



Landing
One

Marcus & Millichap



Six Dev

One Place.
One Community.
One Vision.

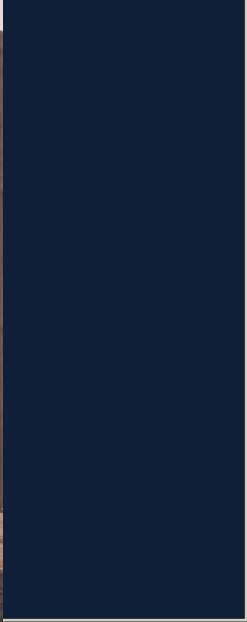
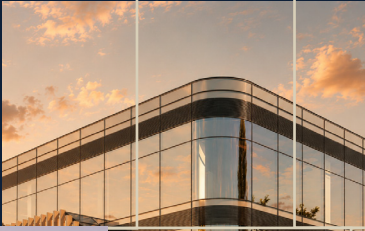


A GATEWAY
TO A RAPIDLY
GROWING MARKET

19820 Holland Landing Road
East Gwillimbury, ON L9N 1N3



Landing One



The Definitive *Point of Arrival*

19820 Holland Landing Road



Landing One



BATHURST STREET HIGHWAY 38

HOLLAND LANDING ROAD

YONGE STREET HIGHWAY 11

Engineered for *Precision*

Total GFA

85,000 SQ. FT. Premier Commercial Space

Medical and Commercial Building

61,150 SQ. FT. Flagship Structure

Ceilings

18 FT (First Floor) | 12 FT (Upper Floors)

Parking

353 parking stalls combined

180 parking stalls surface

173 parking stalls underground sustainability

Sustainability

Integrated Green Roof & LEED-Aligned Systems

Target Possession

Q2 2027

Gateway to a Rapidly Growing Region

Rising Demand for Essential Services





Newmarket
87,942 People | 13 Min Drive

West Bradford
42,880 People | 7 Min Drive

YONGESTREE T (HIGHWAY 11)

COMMERCIAL UNITS



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LANDING ONE

Built For The Momentum *Of The North*



Every great enterprise needs a definitive destination is a point where momentum is realized and growth takes hold. Landing ONE is the bold realization of this regions promise. Meticulously planned and architecturally significant, it is a flagship destination built upon the historical foundations of this pivotal site, now engineered as the primary commercial engine for the future we build together.

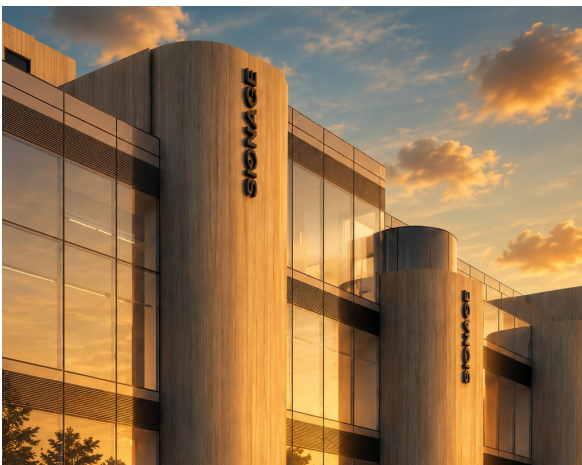
We are the single, essential axis where professional excellence, modern commerce, and community ambition converge. This is where strategic vision meets the working day, confirming Landing ONE as the most ambitious and authoritative professional address in the northern corridor.

RESPONSIBILITY WITHOUT COMPROMISE

Landing ONE is built to endure. We utilize durable, premium materials and a LEED aligned sustainability approach to ensure your place of business remains high performing and environmentally responsible for decades to come.

LANDING ONE

The Advantage *Of Adjacency*



**The Growth Engine**

East Gwillimbury is currently the fastest growing municipality in Canada.

The Service Gap

A critical under supply of professional medical, specialized retail, and community oriented services.

The Exposure

A high visibility regional location positioned as the primary entry point to the town.



Strategically positioned at the juncture of four expanding municipalities, Landing ONE captures the daily transit flow of a regional population in motion.

