TCC CANADA
meet. collaborate. succeed.

BROKER PACKAGE · MARKHAM / GTA NORTH

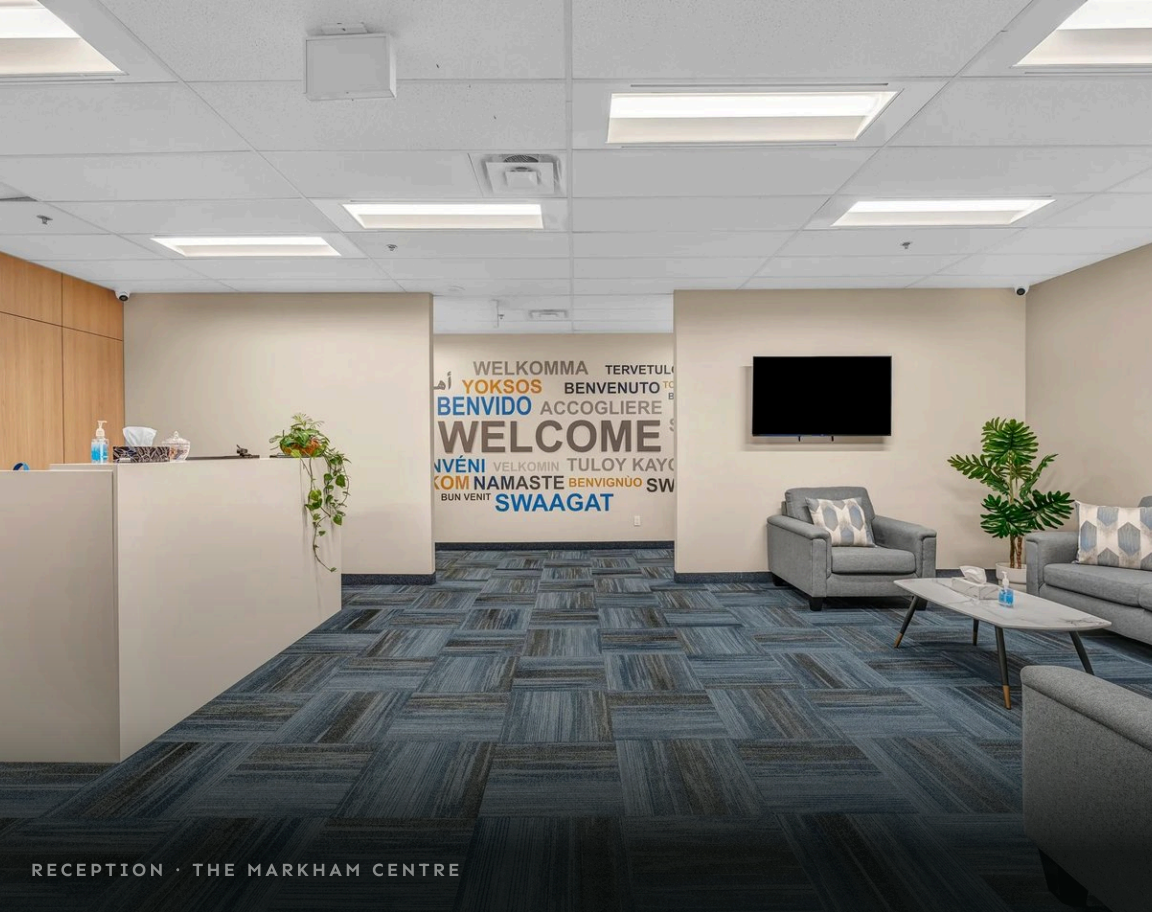
The Markham Centre

Furnished private offices and team suites at 55 Commerce Valley Drive West, where Highways 7, 404 and 407 meet. All-inclusive, free parking, ready in days.

