

Greenwood Centre

3200 DEZIEL DRIVE, WINDSOR, ON



WELCOME TO GREENWOOD CENTRE, WINDSOR'S PREMIER SUBURBAN BUSINESS CAMPUS

FOR LEASE

ROSATI
DEVELOP • DESIGN • CONSTRUCT

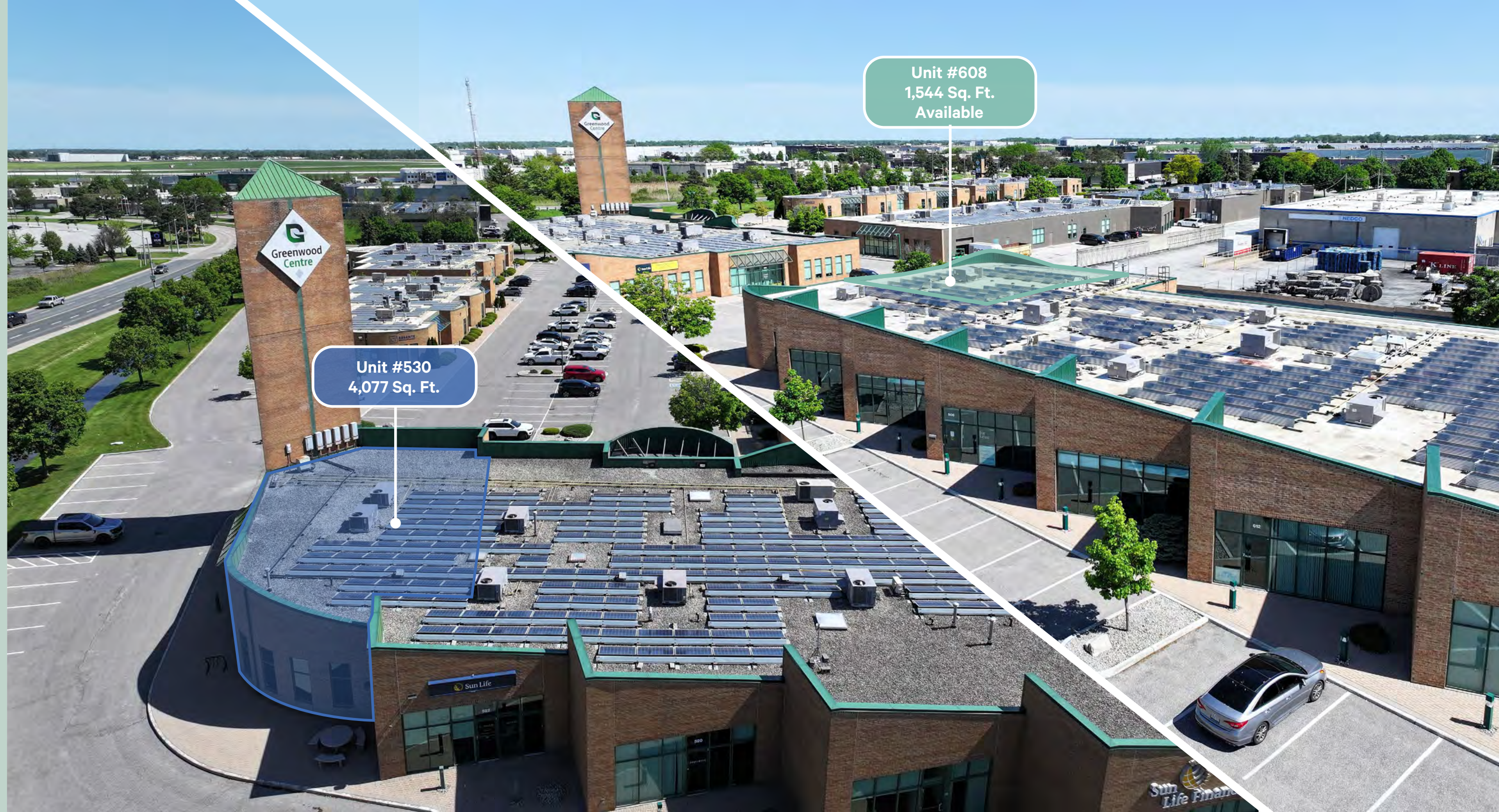
CBRE

PROPERTY

DETAILS

Welcome to Greenwood Centre, Windsor's premier suburban business campus. The property features one of Windsor's most central and accessible locations within seconds of the E.C. Row Expressway, providing easy access for staff and clients. Professionally owned and managed by Rosati Group since the early 1990s, the campus offers remarkable pylon signage exposure, ample on-site parking and immaculately landscaped surroundings with nearby walking paths. The property's flexible MD1.5 zoning permits a wide variety of office, medical, industrial and retail applications.

