



Existing Properties

Proudly owned & professionally managed by Melcor REIT

EDMONTON

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

LEDUC	Leduc Common RETAIL	GRANDE PRAIRIE	Melcor Crossing RETAIL
--------------	------------------------	-----------------------	---------------------------

Ongoing Developments

EDMONTON

Village at Blackmud Creek	RETAIL 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
--------------	-----------	--------	-----------------	--------

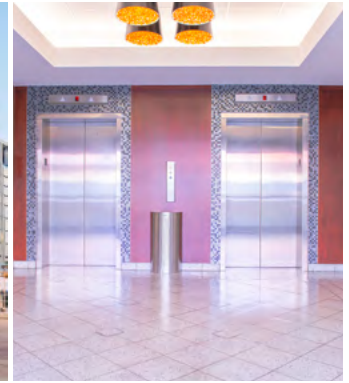
100th Street Place

10150 100 Street NW

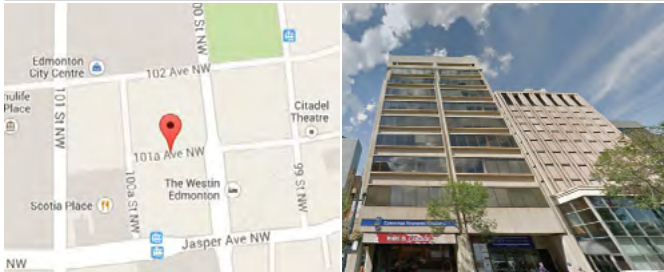
brochure

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

Greg Stevenson

780.945.2821

gstevenson@melcor.ca

Suite	Area (sf)	Available	Comment
201	1,945	Immediately	Undeveloped space
440	1,976	Immediately	Show suite
710	801	Immediately	Developed space
720	894	Q1-2021	Developed space
760	581	Q1-2021	Developed space
880	687	Immediately	Developed space

104 Street Building

10177 104 Street

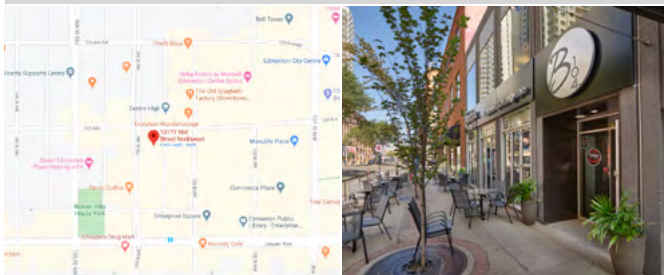
brochure

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

Greg Stevenson

780.945.2821

gstevenson@melcor.ca

Suite	Area (sf)	Available	Comment
101	1,590	Immediately	Main floor space
200	6,344	Negotiable	Developed full floor

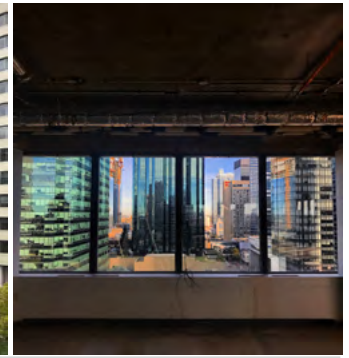
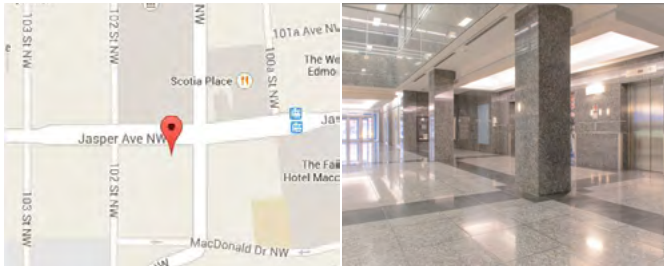
10117 Jasper Avenue

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
Greg Stevenson 780.945.2821
gstevenson@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

