

# Princeton Place

10339 124th Street | Edmonton, Alberta

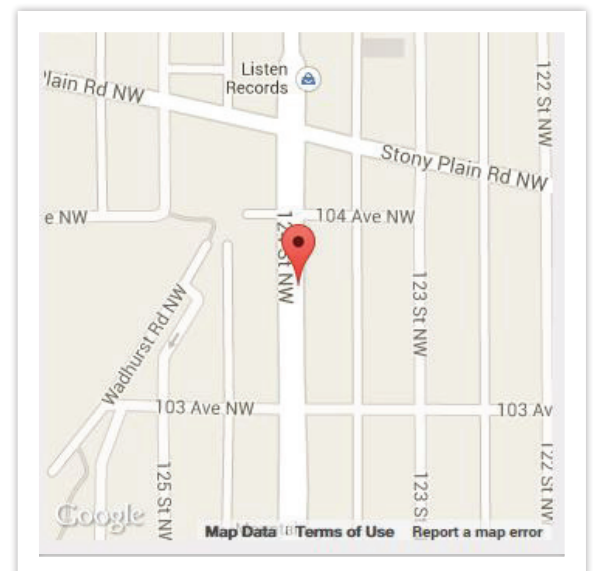
Proudly Owned and Professionally Managed by

**MELCOR** | REIT

## Property Features

- Prominently located 124th Street, one of Edmonton's most vibrant shopping districts
- Close proximity to downtown
- Excellent access to major bus routes
- Located near Stony Plain Road and Jasper Avenue
- Competitive lease rates and operating costs
- Ample covered and surface parking
- Building modernization completed in 2013, including new main lobby and HVAC upgrades
- Professionally managed by Melcor REIT with signature Customer Care

Intersection	103 Avenue & 124 Street
Type	Office   Main Floor Retail
Gross Leasable Area	59,081 sf
Floors	7
Floor Plate	8,400 sf
Parking Ratio	1:750
Year Built	1975
2017 Operating Cost	\$17.09/sf (Office) \$14.29/sf (Retail)
Recent Upgrades & Renovations	<ul style="list-style-type: none"><li>• 2013: Exterior Refurbishment; Lobby</li><li>• 2012: HVAC Controls; Elevators; Common Areas &amp; Washrooms</li></ul>



## Signature Customer Care

Our goal is to be the Landlord of Choice in our markets by providing outstanding customer care and dependable, high quality service to our clients.

## Hands-on management

Our hands-on, on-site building management delivers exceptional customer care and identifies issues early on for prompt resolution.

## Continuous improvement

We continually improve our assets with value-add investments that enhance quality and the tenant experience while also contributing to sustainability and environmental best practices. We use our intimate knowledge of the buildings we operate to support our capital investment decisions, optimize operating efficiency and continuously improve our buildings for improved client satisfaction.

## Enhancements to improve sustainability

Many of our continuous improvement initiatives focus on sustainability and energy reduction strategies to ensure our buildings are green. We are dedicated to achieving and maintaining BOMA BEST standards where applicable.

## Relationship focused

We have many long-term clients – some who have been with us for over 20 years. We take pride in building strong relationships with our tenants and continually meeting their needs as their businesses evolve.

## Responsive care

Help is always just a phone call or a click away with our customer care phone line and online portal. Contact us at **1-866-MELCOR1** or at [care.melcor.ca](http://care.melcor.ca). We'll respond to you within 30 minutes.

## **MELCOR** | REIT

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For additional information or a tour, please contact:

**Leasing**  
780.945.4812