Available Unit	Unit 530	Unit 608
Total Available Space (Sq. Ft.)	4,077 Sq. Ft.	1,544 Sq. Ft.
Divisible	N/A	N/A
Asking Net Rent	\$17.95 per Sq. Ft.	\$17.95 Per Sq. Ft.
T.M.I	\$7.75 Per Sq. Ft.	\$7.75 Per Sq. Ft.
Unit Type	Office	Office
Possession	Immediate	Immediate
Parking	On-site Parking: >720 Car Parking Stalls at Greenwood Centre	
Public Transit	Yes, Central 3 bus route stop, less than 1 minute walk away.	
Zoning	Manufacturing District 1.5 (MD1.5)	
Key Permitted Uses	Business Office, Commercial School, Medical Office, Professional Studio, Child Care Centre, Restaurant, Health Studio, Warehouse, Wholesale Store	



Greenwood Centre; Windsor's Premiere Suburban Business Park



THE LOCATION

3200 Deziel Drive, known as “Greenwood Centre,” boasts a prime location that offers a perfect blend of convenience and profile. Situated at the corner of Central Avenue and EC Row Expressway, the Property features direct access via Deziel Drive and is just steps away from public transit. Strategically located at the entrance to one of Windsor’s major commercial and manufacturing hubs, Greenwood Centre is ideally positioned to capitalize on Windsor’s increasingly diverse and skilled talent pool.



DRIVE TIMES

3.5 KM 5 MIN	5.6 KM 11 MIN	7.5 KM 13 MIN	11 KM 10 MIN
Windsor International Airport	Highway 401	Oldcastle (Tecumseh)	Gorde Howe International Bridge
11 KM 13 MIN	11.5 KM 13 MIN	15 KM 15 MIN	13 KM 21 MIN
Ambassador Bridge	Downtown Windsor	LaSalle	Downtown Detroit



UNIT 530

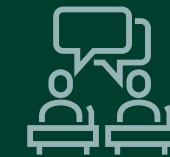
4,077 Sq. Ft. of move-in ready office space, boasting a desirable blend of meeting rooms, private offices, and open-plan office space. This versatile layout perfectly supports a variety of business needs, providing an ideal environment for productivity and collaboration.



Free Parking



Move-in Ready Condition



Varied Office Spaces Promote Collaboration



Tailored To Your Needs

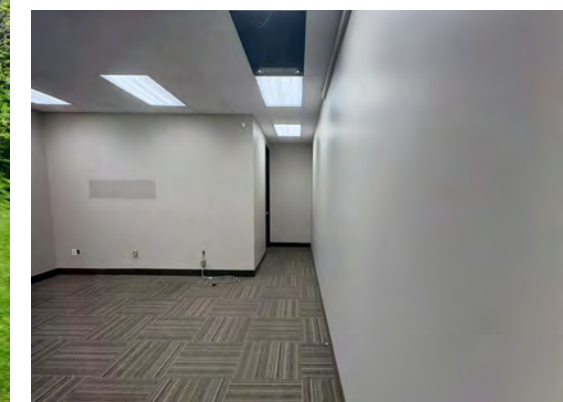
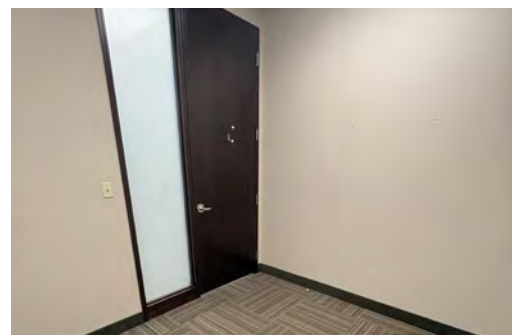
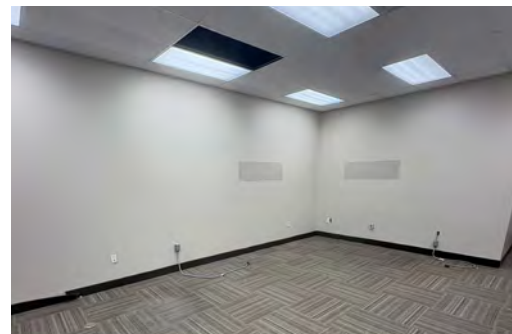