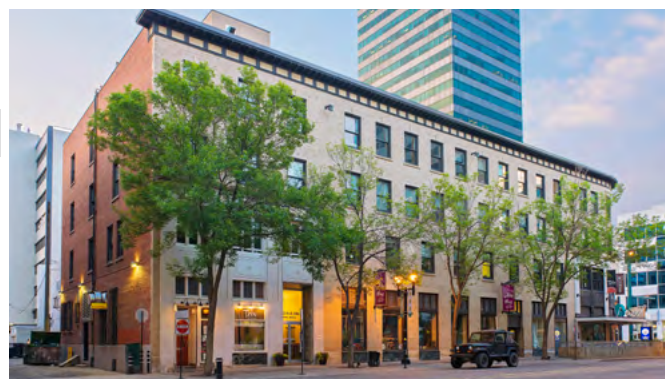
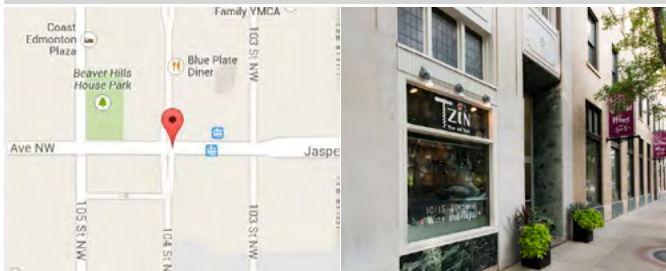
10113 104 Street NW

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

Greg Stevenson
780.945.2821
gstevenson@melcor.ca

Suite	Area (sf)	Available	Comment
215	328	Immediately	Developed space
313	332	Immediately	Developed space
314	333	Immediately	Developed space
401	1,898	Immediately	Developed space
403	2,070	Immediately	Developed space
412	1,000	Immediately	Developed space

Capilano Centre

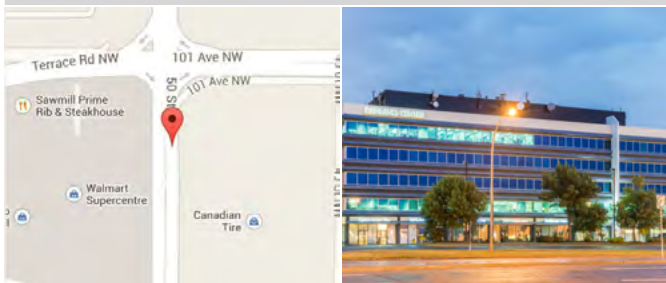
9945 50 Street NW

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
Avison Young
780.429.7551
Greg Stevenson
780.945.2821
gstevenson@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
514A	418	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 Scott Sowinski
Avison Young Melcor
780.429.7656 / 780.702.5852 780.945.2795

Suite	Area (sf)	Available	Comment
10814	2,170	Immediate	Developed space

Melton Building

10310 Jasper Avenue NW

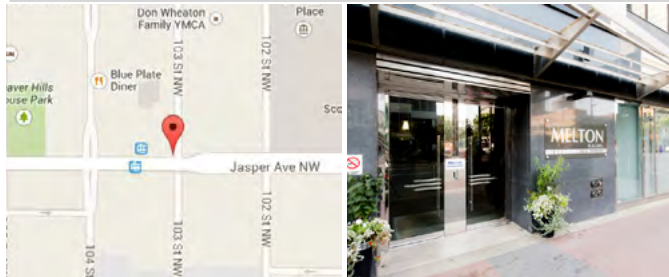
brochure

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

Greg Stevenson
780.945.2821
gstevenson@melcor.ca

Suite	Area (sf)	Available	Comment
317 320	1,336 2,203	Immediately	Contiguous developed space
580	888	Immediately	Open layout
620	6,423	Immediately	Open 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 Greg Stevenson
CBRE 780.945.2821
780-229-4652 gstevenson@melcor.ca

Suite	Area (sf)	Available	Comment
201	1,714	Immediately	Undeveloped space
220	2,625	Immediately	Developed space
300	8,839	Immediately	Developed space; demisable
600	8,865	Pending	Undeveloped space; full floor opportunity
705	1,277	Pending	Open space
707	1,477	Pending	Developed space

