



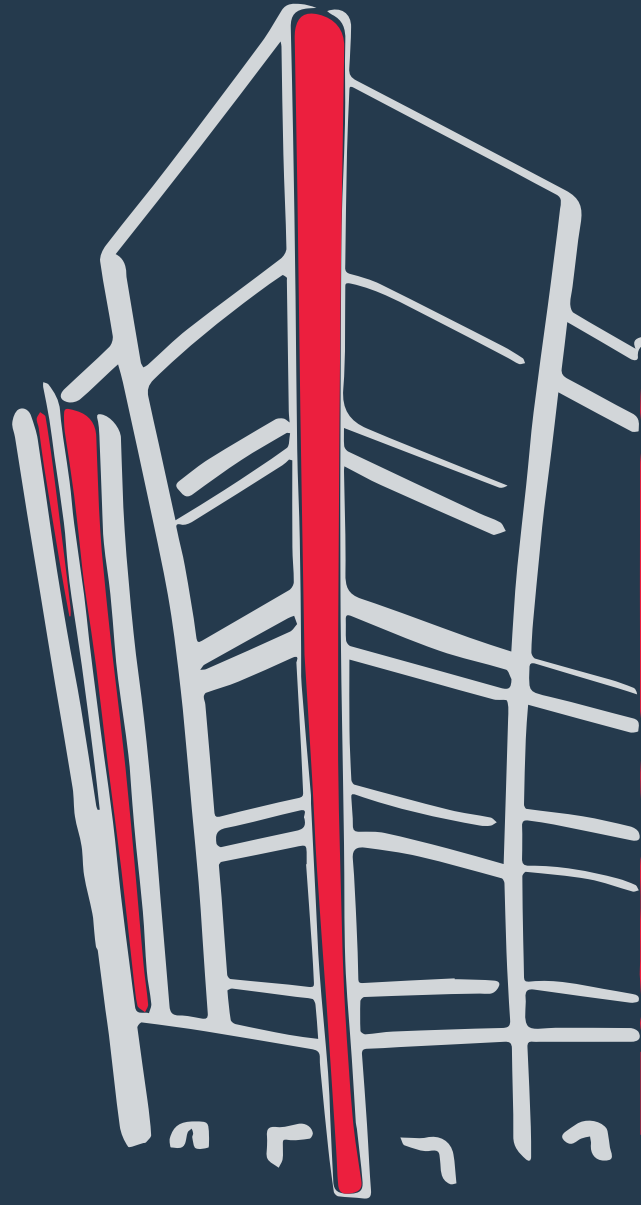
CASABLANCA
CORPORATE CENTRE

For Lease

13

Windward

Lennard:





CASABLANCA
CORPORATE CENTRE

13 Windward Drive

Casablanca Corporate Centre

13 Windward Drive
Grimsby, ON

Brand new, first class office building ready for your custom design to support your team and your business. High ceilings, floor-to-ceiling windows, lake views, and a rooftop patio for all.

Divisible
to
Suit



Available Space

Up to **19,500 SF**



Net Rent

\$23.50 PSF

Additional Rent

\$8.00 PSF

(plus in-suite hydro + janitorial)



