

# CASABLANCA CORPORATE CENTRE

13 WINDWARD DRIVE, GRIMSBY, ON  
OFFICE SPACE FOR LEASE



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# PROPERTY OVERVIEW

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## 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

- 2,500 up to 20,000 sqft of office space
- 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
- Lease Price Starting at : 20.00 Net
- Tenant Allowance and/or Inducement Available to Qualified Applicant

#### TENANT ROSTER

- DeSantis Homes
- Salit Steel
- IG Wealth
- Portage M&A Advisory



# TRANSIT



LOCATION SITE OF FUTURE GRIMSBY RAILWAY STATION



GO BUS SERVICE

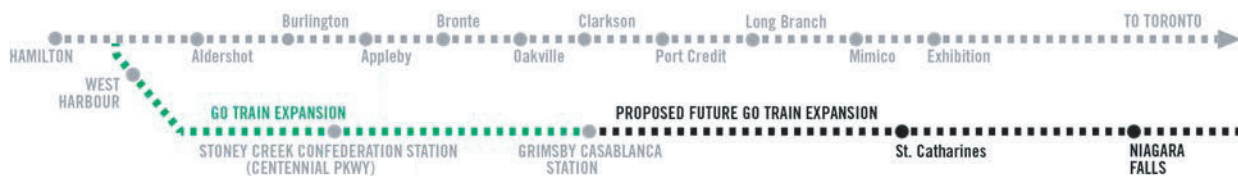


## GO TO TOWN

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.