Sterling Business Centre

17420 Stony Plain Road

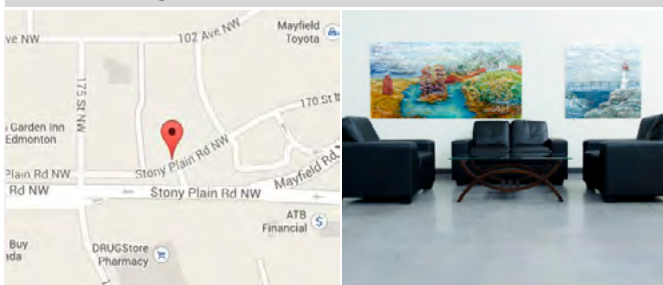
brochure

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



Vitals

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

Leasing Inquiries

Greg Stevenson
780.945.2821
gstevenson@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

Greg Stevenson
780.945.2821
gstevenson@melcor.ca

Suite	Area (sf)	Available	Comment
100	13,203	Immediately	High exposure office or retail space
210	4,565	Immediately	Developed space
208	2,682	Immediately	Developed space
304A	623	Immediately	Developed space
376	3,348	immediately	Developed space

Westcor Building

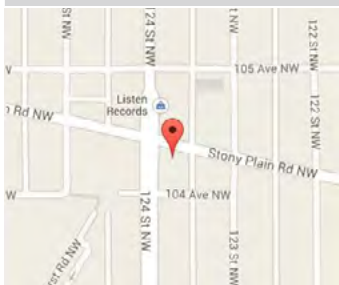
12323 Stony Plain Road

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
CBRE
780-229-4652
Greg Stevenson
780.945.2821
gstevenson@melcor.ca

Suite	Area (sf)	Available	Comment
10419	2,160	Negotiable	Developed space, main floor
12328	3,710	Negotiable	Developed space, main floor
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

Scott Sowinski
Melcor
780.945.2795

Suite	Area (sf)	Available	Comment
102A	490	Immediately	Developed space
122	15,328	Immediately	Developed space

Westgate Business Centre

10203 178 Street NW

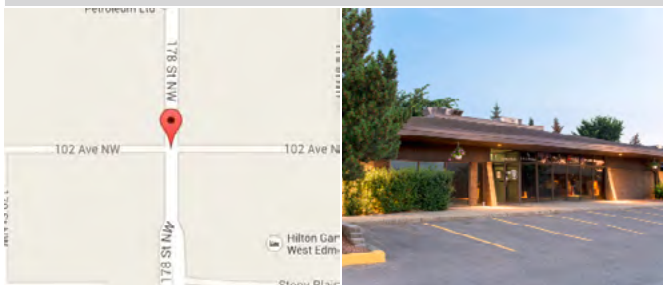
brochure

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

Greg Stevenson
780.945.2821
sstevenson@melcor.ca

Suite	Area (sf)	Available	Comment
10203	4,197	Immediately	Developed space
10271	883	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

Scott Sowinski

Avison Young

Melcor

780.429.7565/780.702.5852

780.945.2795

Suite	Area (sf)	Available	Comment
5A CRU B	3,500 +/-	Q3-2021	Undeveloped space
110 CRU F	1,199	Immediately	Retail space

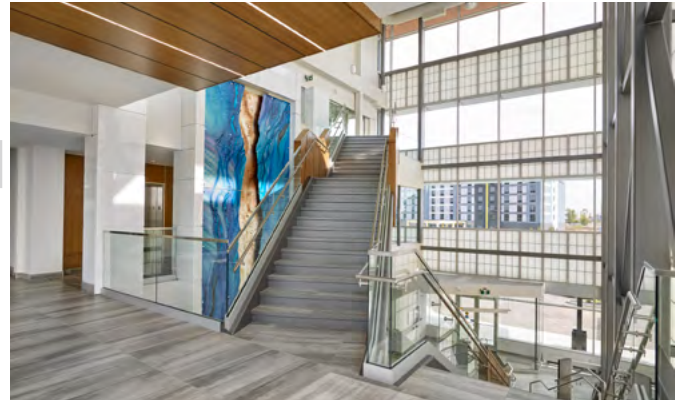
The Village at Blackmud Creek

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

Scott Sowinski

Cory Wosnack/Karnie Vertz

Melcor

Avison Young

780.945.2795

780.428.7850

Suite	Area (sf)	Available	Comment
1054	1,600	Immediately	Retail space
1058	1,800	Immediately	Retail space
1062	1,800	Immediately	Retail space
1066	1,600	Immediately	Retail space
203	1,100	Immediately	Office space, anchored by RBC Dominion Securities