55 COMMERCE VALLEY DR W · SUITE 502 · MARKHAM

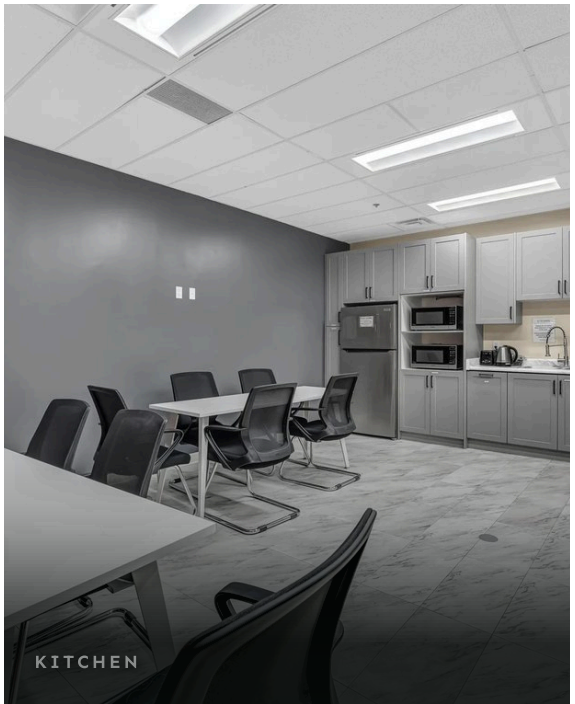
74 private offices and team suites	Free surface parking on site
From $300 a desk per month, all-inclusive	15% broker commission on 2026 signings





RECEPTION · THE MARKHAM CENTRE


MEMBER LOUNGE


KITCHEN

WHY MARKHAM, WHY NOW

GTA North teams want lower-cost, quality space.

Suburban leasing is back to pre-pandemic pace, and occupiers are chasing value. Direct deals in this building start at more than 5,000 sq ft on 3-year terms. TCC gives a 1- to 12-person team a finished office here this week.

19.6%
Toronto suburban office vacancy in Q3 2026, down 50 bps in the quarter

237,000
sq ft of suburban net absorption in Q3; year-to-date back to pre-pandemic levels

- **Highways at the door:** 7, 404 and 407, with 401 a short drive south
- **Free surface parking** and EV charging on site
- **Transit:** YRT out front, Viva Purple at Highway 7, Langstaff GO about 7 minutes away
- **All-inclusive:** furniture, fibre internet, reception, phone answering and mail handling
- **24/7 member access** with a staffed front desk on weekdays

Sources: CBRE Toronto Suburban Office Figures Q3 2026; Spacelist direct listings for 55 Commerce Valley Dr W (Oct 2026); tcccanada.com. Photos: TCC.