Wheelchair Accessible Unit



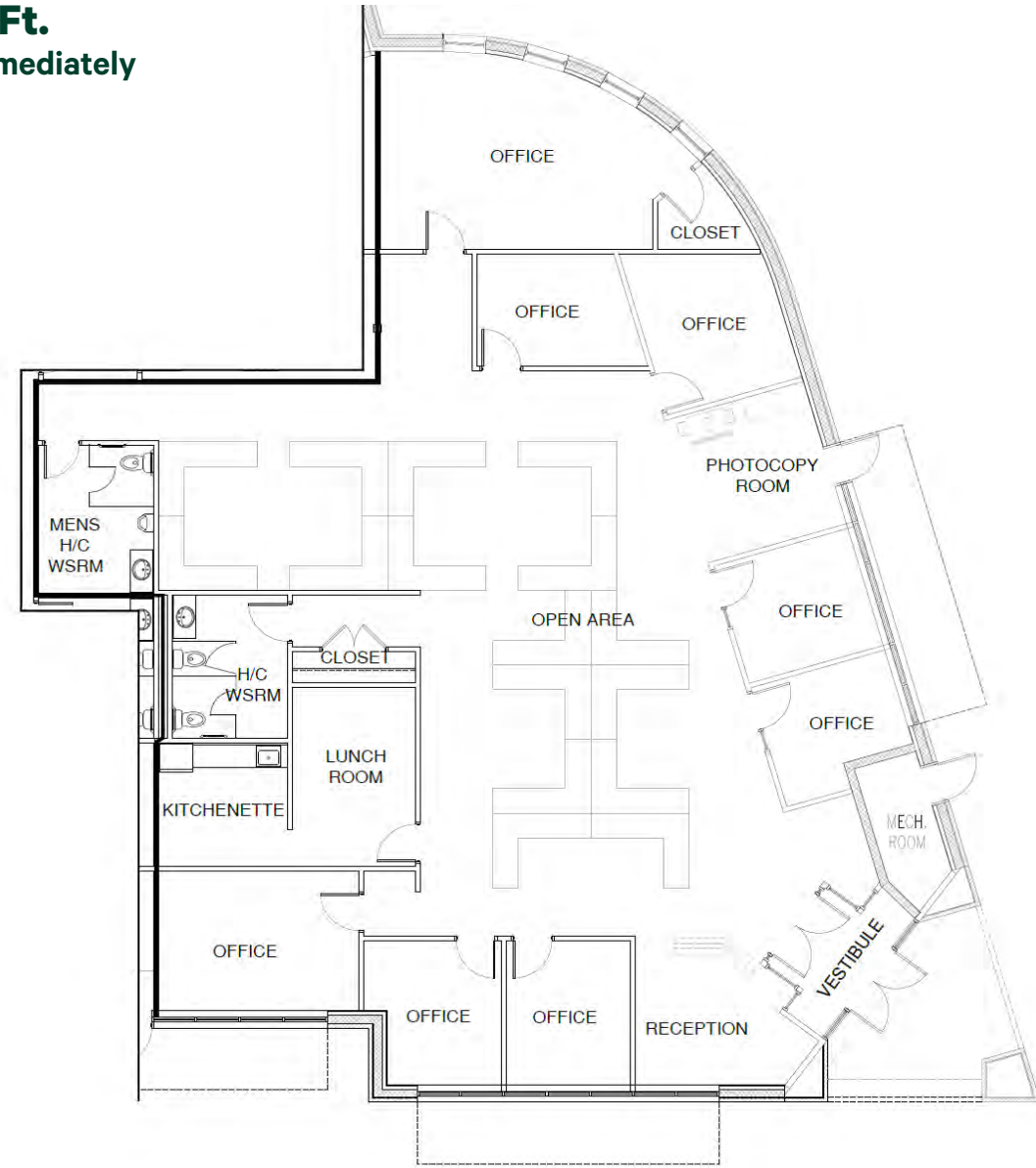
Unrivaled Visual Exposure

UNIT 530 PROPERTY PHOTOS



UNIT 530 FLOOR PLAN

4,077 Sq. Ft.
Available Immediately



UNIT 608

Unit 608 offers 1,544 square feet of well-configured office space, suitable for a variety of professional uses. Strategically positioned at the north end of the prestigious Greenwood Centre Office Park, Unit 608 benefits from exceptional visibility and near-unrivalled exposure along Windsor's primary east-west corridor, the E.C. Row Expressway.



Free
Parking



Move-in Ready
Condition



Varied Office
Spaces Promote
Collaboration



Tailored To
Your Needs



Wheelchair
Accessible Unit



Unrivalled
Visual Exposure

UNIT 608 FLOOR PLAN

1,544 Sq. Ft.
Available Immediately



UNIT 608 PROPERTY PHOTOS



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