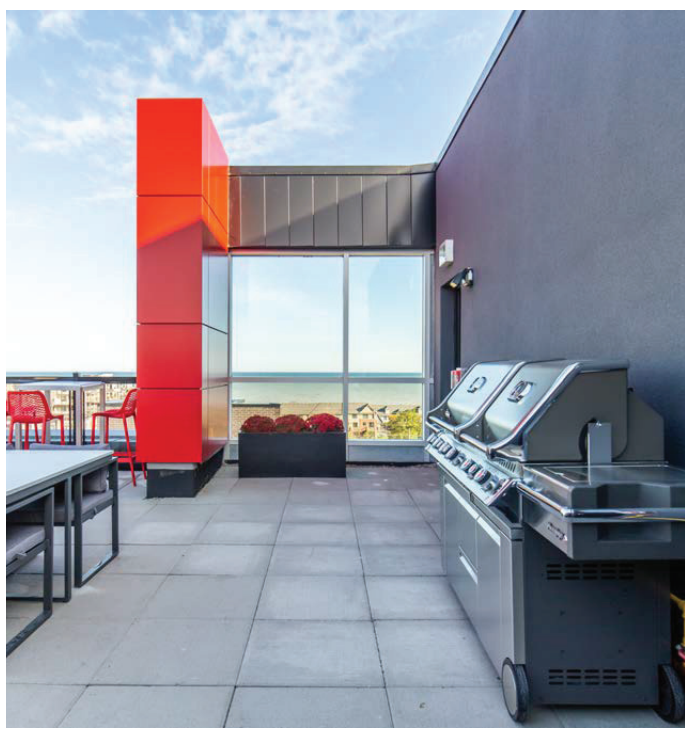
## NEARBY GO TRAIN STATIONS & FUTURE EXPANSION



GO TRAIN HAMILTON STATIONS & FUTURE EXPANSION

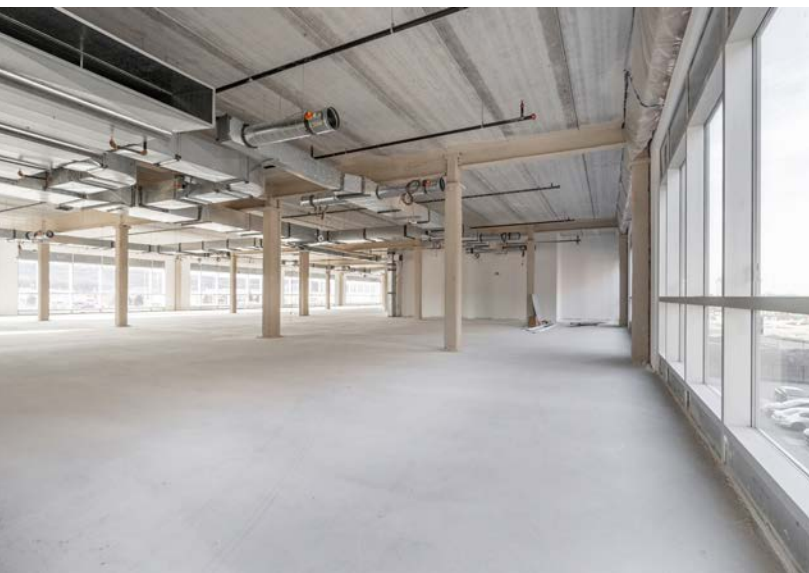
# PROPERTY PHOTOS

## EXTERIOR & ROOFTOP PHOTOS



# PROPERTY PHOTOS

## INTERIOR PHOTOS



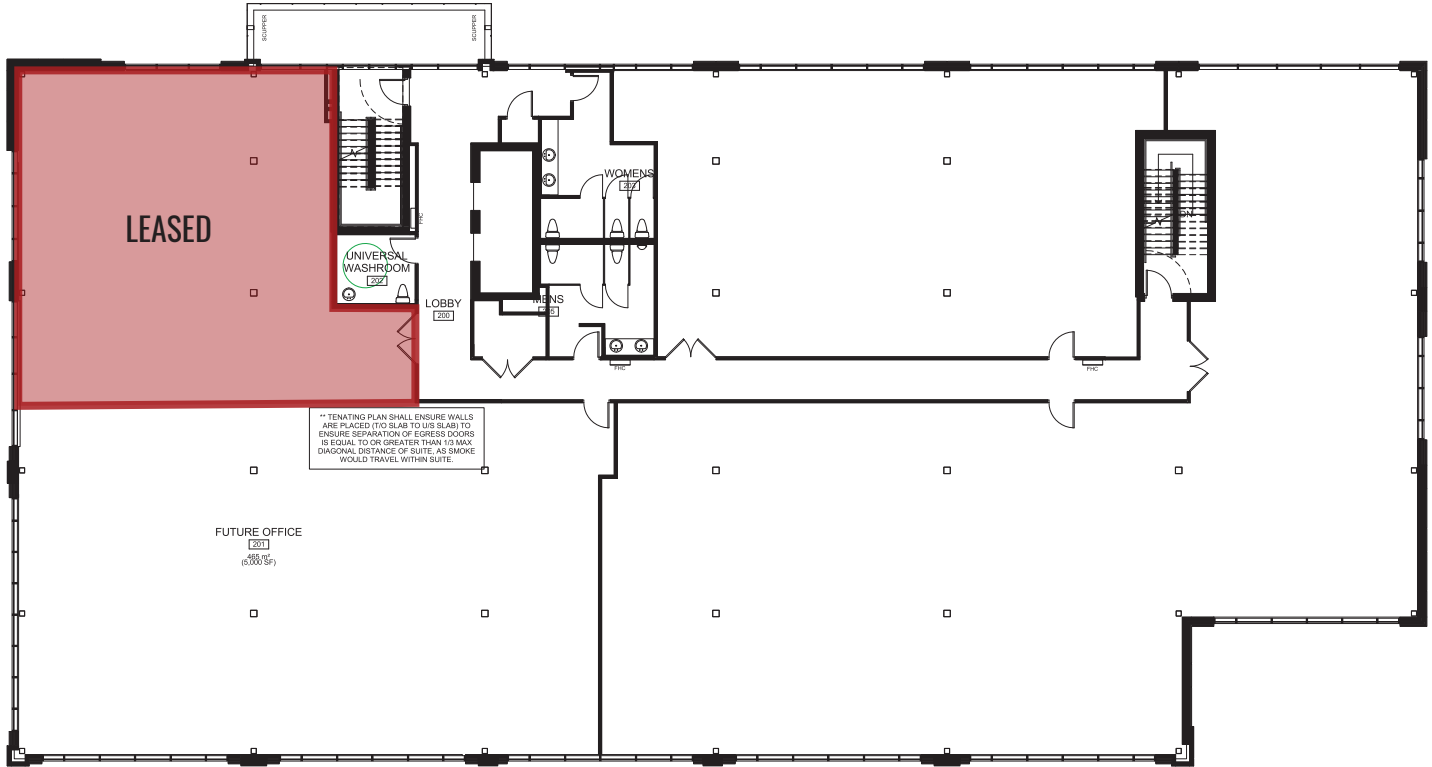
# PROPERTY PHOTOS

## CURRENT TENANCY INTERIOR PHOTOS



# FLOOR PLANS

## 2ND FLOOR



## 3RD FLOOR



\*4<sup>th</sup> & 5<sup>th</sup> floor fully leased

# AREA PHOTOS

