CASABLANCA CORPORATE CENTRE

13 Windward Drive, Grimsby, Ontario **OFFICE SPACE FOR LEASE**



CARLIN ROSART

905-330-7730 carlin@rosartproperties.com



ALYSSA DESANTIS

289-244-8347 adesantis@royallepage.ca



PROPERTY OVERVIEW



Class AAA prestigious 5 storey, 60,000 square foot office building ideally located for businesses in the Hamilton/Niagara region. Elevate your business in a customizable space that seamlessly blends innovation with convenience, fostering a healthy live/work balance.

PROPERTY FEATURES

- Up to 15,045 Sq. Ft.
- 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: 22.00 Net, additional rent: \$8.00 PSF
- Tenant Allowance and/or Inducement available to qualified applicant

TENANT ROSTER

DeSantis Homes
Salit Steel
IG Wealth
Portage M&A Advisory

TRANSIT









C 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 (1 MIN. DRIVE)

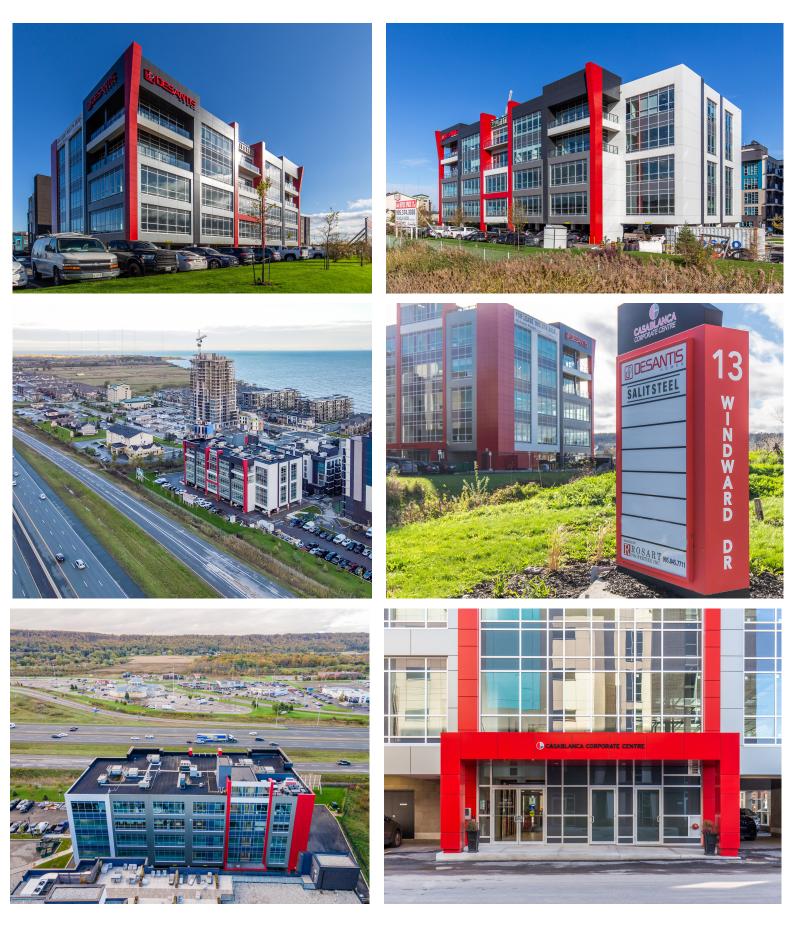


GO TRAIN HAMILTON STATION & FUTURE EXPANSION

PROPERTY PHOTOS

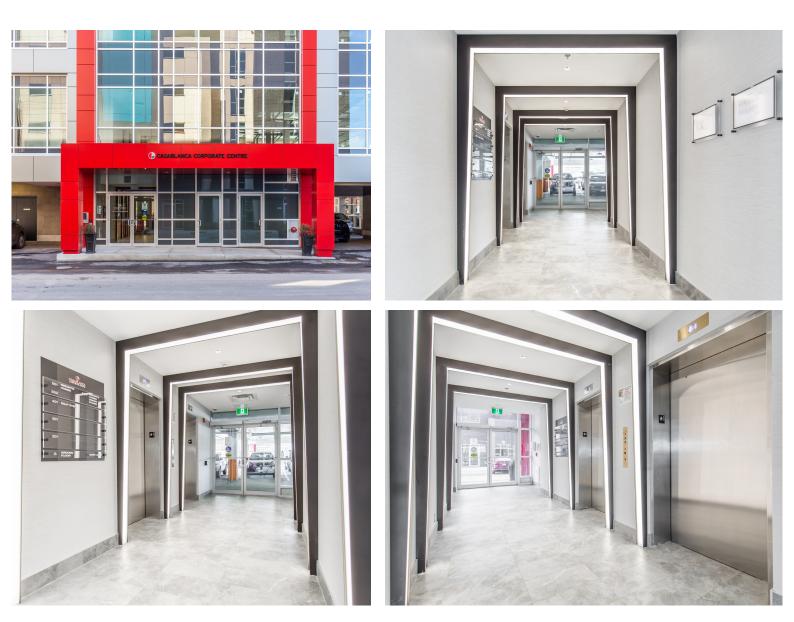


EXTERIOR



PROPERTY PHOTOSGROUND FLOOR



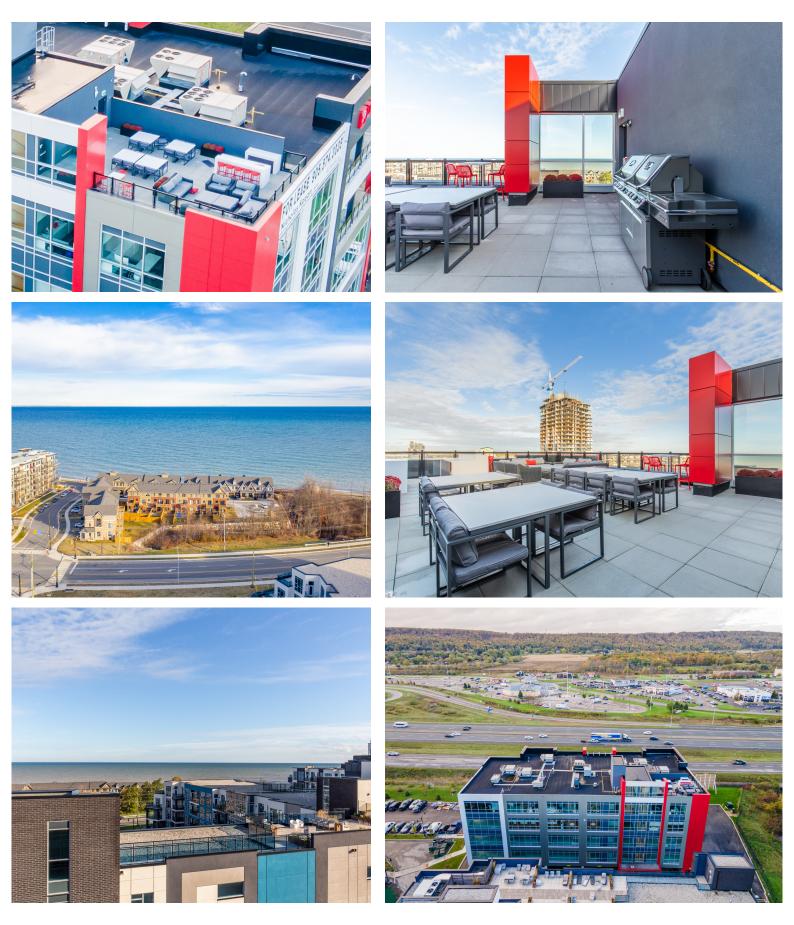


KEY FEATURES

- Keypad Entry
- Customize your space to your preference
- Elevator Security Cameras
- Work with in house designer, Terrance Webster
- Parking Security Cameras
- High Speed Fibre Internet

PROPERTY PHOTOS ROOFTOP TERRACE





PROPERTY PHOTOS

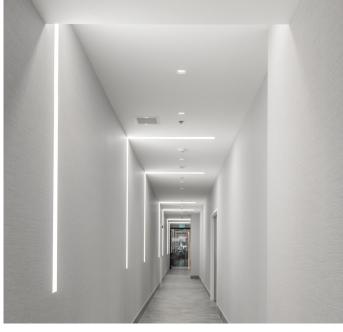
CURRENT TENANTS



















PROPERTY PHOTOS CURRENT TENANTS













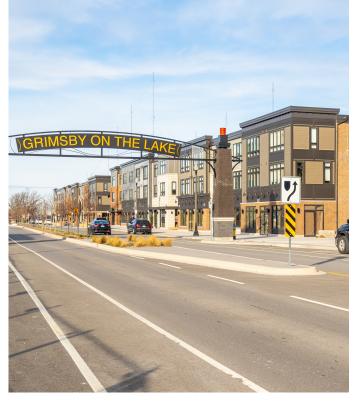
PROPERTY PHOTOS AMENITIES













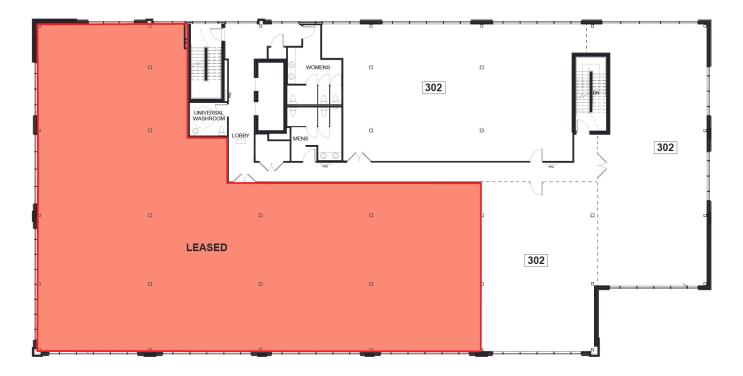
FLOORPLANS



2ND FLOOR



3RD FLOOR TOTAL SF DIVISIBLE - 8,118 SF



*4TH & 5TH FLOOR FULLY LEASED

FINISHED SPACE



#204