High Exposure Axis

Intersection of Holland Landing Rd,
Bathurst St (Hwy 38), and Yonge St (Hwy 11).

Traffic Volume

AADT of 41,637 vehicles daily.

Regional Catchment

Bradford: 42,880 People (7 Min Drive)

Newmarket: 87,942 People (13 Min Drive)

Gateway Condition

The primary entry point serving the
Holland Landing community.

Where Demand
Converges

Growing Population *Missing Infrastructure*

With 12,427 residents within a 5-minute drive and forecasted population growth of 24% over the next 5-years, Landing ONE serves as a critical gateway to meet the demand for essential services in the community.

THE INSIGHT FOR TENANTS

Landing ONE is not just a choice for residents, it is a necessity. By securing space here, you are entering an under served market with built in demand and high repeat visitation potential.





LANDING ONE

THE COMMUNITY GAP

Anchored by *Excellence*

Landing ONE is anchored by a National Pharmacy Provider, and a National QSR establishing an immediate daily use draw for the site.

Medical and Health

Specialized Health Centre and Wellness Practitioners.

Retail and Services

Destination dining and essential financial services.

Professional Office

Tier 1 corporate and creative suites.

LANDING ONE

HOLLAND LANDING ROAD

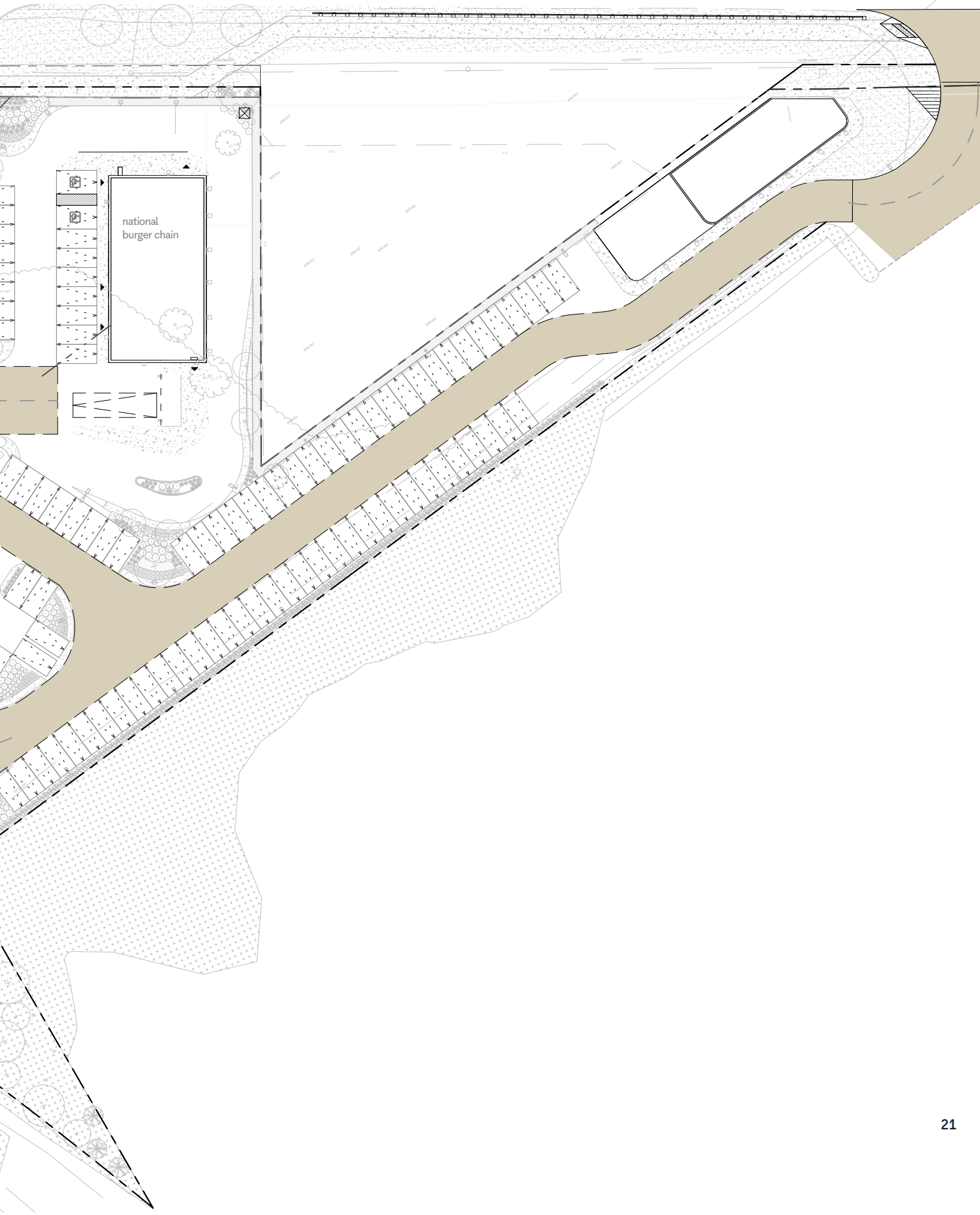
Site Plan *Overall*

BATHURST STREET

national
pharmacy

HIGHWAY 11

LANDING ONE



LANDING ONE

Floor Plan

180 Surface Parking
Immediate retail access.

173 Underground Parking
Dedicated for medical and professional tenants.



LANDING ONE



Site Plan *First Floor*



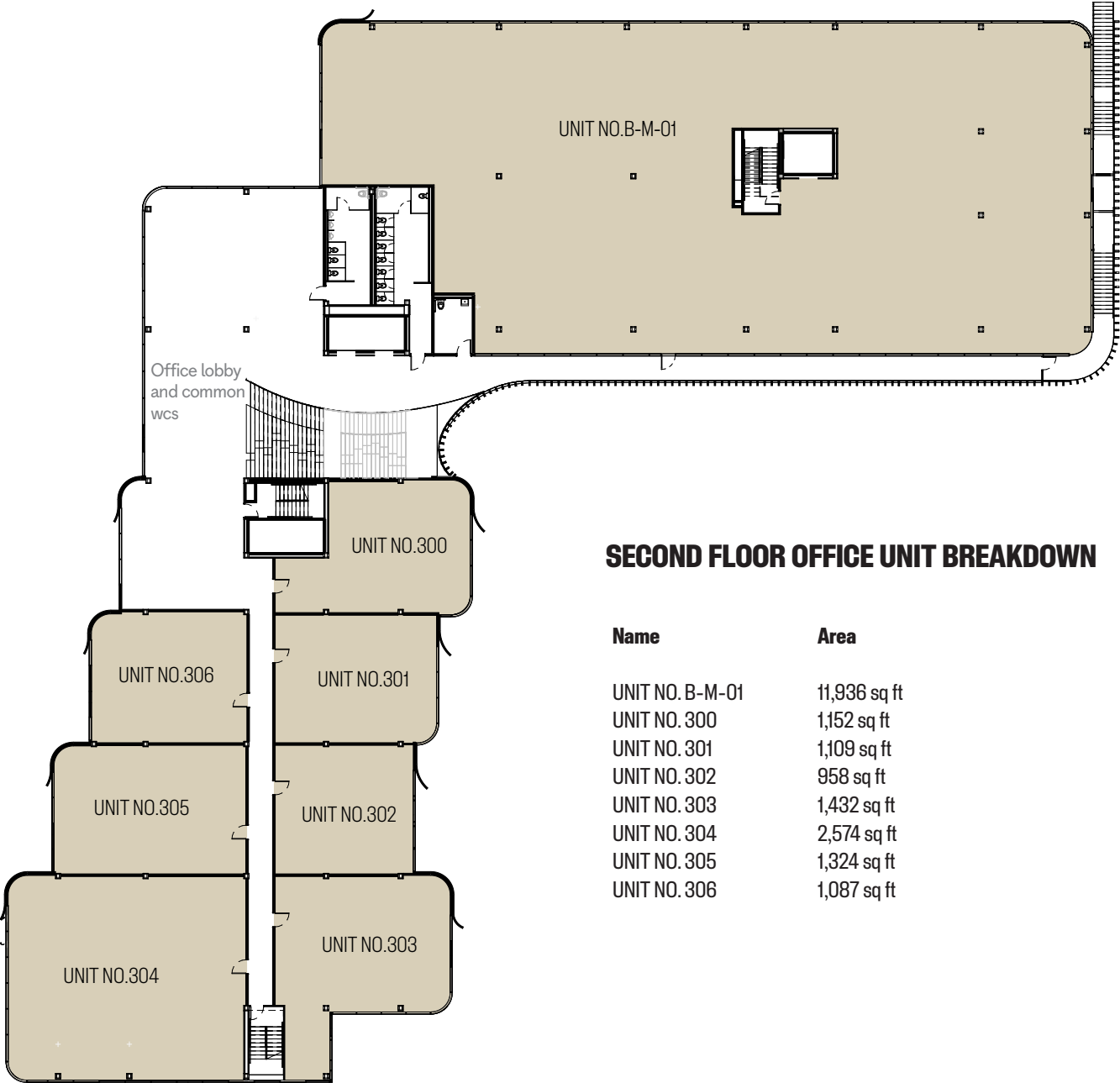
LANDING ONE

FIRST FLOOR UNIT BREAKDOWN

Name	Area
UNIT NO.100 &106	2,078 sq ft
UNIT NO.101 & 105	2,368 sq ft
UNIT NO.102 & 104	2,476 sq ft
UNIT NO.103	3,993 sq ft
UNIT NO.107	2,540 sq ft
UNIT NO.108	947 sq ft
UNIT NO.109	1,625 sq ft
UNIT NO.110	1,647 sq ft
UNIT NO.111	1,679 sq ft
UNIT NO.112	3,111 sq ft
UNIT NO.113	2,024 sq ft

