

13 WINDWARD DRIVE GRIMSBY, ON

CASABLANCA CORPORATE CENTRE
OFFICE SPACE FOR LEASE

 **DESANTIS**
HOMES

 **ROSART**
PROPERTIES INC.

 **ROYAL LEPAGE**

Macro Realty
Brokerage

Independently Owned & Operated

 **ROYAL LEPAGE**
COMMERCIAL

MACRO REALTY, BROKERAGE
INDEPENDENTLY OWNED & OPERATED

905.574.3038

PROPERTY OVERVIEW

CASABLANCA CORPORATE CENTRE

13 WINDWARD DRIVE, GRIMSBY, ON

Class A prestigious 5 storey, 60,000 square foot office building ideally located for businesses in the Hamilton/Niagara region.

PROPERTY FEATURES

- 5,000 - 30,000 SF of office space (2 floors/ 15000 SF per floor)
- Situated within high density residential/commercial node
- Divisible
- Covered Parkade
- QEW Highway Exposure (100K + cars per day)
- Roof Top Common Area/ Patio
- Panoramic views of Lake Ontario
- Lots of Natural Light
- Floor to Ceiling Windows
- Private Balconies
- \$17.95 NET
- \$8.41 TMI/CAM
- Tenant Allowance and/or Inducement Available to Qualified Applicant



TRANSIT



LOCATION SITE OF FUTURE GRIMSBY RAILWAY STATION



GO BUS SERVICE

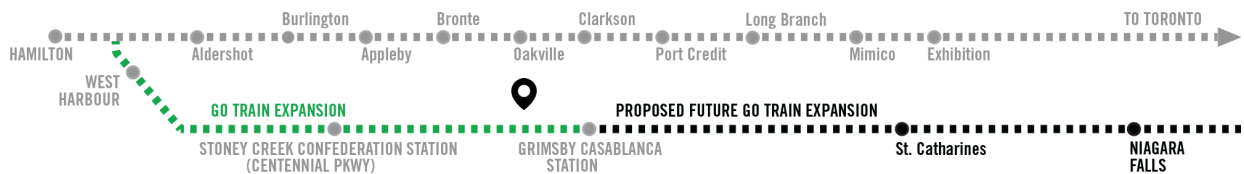


GO TO TOWN

Commuting is just a hop, skip and a jump from the property as GoTransit Service expands across Niagara and with daily bus service already in place, it makes Casablanca Corporate Centre an ideal location for commuters.

Employers & Employees can enjoy fast access to the GTHA and all points between.

NEARBY GO TRAIN STATIONS & FUTURE EXPANSION



GO TRAIN HAMILTON STATIONS & FUTURE EXPANSION

LOCATION OVERVIEW

13 WINDWARD DRIVE, GRIMSBY, ON

The building is conveniently located right off the QEW and a minute walk from Lake Ontario and situated between Toronto and Niagara. Easy public transportation with bus stop right in front of the building and a proposed GO Train station within walking distance that will connect you and your employees to the GTA.

