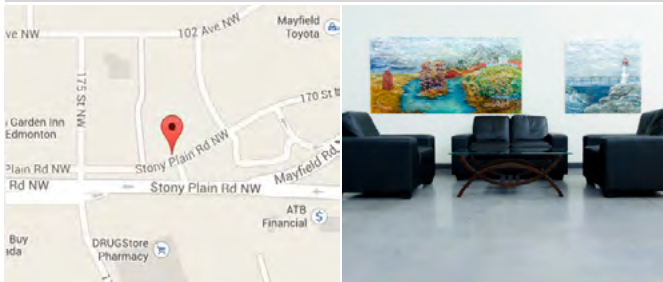
brochure

### 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; demisable
205	2,655	Immediately	Undeveloped space

## Trail Business Centre

13220 St. Albert Trail

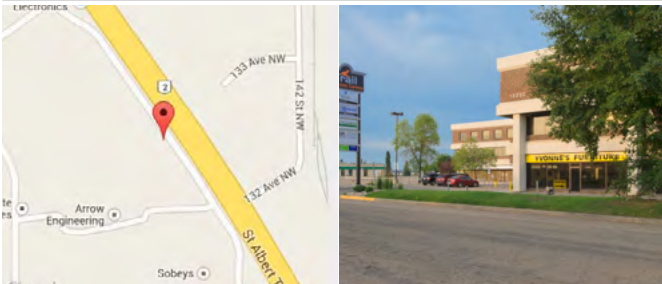
brochure

### 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
376	3,348	immediately	Developed space

## Westcor Building

12323 Stony Plain Road

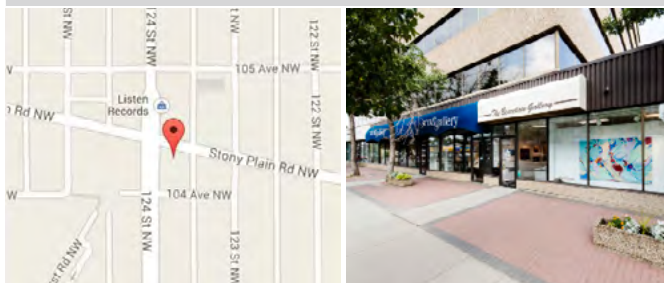
brochure

### 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

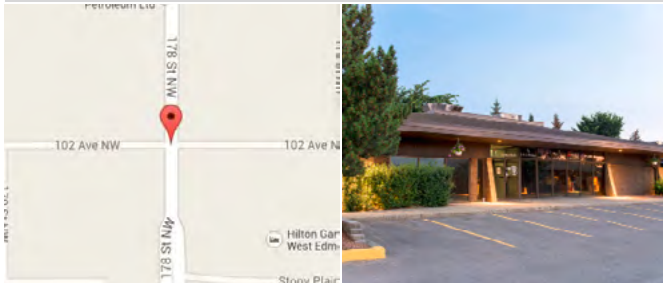
brochure

### 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
5A CRU B	2,500	Q2-2021	Raw space
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	Q1-2021	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

Dave Ball  
Melcor

780.945.4813

### Leasing Inquiries

Ken Williamson/Carl Pederson  
Avison Young

780.880.0663 / 780.880.9045

Suite	Area (sf)	Available	Comment
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

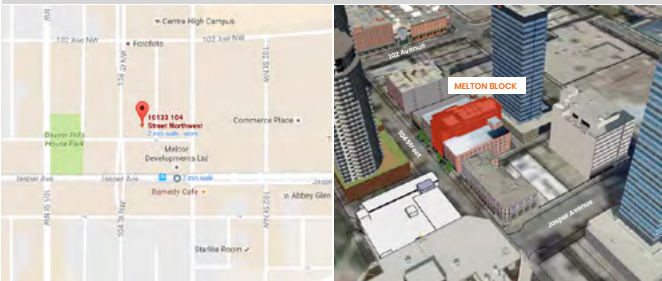
10133 104 Street

### 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

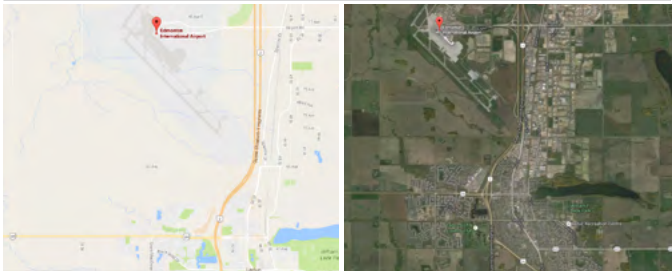
[brochure](#)

### 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