



### Existing Properties

#### CALGARY

Kensington\* **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

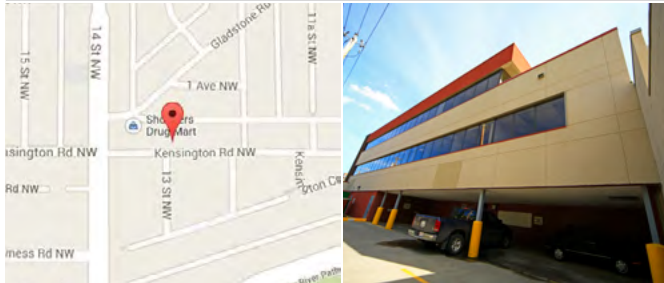
brochure

### 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

Sarah Wilhauk  
780.945.4699  
swilhauk@melcor.ca

Suite	Area (sf)	Available	Comment
200	609	Immediately	Developed space

## Crowfoot Business Centre

400 Crowfoot Crescent NW | Calgary

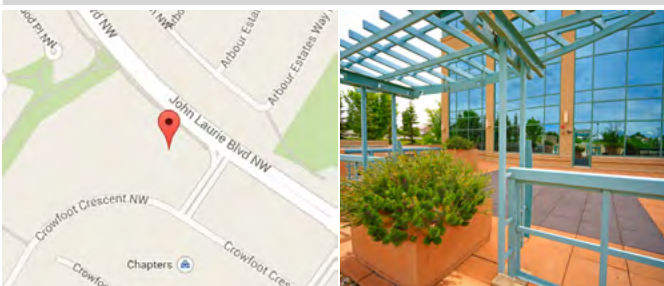
brochure

### 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  
Cushman & Wakefield  
403.261.1171

Sarah Wilhauk  
780.945.4699  
swilhauk@melcor.ca

Suite	Area (sf)	Available	Comment
06	718	Immediately	Developed space
206	4,883	Immediately	Developed space with rooftop patio
316	2,098	Immediately	Developed space
404	2,153	Immediately	Developed space
406	1,857	Immediately	Developed space
500	5,663	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

### Leasing Inquiries

Brett Salomons                      Scott Sowinski  
Salomons Commercial              780.945.2795  
403.314.6187                      ssowinski@melcor.ca

Suite	Area (sf)	Available	Comment
100	22,129	Immediately	Developed space
108	9,406	Negotiable	End cap

## The District at North Deerfoot

Deerfoot Trail | Country Hills Blvd | Calgary

brochure

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

- McDonalds
- Starbucks
- Shell
- Subway
- Micro-Watt

### Zoning

I-G (Industrial General)

### Office Floors

5

### Vitals

Traffic Count: 98,000  
Parking: 103 (u/g) | 206 surface

### Office/Industrial

Daniel Eggert  
Melcor  
780.945.4658

### Leasing Inquiries

Chris Thompson/Alistair Corbett  
CBRE  
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	Underground parking

## Clearview Market

CRU B | 47 Clearview Market Way  
CRU C | 8 Conway Street | Red Deer

brochure

### 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

- Shoppers Drug Mart
- CIBC
- McDonalds
- RBC
- Browns SocialHouse
- Loblaws



### Vitals

Operating Costs: \$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 110	1,228	Immediately	Developed space, end cap
CRU C - Unit 170	1,357	Negotiable	Undeveloped space; end cap
CRU C - Office	3,300	Q3-2021	Second floor office space
CRU Z - Unit 125	1,431	Immediately	Undeveloped space
Ph 2   CRU1	1,200 - 4,700	Immediately	Pre-leasing - Call for details
Ph 2   CRU 2 - 11	1,200 - 13,000	Q4-2021	Pre-leasing - Call for details

## Kingsview Market

Highway 2 & Yankee Blvd | Airdrie

brochure

### 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



### Vitals

Traffic Count: 24,007  
Household Income: \$134,101

### Office/Industrial Leasing Inquiries

Daniel Eggert	Chris Thompson/Alistair Corbett
Melcor	CBRE
780.945.4658	403.263.4444

Suite	Area (sf)	Available	Comment
CRU G1 - 170	2,139	Immediately	Developed space with patio
CRU G2	1,000 - 9,000	Immediately	Call for details
Junior, Anchor, CRU, PAD	1,200 - 20,000	Pre-leasing	Call for details

## Chestermere Station

Chestermere Blvd & Marina Drive  
Chestermere

brochure

### 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
202 CRU B	1,339	Immediately	Developed space
209 CRU B	3,798	Negotiable	Developed space
211 CRU B	1,166	Immediately	Developed space
212 CRU B	1,342	Immediately	Developed space
213 CRU B	1,341	Negotiable	Developed space
215 CRU B	1,341	Immediately	Developed space
Office/CRU M/N	9,967 - 12,465	2021	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
- NOVA Chemicals

### Vitals

Zoning: MI - Medium Industrial  
Parking: 102 stalls

### Leasing Inquiries

Scott Sowinski  
Melcor  
780.945.2795

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 (under construction)



### Locator Map



### Vitals

Traffic Count: 60,000  
Household Income: \$146,259

### Leasing Inquiries

Daniel Eggert  
Melcor  
780.945.4658

### Suite

CRU, Office, PAD,  
Retail

### Area (sf)

1,200 - 20,000

### Available

Pre-leasing

### Comment

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: 27,180  
Household Income: \$104,247

### Leasing Inquiries

Scott Sowinski  
Melcor  
780.945.5795

### Suite

CRU

### Area (sf)

12,500

### Available

Q3-2021

### Comment

Call for details

## Melcor Centre

400 4th Avenue S | Lethbridge

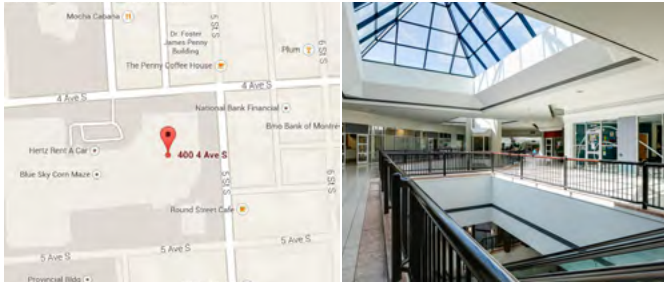
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### On-site security and management

- Prime downtown location
- Covered and surface parking
- Ideal for medical or professional offices
- Tenant only fitness facility
- Visit [melcor.ca](http://melcor.ca) or contact us for complete listings



### Locator Map



### Vitals

Operating Costs: \$12.42  
Parking: 1:1,100

### Leasing Inquiries

Ashley Soames  
Avison Young  
403.942.6692

Grace Duff  
403.327.6211  
gduff@melcor.ca

Suite	Area (sf)	Available	Comment
154	1,262	Immediately	Developed space
214	505	Immediately	Developed space
236-239	1,802 - 8,233	Q4-2020	Developed space
240-244	2,249 - 9,846	Immediately	Multiple suites with demising options
315	1,042	Immediately	Developed space
401	2,211	Immediately	Developed space
404	1,759	Immediately	Undeveloped space
409	726	Immediately	Undeveloped space
500	9,518	Q1-2021	Developed space
711	881	Immediately	Developed space