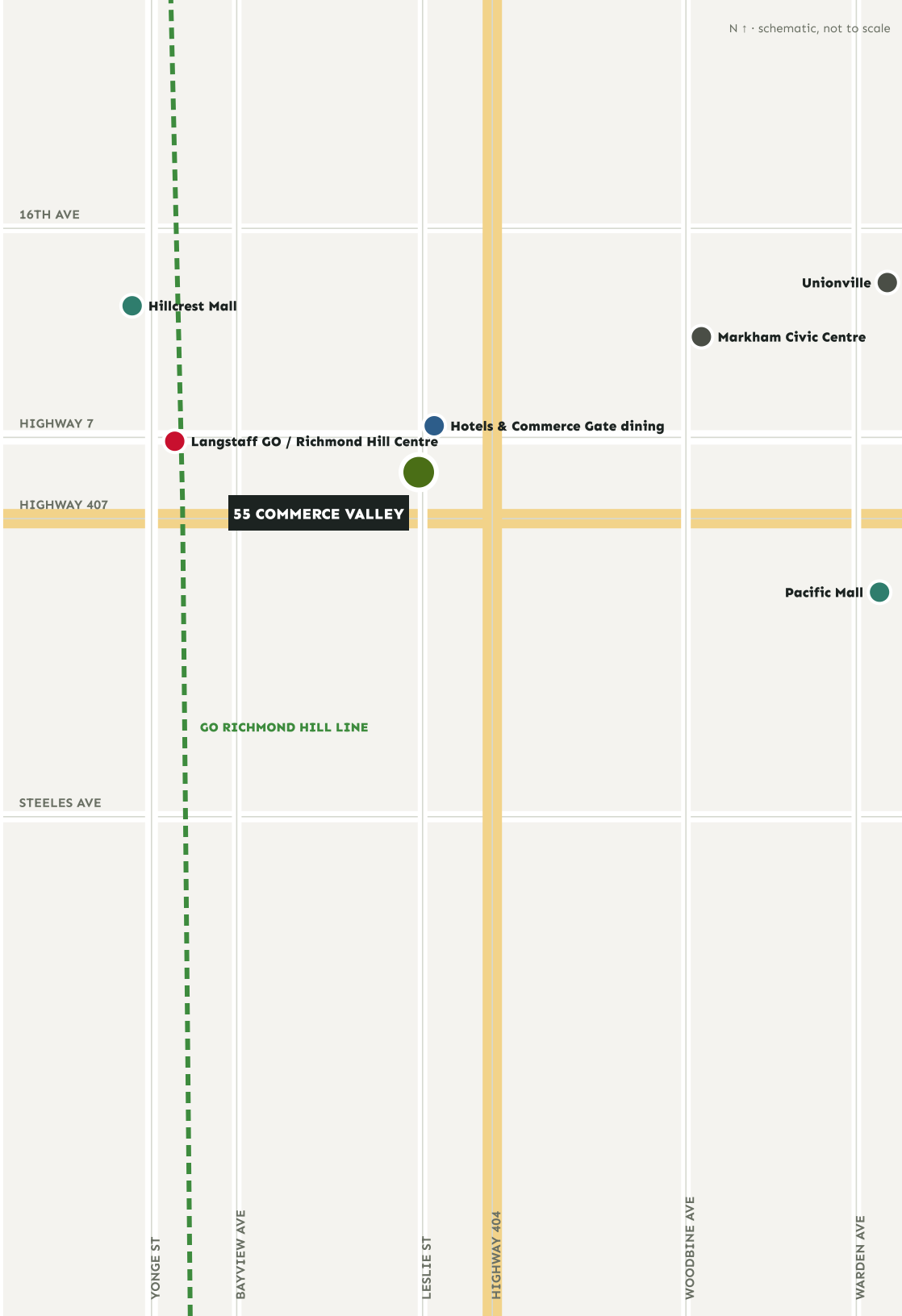
THE BUILDING

An award-winning address on Commerce Valley.

55 Commerce Valley Drive West is an eight-storey office building in the Southcreek Corporate Centre campus, south of Highway 7 and west of Leslie Street. TCC occupies space on floors 5 and 8.

8	186,390	2000
storeys	sq ft in the building	year built

CERTIFICATIONS	BOMA BESt Platinum and LEED Silver
RECOGNITION	ENERGY STAR Canada office Building of the Year, 2022
OWNER	Soneil Investments
CAMPUS	Fitness centre, restaurant and print shop on the Southcreek campus
PARKING	Ample free surface parking; EV charging on site
NEIGHBOURS	Avison Young's Toronto North office and Nexans Canada are in the building
AREA EMPLOYERS	AMD, GE, WSP, Allstate and Seneca in the Markham–Richmond Hill node



Sources: RENX; Natural Resources Canada (ENERGY STAR 2022 winners); Spacelist and CityFeet listings for 55 Commerce Valley Dr W; Avison Young; Nexans Canada. Map is schematic.



RICHMOND HILL CENTRE · VIVA HUB



VIVA RAPID BUS



THE VIEW FROM A WINDOW OFFICE

AROUND THE CENTRE

Hotels on the block. Highways and transit at the door.

HOTELS FOR VISITING TEAMS

Courtyard by Marriott Toronto Markham 65 Minthorn Blvd · On-site restaurant	**6 min walk**
Residence Inn Toronto Markham 55 Minthorn Blvd · Extended-stay suites	**7 min walk**
Hilton Garden Inn Toronto/Markham 300 Commerce Valley Dr E · Meeting and event space	**10 min walk**
Sheraton Parkway Toronto North 600 Highway 7 E · Hotel, suites and conference centre	**12 min walk**

DINING

Commerce Gate plaza 505 Highway 7 E · Kinton Ramen, Korean Grill House, Donburi and more	**9 min walk**
Mattarello 230 Commerce Valley Dr E · Italian, lunch and dinner	**11 min walk**

COFFEE & TEA

Bubble tea at Commerce Gate 505 Highway 7 E · Chatime, CoCo and The Alley	**9 min walk**

TRANSIT

YRT stop at the door Commerce Valley Dr W · Service to Don Mills station	**1 min walk**
Viva Purple rapid bus Highway 7 at Leslie St · Rapidway along Highway 7	**9 min walk**
Langstaff GO (Richmond Hill line) Langstaff Rd E · Linked to Richmond Hill Centre	**9 min drive**
Richmond Hill Centre Terminal Highway 7 & Yonge St · Viva and YRT hub	**10 min drive**
Finch station (TTC Line 1) Yonge St & Finch Ave	**17 min drive**

