



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

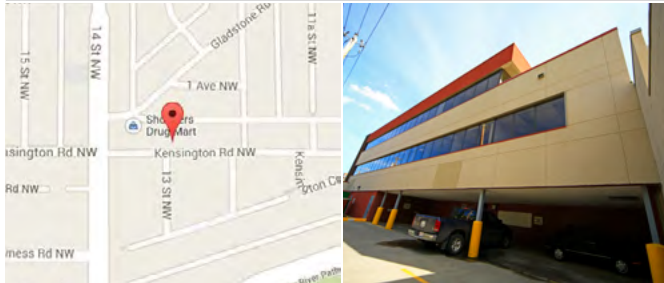
brochure

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

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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

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 G1 - 170 | 2,139 | Pending | 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 | Pending | 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

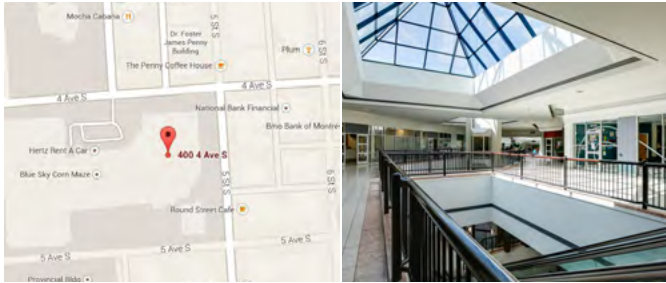
brochure

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: \$12.42
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 | 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 |