Availability

Immediate



Parking

**Ample Surface
Parking**



Listing Agents

Joseph Wise*

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*Sales Representative





Casablanca Corporate Centre
5

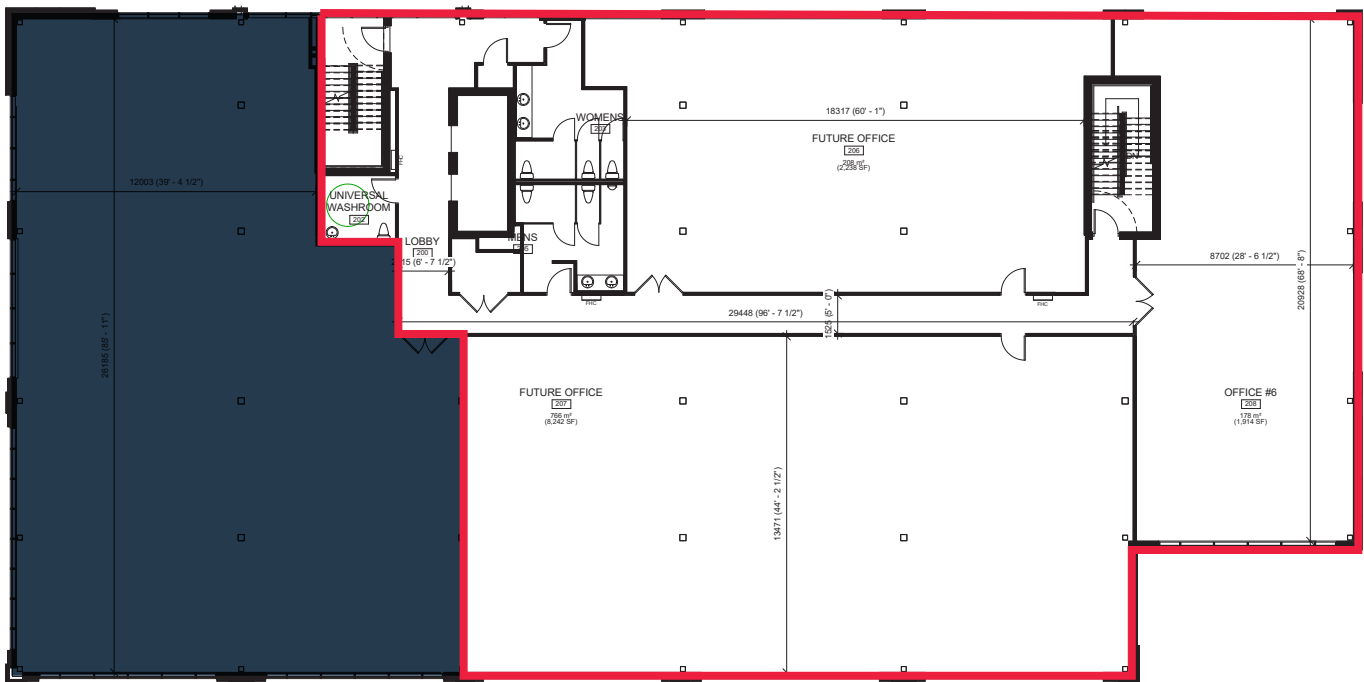
 CASABLANCA CORPORATE CENTRE



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lennard.com

Floor Plans

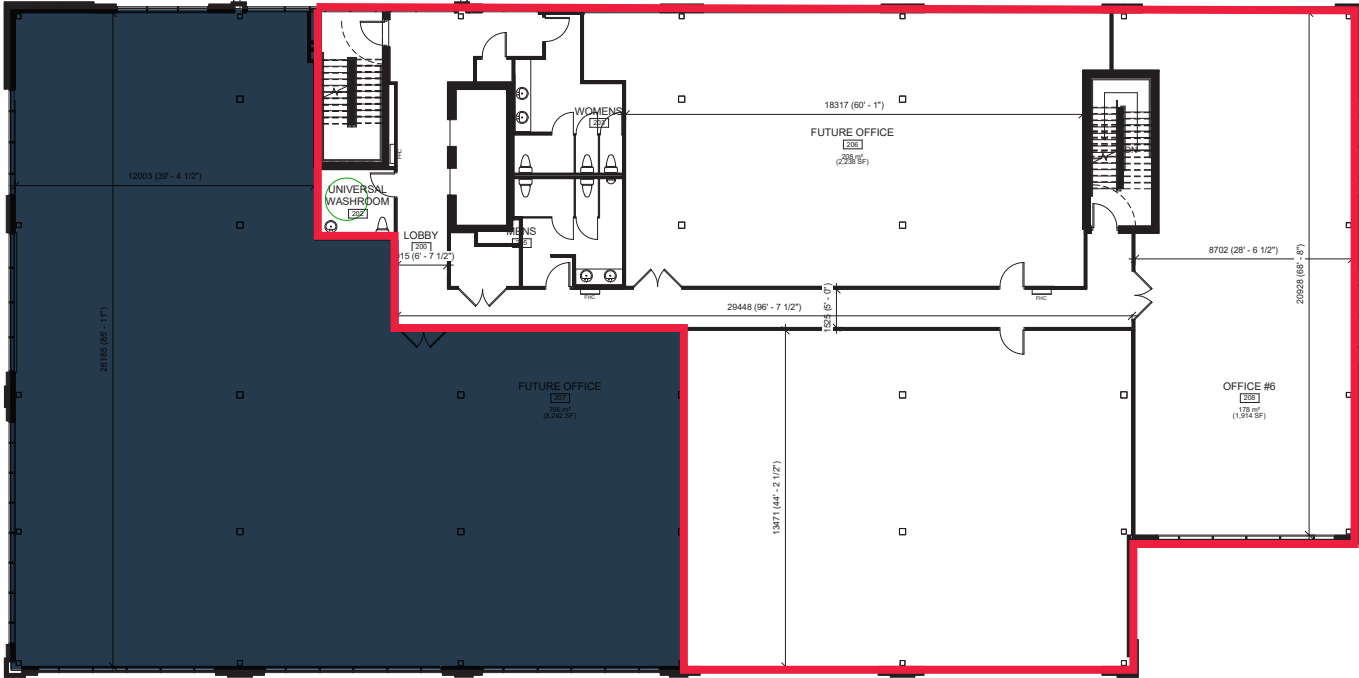
2nd Floor - approx. 10,500 SF (divisible)



- Leased
- Available Space

Divisible to accommodate tenants' needs; corridors and demising walls for illustration purposes only, not yet installed.