45 MINS
DOWNTOWN
TORONTO

10 MINS
HAMILTON

30 MINS



AMENITIES MAP



PROPERTY PHOTOS

EXTERIOR PHOTOS



PROPERTY PHOTOS

ROOFTOP PATIO PHOTOS



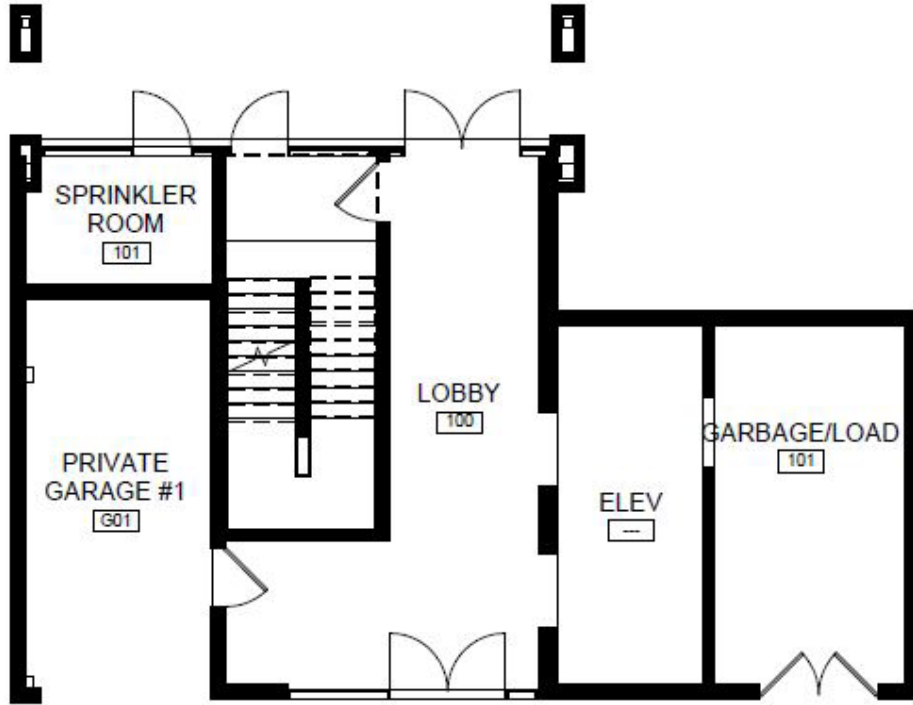
PROPERTY PHOTOS

INTERIOR PHOTOS

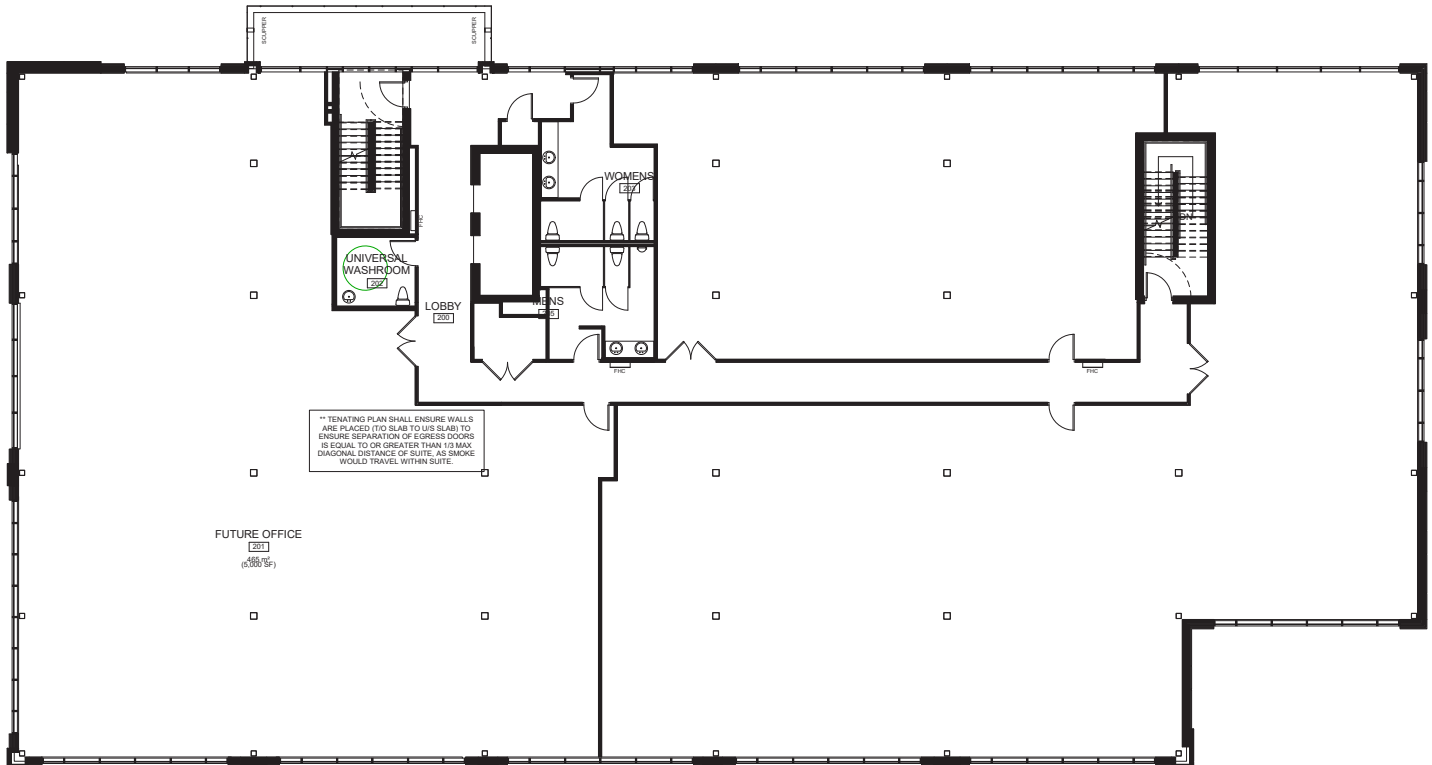


FLOOR PLANS

1ST FLOOR - LOBBY

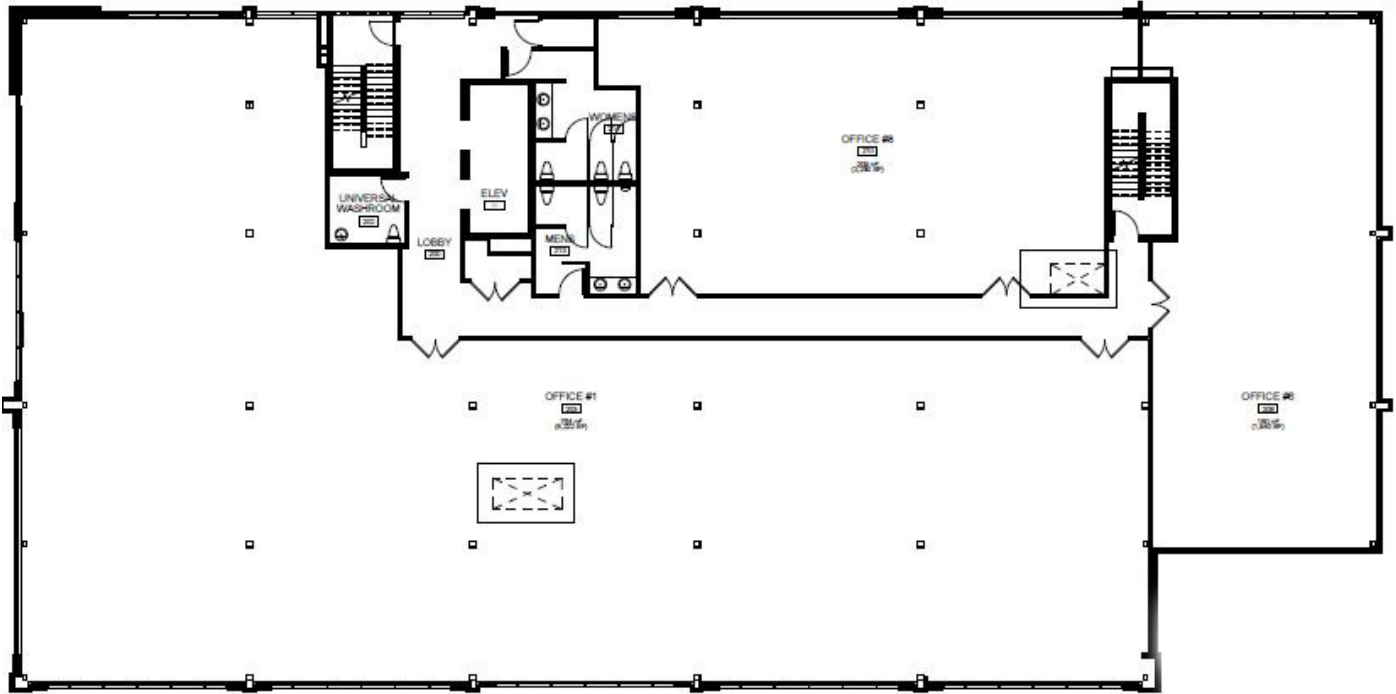


2ND FLOOR



FLOOR PLANS

3RD FLOOR



4TH & 5TH FLOOR



AREA PHOTOS



ROYAL LEPAGE COMMERCIAL

HISTORY

For over 100 years (1913 – 2021), Royal LePage has been and continues to be, one of the most widely recognized well-respected real estate brokerage brands in Canada. Innovation and service excellence have developed and propelled the Royal LePage brand since 1913. Royal LePage Commercial was incorporated, separately from its residential division in 1984 and has been a major force in the development and growth of the Canadian commercial real estate industry quickly becoming the premiere, full-service brokerage across Canada. Royal LePage Commercial is one of the most trusted brands for market intelligence and statistics. It has gained a reputation of excellence both nationally and internationally and has become the brokerage of choice for many of Canada's real estate stakeholders, A-list tenants and investors. Our leadership heritage in commercial real estate gives meaningful vision to today's national network of dedicated commercial real estate professionals and their clients alike.

