

# CASABLANCA CORPORATE CENTRE

13 Windward Drive,  
Grimsby, Ontario

## OFFICE SPACE FOR LEASE

**OVER 75%  
LEASED!**

**RE/MAX**  
COMMERCIAL

NICHOLAS KAZAN  
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 **DESANTIS**  
HOMES

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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

- Situated within high density residential/commercial node
- Divisible Units
- Covered Parkade and ample Visitor Parking
- QEW Highway Exposure (100K + cars per day)
- Rooftop Common Area/Terrace
- Panoramic views of Lake Ontario & Niagara Escarpment
- Plenty of Natural Light
- Lease Price starting at:
  - \$21.00 Net PSF (vanilla shell)
  - \$26.00 Net PSF for (1/2 turn key space)
- Additional rent: \$8.00 PSF
- Tenant Allowance and/or Inducement available to qualified applicant

## TENANT ROSTER

- DeSantis Homes • Salit Steel • IG Wealth Management • Portage M&A Advisory
- Scan-Link Technologies • Terence Webster Design



# TRANSIT



METROLINX FUTURE GRIMSBY GO RAILWAY STATION




GO BUS SERVICE - ACTIVE



## TO TOWN

Commuting is seamless with Go Transit Service expanding across Niagara to Toronto 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.

**Future Expansion Grimsby  Railway Station announced January 2025: (1 Minute Drive)**





# PROPERTY PHOTOS

## EXTERIOR





# PROPERTY PHOTOS

## GROUND FLOOR



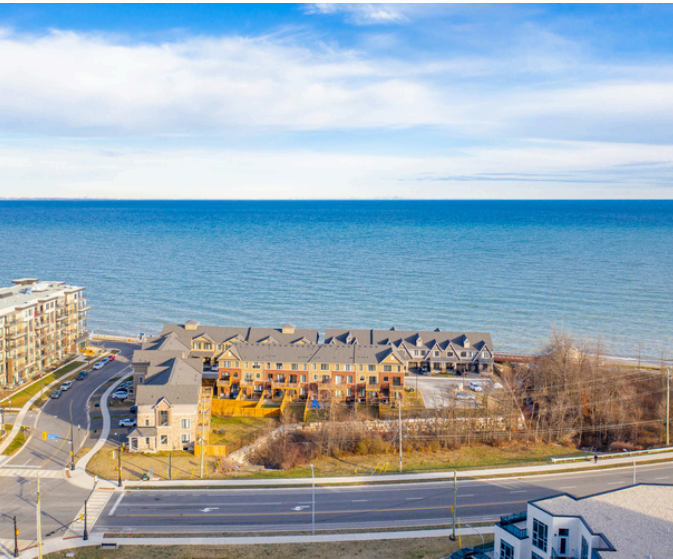
### KEY FEATURES

- Keypad Entry
- Parking & Elevator Security Cameras
- Rooftop Terrace (BBQ/Seating Area)
- High Speed Fibre Internet
- Covered Parkade
- Design your space to your preference



