



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

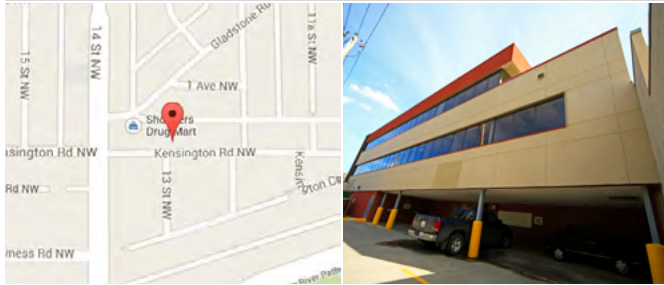
brochure

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: \$18.87
Parking: 1:500

Leasing Inquiries

Sarah Wilhauk
780.945.4699
swilhauk@melcor.ca

Suite	Area (sf)	Available	Comment
200	609	Leased	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: \$18.61
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	Negotiable	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: \$5.95

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 Chris Thompson/Alistair Corbett
Melcor CBRE
780.945.4658 403.263.4444

Leasing Inquiries

Suite	Area (sf)	Available	Comment
CRU B - Unit 160	+/- 797	Immediately	Call for details
CRU B - Unit 110	+/- 1,449	Immediately	Call for details
Phase 4 CRU C	+/- 1,000 - 10,600	Immediately	Call for details
Office	1,200 - 96,000	Preleasing 2021	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-serviced 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: \$12.50 - \$14.35

Leasing Inquiries

Scott Sowinski	Brett Salomons
Melcor	Salomons Commercial
780.945.2795	403.343.3023

Suite	Area (sf)	Available	Comment
CRU B - Unit 115	1,774	Immediately	Developed space
CRU C - Unit 120	1,405	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

Major Tenants

- Shoppers Drug Mart
- Home Hardware
- Starbucks
- Tim Hortons
- BMO
- Save-On Foods

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 C - 105	2,116	Immediately	Developed space
CRU G1 - 170	2,139	Pending	Developed space
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	Immediately	Developed space
215 CRU B	1,341	Immediately	Developed space
104 CRU D	816	Q2-2021	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

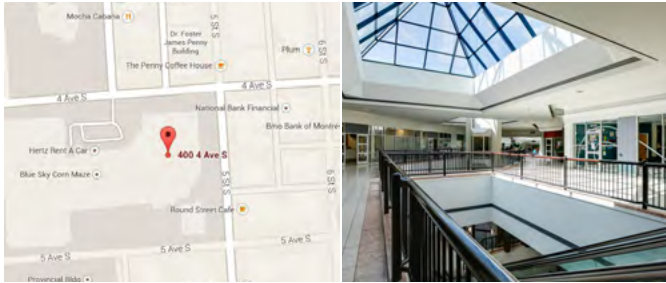
brochure

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 or contact us for complete listings



Locator Map



Vitals

Operating Costs: \$12.40
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	Immediately	Developed space
240-244	2,249 - 9,846	Immediately	Multiple suites with demising options
401	2,211	Immediately	Developed space
404	1,759	Immediately	Undeveloped space
409	726	Immediately	Undeveloped space
413	2,192	Immediately	Developed space
500	9,518	Immediately	Developed space
711	881	Immediately	Developed space