SHOPPING

Hillcrest Mall 9350 Yonge St · Regional shopping centre	**12 min drive**
Pacific Mall 4300 Steeles Ave E · Landmark Asian mall	**15 min drive**
CF Markville 5000 Highway 7 E · Regional shopping centre	**20 min drive**

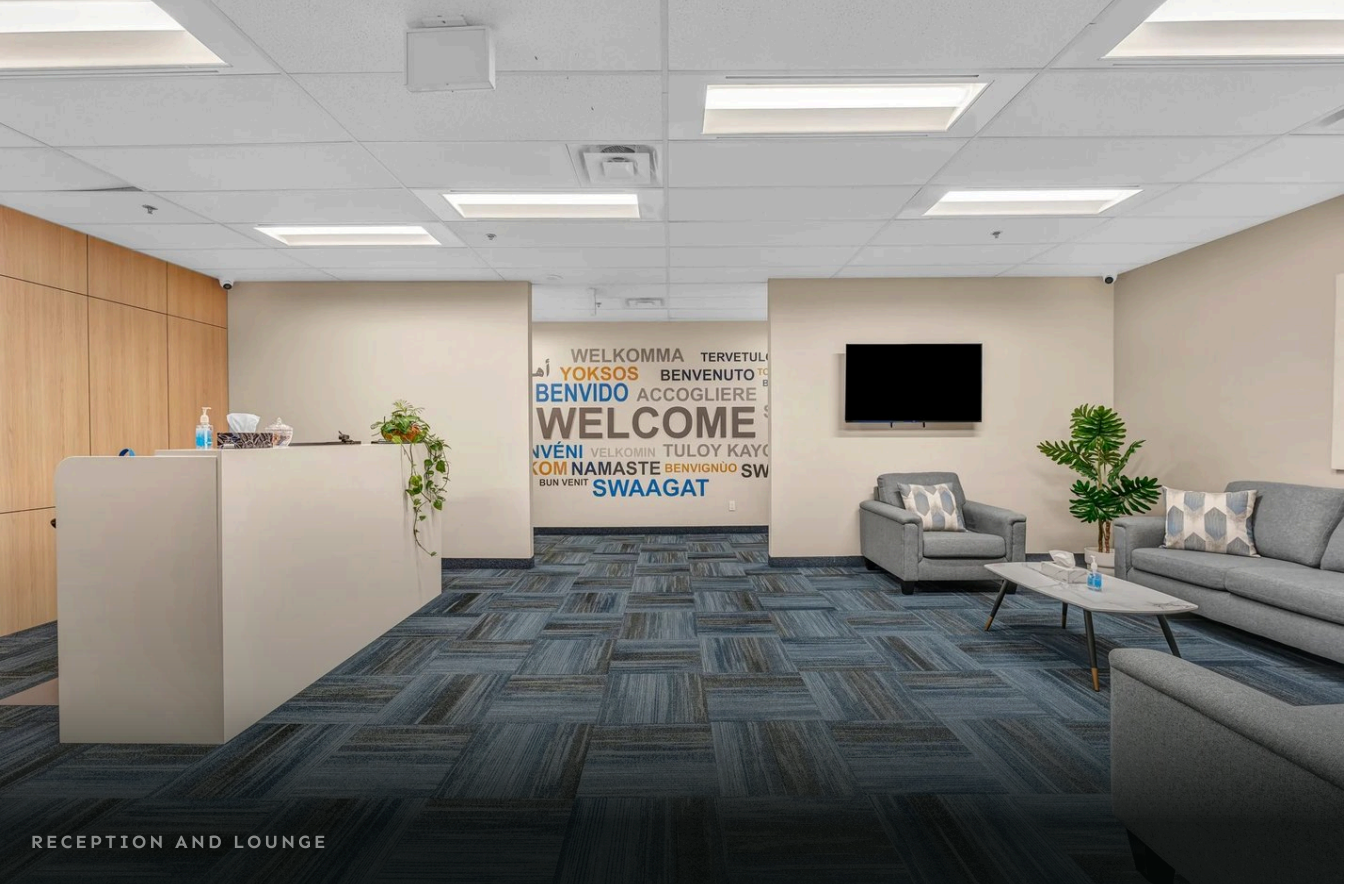
CIVIC & SERVICES

Markham Civic Centre 101 Town Centre Blvd · City hall, Downtown Markham	**11 min drive**
Mackenzie Richmond Hill Hospital 10 Trench St	**12 min drive**
Unionville Main Street Main St Unionville · Historic village dining	**16 min drive**