# PROPERTY PHOTOS

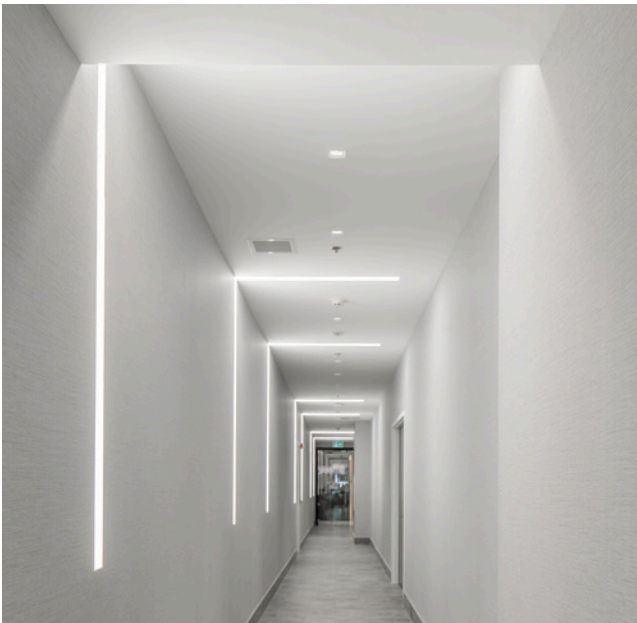
## ROOFTOP TERRACE





# PROPERTY PHOTOS

CURRENT TENANTS





# PROPERTY PHOTOS

## CURRENT TENANTS





# PROPERTY PHOTOS

## NEIGHBOURHOOD

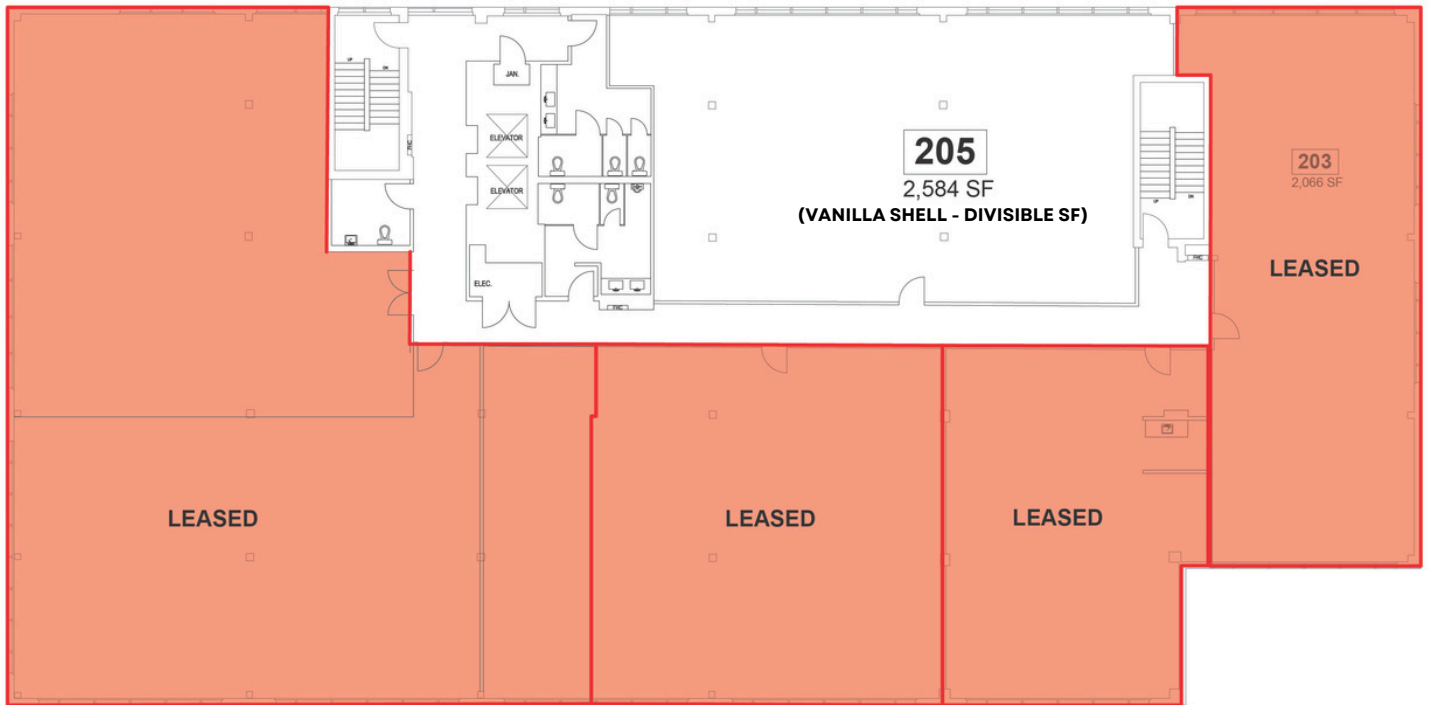




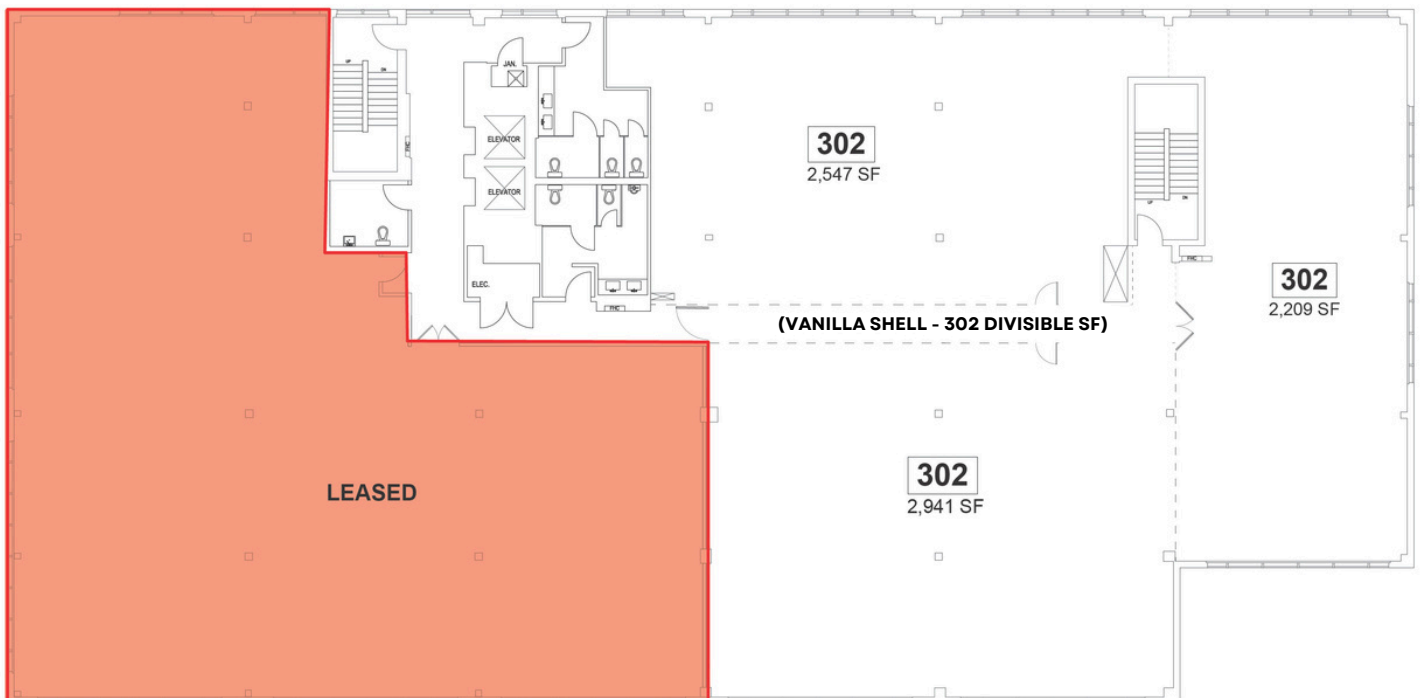
# FLOORPLANS



## 2ND FLOOR



## 3RD FLOOR - TOTAL SF DIVISIBLE: 8,505 SF



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



# UNIT #203

(1/2 TURN KEY FINISHED SPACE)

MOVE-IN READY!