3rd Floor - approx. 9,000 SF (divisible)



- Leased
- Available Space

Divisible to accommodate tenants' needs; corridors and demising walls for illustration purposes only, not yet installed.



Up to
19,500 SF
of office space



13

Windwa
CASABLANCA CORPORAT



Transit

Toronto
81 KM - 45 Mins

Hamilton
25 KM - 10 Mins

Casablanca Corporate Centre
11

Queen Elizabeth Way



Casablanca Corporate Centre

US Border
49 KM - 30 Mins

Proposed Grimsby
GO Station

Nearby GO Train Stations & Future Expansion





Amenities Map

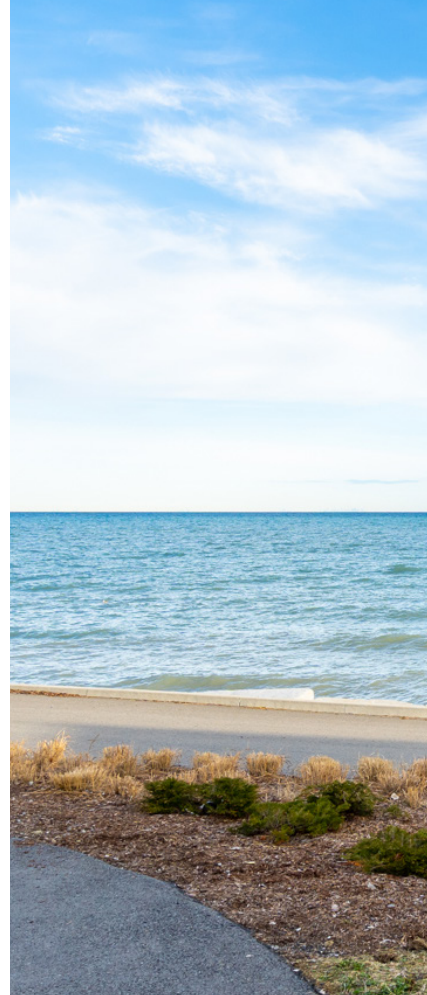
In the heart of Grimsby, this high-quality offering is surrounded by a selection of restaurants and other shopping amenities for a convenient and healthy live/work balance with beautiful walking paths and trails on Lake Ontario's edge.

Immediate access to QEW highway, an abundance of parking available, GO bus service already in place, and GO train expansion coming soon.



Lake Ontario





Grimsby On The Lake

This scenic and calming trail runs 1.8 KM along the lake shore; it is mostly flat and paved. Open year-round, the trail is a beautiful visit anytime, including a refreshing break from the office or for a team meeting.









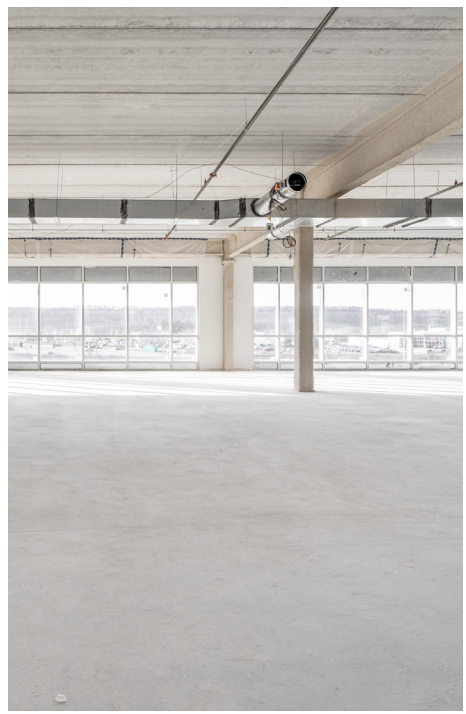
Exposure to
beautiful natural light

Casablanca Corporate Centre



Casablanca Corporate Centre

19



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CASABLANCA

CORPORATE CENTRE

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