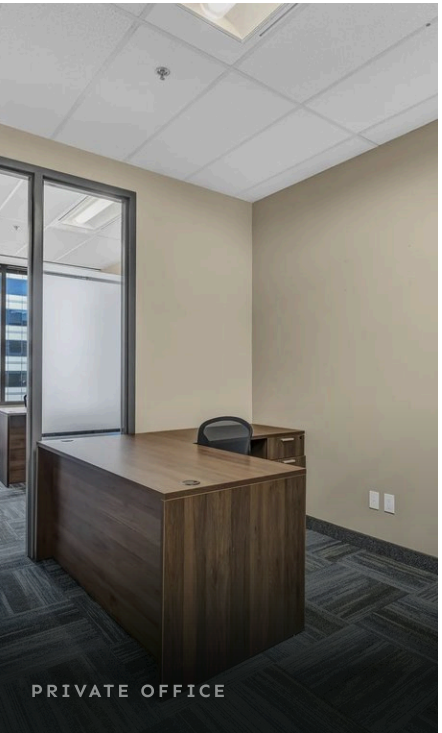
About 30 minutes

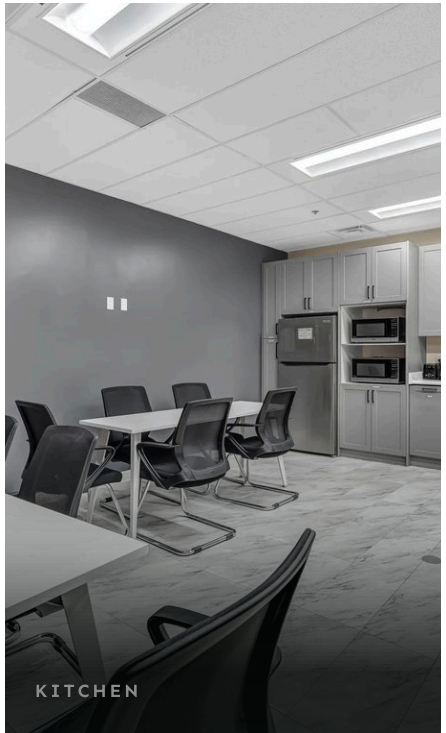
to Pearson Airport and to downtown Toronto off-peak, via 404, 401 and 407

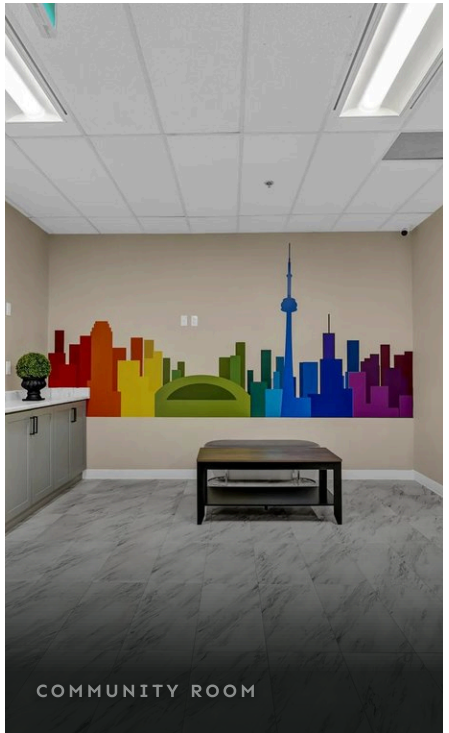
Times are estimates from 55 Commerce Valley Dr W. Venue details from venue and transit-agency listings, checked October 2026. Photos: Raysonho, CC0; 분당선M, CC BY-SA 3.0 (Wikimedia Commons); TCC.



RECEPTION AND LOUNGE


PRIVATE OFFICE


KITCHEN


COMMUNITY ROOM

INSIDE THE MARKHAM CENTRE

Finished, furnished and staffed.

Every office is ready for day one. Members share the reception, lounges, kitchens and community rooms on both floors.

