

CASABLANCA CORPORATE CENTRE

13 Windward Drive,
Grimsby, Ontario

OFFICE SPACE FOR LEASE



ROSART
PROPERTIES INC.

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CASABLANCA
CORPORATE CENTRE

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



LOCATION SITE OF FUTURE GRIMSBY RAILWAY STATION



GO BUS SERVICE



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



CASABLANCA
CORPORATE CENTRE



PROPERTY PHOTOS

GROUND FLOOR



KEY FEATURES

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

PROPERTY PHOTOS

ROOFTOP TERRACE



PROPERTY PHOTOS

CURRENT TENANTS



PROPERTY PHOTOS

CURRENT TENANTS



FLOORPLANS

2ND FLOOR



3RD FLOOR

TOTAL SF DIVISIBLE - 8,118 SF



***4TH & 5TH FLOOR FULLY LEASED**

FINISHED SPACE

#204