Site Plan

Second Floor



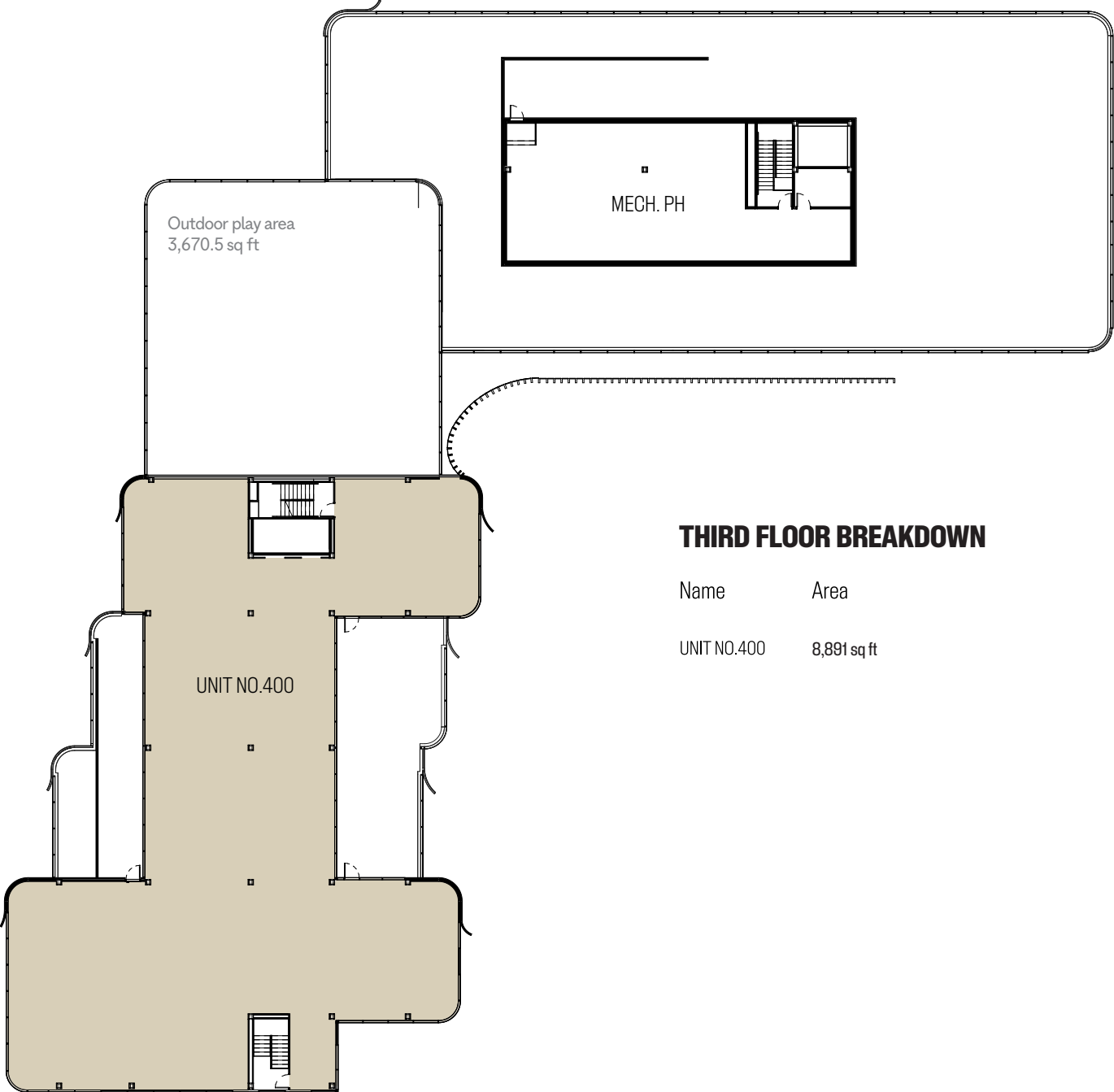
SECOND FLOOR OFFICE UNIT BREAKDOWN

Name	Area
UNIT NO. B-M-01	11,936 sq ft
UNIT NO. 300	1,152 sq ft
UNIT NO. 301	1,109 sq ft
UNIT NO. 302	958 sq ft
UNIT NO. 303	1,432 sq ft
UNIT NO. 304	2,574 sq ft
UNIT NO. 305	1,324 sq ft
UNIT NO. 306	1,087 sq ft

Site Plan

Third Floor

Daycare opportunity



THIRD FLOOR BREAKDOWN

Name	Area
UNIT NO.400	8,891 sq ft



Leasing *Options*

RETAIL

Ground floor units feature 18-foot ceiling heights and expansive glass frontage, providing the ultimate stage for flagship retail and high-volume dining.

EXPOSURE

Direct sightliness to AADT 41,000+ traffic flow.

SIGNAGE

Premium architectural signage bands.

MEDICAL AND OFFICE

Levels 2 and 3 are dedicated to professional, medical and childcare services. With 12-foot ceilings and floor-to-ceiling glass, these suites offer a sophisticated environment for medical specialists and corporate headquarters.

INFRASTRUCTURE

Advanced HVAC



LANDING ONE

Why Commit *Early*

Secure your position at the Landing before the market realizes the full scale of the opportunity.

Input on Layout

Customize unit sizes to better suit your business

Signage Priority

Establish prominent signage in the development

First Mover Upside

First to Market Advantage



LANDING ONE

THE EARLY LEASING ADVANTAGE



Investment *Grade Leasing*

NET RENT

Contact Leasing Team for
current availability and rates.

TMI ESTIMATED

\$18.00PSF.

TERM

10 and 15-year options





| Approved *Moving Forward*

Approvals 100 Percent Entitled.

Pre Leasing Now Active.

Construction Start January 2025.

Target Occupancy Q2 2027.



Stability. *Execution.* Vision.



DEVELOPER 6IXDEV

An integrated approach to regional growth.



ARCHITECT FRANK TAHER

Leading edge design with a focus on human interaction.

At 6ixDev, every project begins with vision, strategy, and opportunity. As part of the 6ix Group and based in Toronto, we specialize in real estate development, land planning, and investment driven projects across residential, commercial, and mixed-use sectors. Our approach blends market insight with design intelligence to create developments that are both financially sound and community focused.