Included in one monthly fee

Furniture · fibre internet · reception · live phone answering · secure mail handling · kitchens and coffee · cleaning

74
private offices and team suites

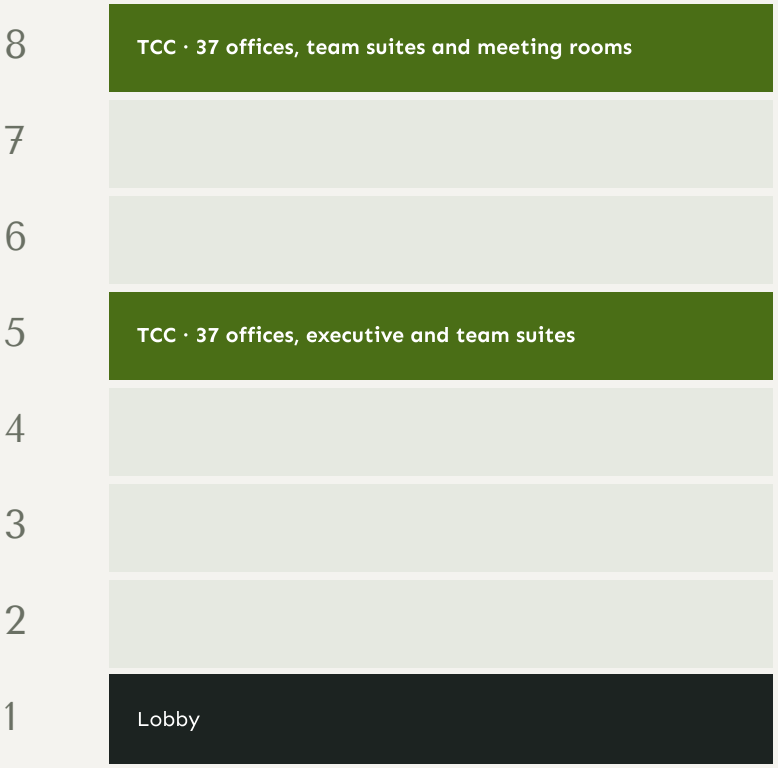
8
meeting, training and community rooms

$30
day coworking for visiting staff

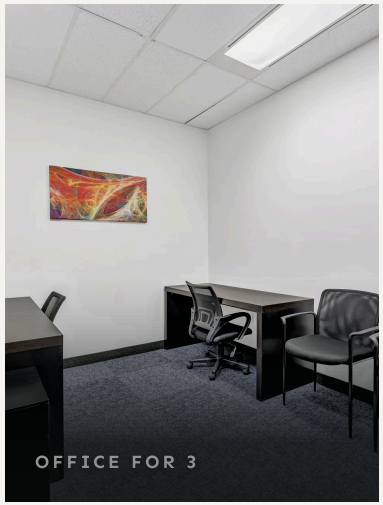
$45
an hour for meeting rooms, from

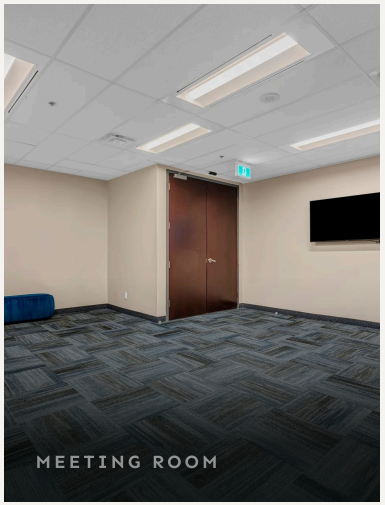
Front desk staffed Monday to Friday, 8:30 am to 5:00 pm, with 24/7 member access. Most members move in within 24 to 48 hours.

Pricing per tcccanada.com, October 2026. Photos: TCC.



Illustrative stack. Other floors are occupied by other building tenants.


OFFICE FOR 3


MEETING ROOM

OFFICES & PRICING

Offices for teams of 2 to 12.

Two floors give clients room to start small and grow without changing address. Window and inside offices, executive suites for 5 and private team suites for 8 to 12.

SPACE	BEST FOR	MONTHLY FROM
Office for 2	Founders and pairs	$600
Office for 3	Small project teams	$900
Office for 4	Sales and service teams	$1,200
Office or executive suite for 5	Leaders who host meetings	$1,500
Team suite for 8	Regional offices	On request
Team suite for 12	Growing departments	$4,900

Indicative starting list prices per office, per month, November 2026. Availability changes; exact pricing is confirmed in each proposal.

Meeting and event rooms on site

- **The Hybrid:** up to 30 people, for town halls and events
- **The Training Room:** up to 20, classroom or theatre style
- **The Main Street:** boardroom for 12; **The Leslie** and **The Langstaff** for 6

FOR THE PEOPLE WHO SIGN OFF

Answers for every seat at the table.

