

IN REVIEW

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Holy Grail of Coffee Now Open in LaSalle Featuring Starbucks Reserve Clover Brewed Coffee



LaSalle's new Starbucks restaurant is the area's first and only to sell their speciality reserve clover brewed coffee. Located in the upscale Trinity Plaza on Malden Road.

The 1,800-square-foot conventionally constructed facility shell was design-built by **Rosati** in conjunction with **ADA Architects**. Interior finishing for the restaurant was completed by **Starbucks** directly.

The Trinity Plaza development is owned and managed by **Decade Group Inc.** "We're thrilled Starbucks is there. It's a great anchor to our site along with **Home Hardware**," said Jeff Willick of **Decade Group**. "We're thrilled both are open and operating now, and both seem very successful."

There is still space for lease in the Trinity Plaza development, including a prime site with direct visibility on Malden Road. The development is actively inviting other tenants.

"We have more space to offer for lease, so we're looking to bring some more good tenants to that site," said Willick. "A good type of tenant would

be triple A restaurants, professional offices such as dentists or doctors. Another that would be interesting would be a smaller boutique food store. That would be a nice fit with the tenants we have now. We're pleased to be providing this type of development in LaSalle, and we look forward to pairing with this kind of tenant in the community."

"We have an excellent team working with us. Rosati has been great to work with, as has the Town of LaSalle. We also built the WFCU branch in Amherstburg and Rosati was our contractor. Our working relationship has been over three to four years. Rosati is our contractor of choice for sure."

■ Jeff Willick, Decade Group Inc.

For leasing information, contact sales representative Dan McCulloch at 519-734-6511.

Relationship with Rosati Comes Full Circle



Circle 5 Tool & Mold, a local injection mold manufacturer and long-term Rosati client, has re-connected with Rosati to design-build its new 17,000-square-foot expansion at their Lakeshore facility.

An ongoing increase in business meant **Circle 5** had a need for more machines and staff, and more space to accommodate the additions. **Rosati** is now adding an expansion that will include two bays, a 20-ton crane, three large machine foundations and a new parking lot. Upon completion of this expansion, **Circle 5's** total footprint will be approximately 54,000 square feet. This expansion will allow **Circle 5** to spread out its operations more efficiently, as well as make room for the addition of key pieces of new equipment.

Established in 1987 **Circle 5** outgrew their original location by 1993 and hired **Rosati** to design-build its initial facility on Silver Creek Industrial Drive, and has a long-lasting relationship with **Rosati** through three expansions.



"Rosati is a quality bunch of guys. They know their stuff. They know our industry," said Circle 5 co-owner Keith Lavergne. "Hiring Rosati saved us from going to several sources to get several parts of the project done ourselves. Rosati is truly a one-stop shop for industrial expansions and machine foundations. Everything's on schedule and within budget. Rosati is a good company to work with,"

■ Keith Lavergne, Co-owner, Circle 5

Rosati Awarded Unique Conversion Renovation



AlphaKOR Group, one of Windsor's long-standing tech companies, teams up with **Rosati** to convert an industrial facility to the company's new home.

The project, designed and tendered by **ADA Architects**, entailed reworking existing offices as well as converting former shop space to commercial use. Besides gutting and refurbishing the building.

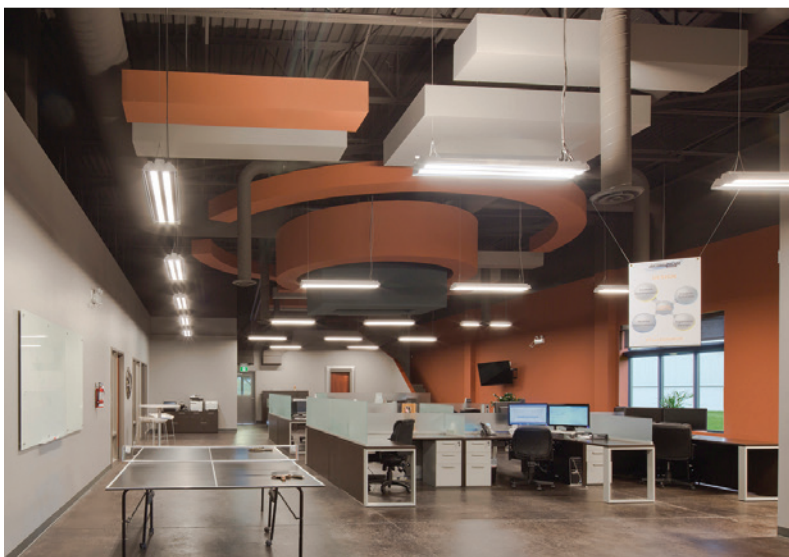
Rosati's successful bid included recreating private offices, bull pens and conference rooms into hi-tech workspaces. Its two-acre site includes such amenities as a barbecue pavilion and soccer pitch for staff and clients.