We focus on long-term value, ensuring each project responds to its context while maximizing potential for growth. From multiplex housing and urban infill sites to commercial plazas and mixed-use communities, our work is defined by innovation, efficiency, and purpose. We take pride in creating more than buildings. We create places where people and businesses can thrive.

At 6ixDev, we believe successful development is not only about approvals and returns. It is about shaping sustainable, livable communities with foresight, integrity, and creativity. Let's build the future together, strategically planned and thoughtfully developed

Frank Taheri founded the 6ixGroup in 2014 after recognizing a clear gap between architecture and engineering services. By bringing design, engineering, development, and construction under one roof through 6ixDesign, 6ixDev, and 6ixBuild, he created a fully integrated, end-to-end platform that manages projects from concept to completion. What began as a focused practice has grown into a full-service agency overseeing every detail, without the usual handoffs or headaches.

Frank leads a diverse portfolio spanning residential, commercial, and industrial work, including apartment buildings, mixed-use developments, custom homes, restaurants, offices, and medical clinics. Drawing on his background in architecture, engineering, and management, he keeps teams aligned, projects moving, and problems solved quickly. Known for his collaborative nature and steady optimism, Frank believes growth comes from tackling new challenges head-on. Outside the office, he can be found on the soccer field, at the gym, or keeping up with the latest in technology.



**SALES REPRESENTATIVE
DIRECTOR
JONATHON GRAY**

Jonathon Gray has built a solid reputation in the retail and real estate world. Over the past decade, he's honed his skills in selecting prime business locations, shaping retail strategies, and overseeing leasing and merchandising for mixed-use developments and outdoor shopping areas. His accomplishments include completing over 600,000 sq. Ft. of leasing to date with an aggregate value exceeding 200 Million. Gray's achievements showcase his dedication and prowess to his clients and the industry.

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Marcus & Millichap



**SALES REPRESENTATIVE
DIRECTOR
RYAN MCLAUGHLIN**

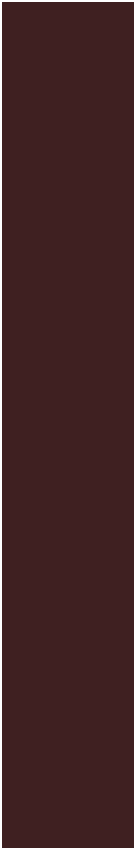
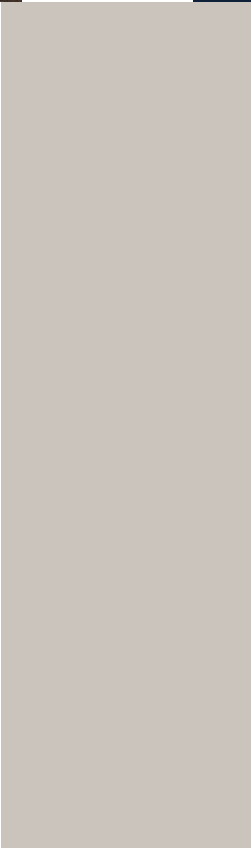
Ryan is a Director in the downtown Toronto office of Marcus and Millichap, specializing in site selection, lease execution, and full-service landlord representation across Ontario. He works closely with clients to deliver end-to-end retail real estate solutions, with a particular focus on helping multi-site tenants execute smart, scalable expansion strategies as part of the firm's national Retail division.

With more than nine years in commercial real estate, Ryan brings a well-rounded perspective shaped by roles at Aurora Realty Consultants and Martel Commercial Realty, as well as his early career as a sales representative with a leading commercial brokerage. He holds a Bachelor of Arts from Brock University and a Business diploma from Sheridan College, combining market insight, strategic thinking, and a reputation for steady professionalism that clients rely on.

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ryan.mclaughlin@marcusmillichap.com

Marcus & Millichap

LANDING ONE



Secure Your Position *In Landing One*

The demand is built. The vision is approved.
Now is the time to secure your brand's future at
East Gwillimbury premier commercial destination

CONTACT LEASING TEAM

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visit the 3d walkthrough at
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