Tech teams, regional sales offices, professional firms and project teams weigh the same four questions. Here is how The Markham Centre answers them.

OWNER / CFO

Know the cost, keep the capital

- One all-inclusive monthly fee
- No build-out, furniture or IT spend
- Month-to-month, or longer terms at a better rate
- Free parking, with no extra charge

IT & SECURITY

Connected from day one

- Fast fibre internet included
- Private network options for members
- Completed answers to your security questionnaire

OPERATIONS / PEOPLE

An easy commute

- Highways 7, 404 and 407 at the door
- YRT out front; Viva and GO nearby
- Hotels within a 10-minute walk for visitors

REAL ESTATE LEAD

Room to grow

- Offices from 2 to 12 people
- Two floors in one building
- TCC's 365 Bay and Bay Adelaide centres downtown

	DIRECT LEASE AT 55 COMMERCE VALLEY	TCC AT 55 COMMERCE VALLEY
Smallest space	Listed suites from 5,169 sq ft	**One office for 2 people**
Rent	$19.00 net + $16.63 additional rent per sq ft, before build-out, furniture, IT and services	**From $300 a desk a month, all-inclusive**
Term	3 years and up	**Month-to-month or longer**
Time to move in	Design, permits and fit-out	**Usually 24 to 48 hours**
Reception, meeting rooms	Built, staffed and paid for by the tenant	**Included, plus training and event rooms**

Direct lease figures: Spacelist direct listings for Suites 251 and 710, 55 Commerce Valley Dr W (Oct 2026). Conventional terms vary by deal.



TRAINING ROOM · THE MARKHAM CENTRE

FOR TENANT REPRESENTATIVES

We make your recommendation easy to defend.

Your client compares options on total occupancy cost, risk and flexibility. We give you what you need for that comparison, quickly.

1 business day

Reply to every broker enquiry, with availability and a budget range

All-in proposals

Monthly fee, term options and a clear list of what's included, for each office or suite

Cost comparison

A side-by-side view against your client's conventional lease options

Move in fast

Furnished offices, typically ready within 24 to 48 hours of signing

IT & security answers

Completed answers for your client's network and physical-security questionnaire

Private tours

Guided broker previews of floors 5 and 8, on your schedule

Clients who fit best

- Tech and engineering teams in the 404–407 corridor
- Regional and satellite offices for GTA North staff
- Teams of 2 to 12, or several offices together
- Companies avoiding capital spend while headcount is uncertain

To start a proposal, send us

- Headcount today and in 24 months
- Target move-in date and term
- Monthly budget range
- Must-haves: location, parking, IT, meeting rooms

Register a client today.

Email sean.wilcox@tcccanada.com or call 365-389-5843 with your client's name and requirement. We confirm the registration in writing, and it protects your introduction for 6 months.

2026 BROKER PROGRAM

TCC CANADA
meet. collaborate. succeed.

Commission terms for 2026 signings.

FOR AGREEMENTS SIGNED BY DECEMBER 31, 2026

FOR BROKERS

Broker commission

15%
of first-year value, or 6% of total contract value, whichever is greater

$5,000
bonus on deals of 50 desks or more ($2,500 at 25+)

- Half paid at signing, half at move-in
- 10% on expansions in year one; 2% on renewals
- Registered introductions protected for 6 months

FOR YOUR CLIENTS

Member terms

$0
capital: furnished, wired and ready to use

Free
surface parking for members and guests

- All-inclusive monthly fee, with no hidden extras
- Month-to-month, or longer terms at a better rate
- Room to add offices as the team grows

SIGNED BY DEC 31, 2026
15% commission program

JAN 1 – MAR 31, 2027
12% commission

FROM APRIL 2027
Standard terms · 10% commission

Commission applies to new agreements at The Markham Centre signed in the dates shown, for clients registered by the broker before their first tour. Subject to approved credit and a signed TCC agreement. TCC may change or end this program at any time. Photo credits: interiors, TCC; Richmond Hill Centre, Raysonho (CC0); Viva bus, 분당선M (CC BY-SA 3.0), via Wikimedia Commons.

Sean Wilcox · Sales Manager, Toronto & Markham

365-389-5843 · sean.wilcox@tcccanada.com
The Markham Centre · 55 Commerce Valley Drive West, Suite 502, Markham ON L3T 7V9

The Markham Centre