Unique design features of the company's new home, including 7,800 square feet of floating bulkheads, backlit displays and a campus-like layout. The entire site measures 12,000 square feet at the entrance to the business park.

AlphaKOR provides IT services such as computer networking and service, website design and customized software. Please visits www.alphakor.com for more information.

"Rosati is top-shelf to deal with. They paid attention to every little detail, so the entire process from construction to hand-off was very smooth. The Rosati team totally delivered on our vision with this project, and surpassed all expectations. We're very happy with the results."

■ Frank Abbruzzese, President, AlphaKOR Group.



Building a Healthy Community in Lakeshore

Full Service Medical Centre Meeting the Needs of Residents



The exciting Lakeshore MedArts project will see the former Knights of Columbus building in Emeryville completely gutted, renovated and expanded to transform the site into a comprehensive health, lifestyle and medical facility serving the entire Emeryville-Belle River corridor.

As the project's design-builder and construction manager, **Rosati** worked with **Argent Architecture** to develop the facility into more than 20,000 square feet of space. The development welcomes tenants such as doctors' offices, a pharmacy, an orthodontist, an optometrist, a physical therapist, chiropractor offices, or others such as audiology, personal fitness and allied healthcare practitioners.

Located at 1303 County Road 22, the facility will feature an elegant streamlined look with attractive landscaping, and more than 130 free parking spaces for the convenience of clients. The high-profile location offers exposure to more than 15,000 vehicles daily.

The interior of the existing building is being converted into a multi-unit mall type facility with a large open welcoming corridor that will lead directly into the suites. The high ceiling and wide corridor will be architecturally detailed with hanging pendant style lights, curved architectural canopies that will create fun eye popping aesthetics. There will also be overflow seating throughout the corridor for patients waiting for their appointments.

With the much-needed **Lakeshore MedArts** facility about 75 percent leased, a small number of units of varying sizes are still available.

"Our family-run business Manz Contracting is no stranger to the Rosati family. We are proud to have cultivated a long-lasting relationship with the Rosati's, starting with founders Vince and Olivia nearly four decades ago. The key to success has always been to service your customers and build quality projects on time and within budget. This is why our family group at Lakeshore MedArts investigated several contractors. We feel we have picked the premiere local contracting firm in Rosati to build our facility, following the same tradition we will continue in our future business endeavours."

■ **David Batten, Co-owner, Lakeshore MedArts**

Please call 519-551-6243 or visit lakeshoremедarts.com for more information.

Lakeshore MedArts
Welcomes



DEVELOP ■ DESIGN ■ CONSTRUCT ■ PARTNERSHIP

Rosati Program Supports Capital-Intensive Company's Need for Growth

Locally, the availability for quality vacant buildings appears to have dried up. Trying to find a suitable space to expand or launch a new business has become a challenging task for local business owners and entrepreneurs.

For years now Rosati has offered a few possible solutions to assist clients to create their own customized space, suited to their exact needs and detailed to their specific goals. With Rosati's Build-to-Suit and Design-Build services, we work closely with our customers from the very beginning including searching various land options. **Develop:** We ensure all by-laws and regulations are met. **Design:** While coordinating the phase to ensure all their needs and specifications are in place. **Construct:** Lastly, we make it all a reality with building their project on time and on budget.

Rosati has also created a unique extended service that can be added to the above process if customers desire. It's called "Rosati Partnership Program," sometimes, due to Clients needing to spend large amounts of capital on equipment and various other needs for their business process, they find themselves short on funds to put into a new facility to grow. Our program allows clients to become partners with Rosati in the new development. With this program Rosati provides assistance with the capital requirements to construct the building, while the client benefits from becoming a partner on the project where they gain the opportunity to earn a return on their own development. "It's a proven program that works to the benefit of both parties", adds Tony Rosati, Co-Owner of Rosati.



"With a capital-intensive business such as ours, it helps to have a partner like Rosati to facilitate the ability to grow our business. We were leasing another building, and the real driver was that Rosati was instrumental in securing the land for us for a new facility. Once we started into the details of the project we found them to be very professional, knowledgeable and timely with all the required deadlines."

■ Dave Tomassi, Vice President, Select Tool

Prime Build-to-Suit Restaurant Pad Now Available

Site to Capitalize on Thunder Road Success



Prime Restaurant space is available in a prime location, with great international exposure off Huron Church Road. This site would provide great synergies with **Thunder Road Harley Davidson**. This site is zoned to allow restaurants with or without a drive-thru up to 6,000 sq. ft. This first-rate site is available as build-to-suit. Join the like of **Applebee's**, **Dairy Queen** and other Triple A Restaurants in one of the busiest corridors in Windsor.



For more information, please call sales representative Dan McCulloch at 519-734-6511.