Royal LePage Commercial is a rapidly expanding commercial real estate brand within the Royal LePage framework of independently held brokerages, attracting talented professionals in all markets across the country. With more than 400 agents in over 70 locations across Canada, its strength is based on the number of commercial real estate professionals already established within our large urban centres, cities and towns; equipped with the local market knowledge expertise to serve businesses and investors.

OUR PROFESSIONALS

Royal LePage Commercial professionals meet criteria for knowledge, experience, and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information, and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

PARTNERS FOR SUCCESS

This partnership mentality is further extended to our respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your commercial real estate need, Royal LePage Commercial delivers – wherever you are, or wherever you need to be.

NETWORK & SERVICE

Headquartered in Toronto, our network of Commercial professionals spans across Canada in both large and small urban centres. We currently have over 400 agents in over 70 offices across the country and continue to grow every year.

Our network consists of a referral force of 18,000 residential agents in 600 offices across Canada. The Royal LePage name has deep roots in real estate and our agents do so in their communities. They are a referral network that no other commercial real estate company in Canada has.



18,000 RESIDENTIAL AGENTS



400 COMMERCIAL AGENTS



600 RESIDENTIAL OFFICES



TORONTO HEAD QUARTERS



OVER 70 OFFICES WITH COMMERCIAL AGENTS



BROKERS

NICHOLAS KAZAN CCIM BROKER/ CO-OWNER

With over 20 years of experience it has been Nicholas' pleasure through continued service to help all of his Clients achieve all of their real estate dreams/ goals! With trust, knowledge and confidence, he and his team deliver!! No hassles, no gimmicks, just good reliable service!

- Broker / Co-Owner of Royal LePage Macro Realty
- Focusing on Residential/ Commercial Sales, Leasing and Development
- Servicing the Greater Hamilton and Niagara areas since 2001
- Award winning service 19 consecutive years in a row
- C.C.I.M. Global Designee (Certified Commercial Investment Member)

NICOLAS VON BREDOW CCIM BROKER/ CO-OWNER

With over fifteen years of experience, Nicolas strives to represent his clients with detailed oriented expertise. Working closely with buyers and sellers of residential and commercial properties, he specializes in the Greater Hamilton and Toronto Area, as well as the Niagara Region. Based in Burlington, he has successfully listed properties and supported clients through Southern Ontario, including Kitchener/ Waterloo/Cambridge, Oshawa and Cottage Country.

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