The Shoppes of Jagare Ridge

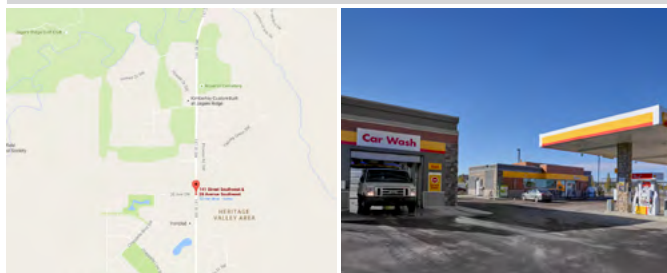
brochure

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 Leaseable 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

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	Q1-2022	Call for details
CRU 7	1,200 - 6,800	Q4-2021	Call for details
CRU 8	1,200 - 2,900	Q1-2021	Call for details
CRU 9	1,200 - 11,000	Q4-2021	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
B2-203	3,254	Immediately	Developed space
B2-207	2,840	Immediately	Developed space, office
B2-209	2,265	Immediately	Developed space
B3-103	2,082	Immediately	Developed space, retail
B3-105	1,906/649 Mezz	Immediately	Developed space with mezzanine, retail

Melton Block

brochure

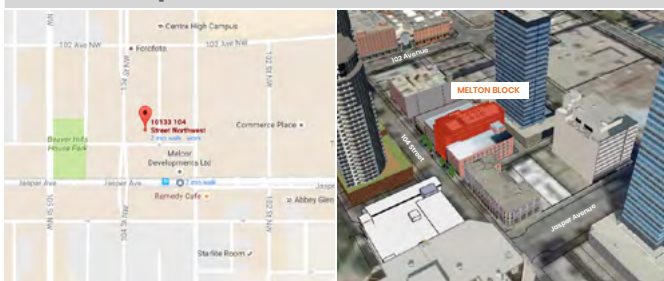
10133 104 Street

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	Pre-leasing	Call for details

Woodbend Market

Highway 39 & 69 Street | Leduc

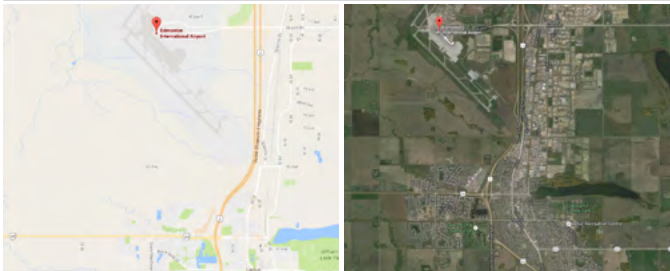
brochure

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
CRU 5	1,200 - 6,000	Immediately	Call for details
Anchors, CUR, PAD	1,200 - 40,000	Q3-2021	Call for details

Melcor Crossing

Highway 43 & 108 St | Grande Prairie

brochure

A Regional Power Centre

- A well-established shopping centre featuring a line-up of local, regional and national tenants
- Tenants include: Cineplex Odeon, London Drugs, Montana's
- Serving the greater Grande Prairie region



Locator Map



Vitals

Household Income: \$118,000 Primary
Total Leasable Area: 283,285 sf

Leasing Inquiries

Scott Sowinski
Melcor
780.945.2795

Suite	Area (sf)	Available	Comment
102 BLD L	1,756	Immediately	Retail space
103 BLD L	2,215	Immediately	Retail space
10936 BLD H	4,014	Immediately	Retail space