



Malden Dental Shines Bright in New LaSalle Location Rosati Partnership Program Key to Successful Launch

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The recently-opened Malden Dental offices in LaSalle were design-built by Rosati, taking advantage of the Rosati Partnership Program.

Owned by dentists, Dr. Lara Souliere and Dr. Michael Jacobs, the building at 5955 Malden Rd. comes in at 5,096 square feet and includes a main level and lower level. The structure incorporates 12 operatories, lab and sterilization space, administration offices and a beautiful reception and waiting area.

The plan was to interject a feeling of warmth to decrease any anxiety caused by visiting a dental office, said Dr. Jacobs. The owners wanted to bring a more positive, small-town atmosphere of customized dentistry, while also meeting and exceeding the highest standards of cleanliness with state-of-the-art technology.

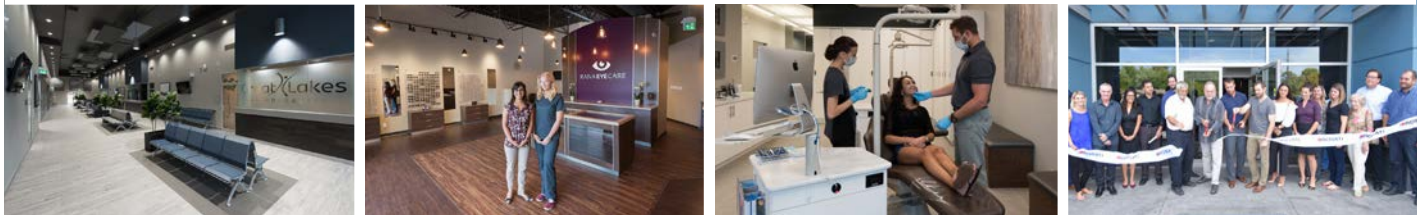
The building design was challenging as all four sides of the building are exposed to main views and the small site was limited. The architectural details of the building fit in nicely with the LaSalle Business District.

"We picked Rosati because they are tremendously experienced. Besides the advantage of working with a local contractor, they build awesome buildings and bring a level of detail that is hard to find. We were trying to customize every detail and we found a contractor with the same beliefs. The team we were privileged to work with has been instrumental in making the project as awesome as it turned out."

■ **Dr. Michael Jacobs, Co-owner,
Malden Dental**



Lakeshore MedArts Now Serving the Needs of the Local Community



The exciting new Lakeshore MedArts building at 1303 County Road 22 offers a significant addition to health, lifestyle and medical services in the Emeryville-Belle River corridor.

Rosati acted as design-builder and construction manager, working with **Argent Architecture** to bring the elegant yet functional design to fruition.

A total make-over and expansion of a former K of C Hall transformed the site into more than 20,000 square feet of space for providers of dental, eye care, physiotherapy, chiropractic, pharmacy and other healthcare services.

An elegant exterior and attractive landscaping complement stylish interior features with a mall-type look. There are 130 free parking spaces to offer convenience to clients.

Co-owner, Dave Batten, is very proud of how the building turned out, and is excited about introducing its amenities to the public.

"It's actually been a lot of fun. It's been great to work with Rosati. They have always responded to everything we needed in a very timely fashion. Things can go south really quickly if you don't have the right people. We give kudos to the people at Rosati."

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



Orthodontist Expands to Full-Time Service in Lakeshore

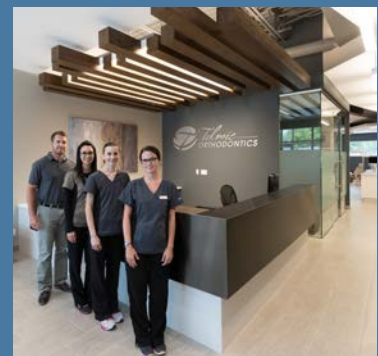
Tolmie Orthodontic's stunning new 2,300-square-foot location in the Lakeshore MedArts facility features unique architectural accents and detailed millwork.

The one-of-a-kind space was designed by **Joe Architect Inc.** of Denver, with **Rosati** engaged as construction manager.

The patient-friendly yet state-of-the-art suite includes waiting and reception areas, administration offices, tooth brushing stations, labs, sterilization space, private consulting rooms and staff amenities.

"Rosati is a great group of professionals, very thorough, very accommodating and accountable. I am very happy with the finish of the office and everyone who has toured it so far has been extremely impressed. Multiple people have asked 'who built this for you?'"

■ **Dr. Greg Tolmie, Orthodontist**



Clients Benefit from Rosati's Experience in Health and Medical Development



Over the years, Rosati has achieved a reputation for paying attention to details, fulfilling client requirements and staying within budget during the pre-construction project phase. This is especially true when developing health, wellness, medical and dental ventures. With more than 220,000 square feet developed, designed and constructed, Rosati has acquired vast experience in these sectors.

Projects have ranged from small leasehold improvements of less than 1,000 square feet, to large multi-unit facilities such as **Jackson Park Health Centre**, **Windsor West Urgent Care**, the original **South Walkerville Medical Centre**, and the recently-opened **Lakeshore MedArts** building. Clients have included physicians, dentists, physiotherapists, chiropractors, audiologists, specialist offices and labs.

Sometimes clients find themselves short on capital to put into a new facility, due to the necessity of spending large amounts on equipment and other business expenses. The program allows the customer to become a partner with **Rosati** in the new development. **Rosati** provides help with capital requirements for construction, while the client becomes a partner in the project with the opportunity to earn a return on their own development.

Among the benefits of working with **Rosati** is the Rosati Partnership Program, an option of extended service which can be offered to clients.

Please call Denis Gauthier, V.P., Project Development, at 519-734-6511, for more information.



South Windsor Medical Development Prime for Rosati Partnership Program

Construction is set to begin later this year for the new **Cabana Medical Development**, being developed as a 5,100-square-foot medical office facility with up to four suites available. Ranging from 1,000 to 5,100 square feet.

The building has been designed to blend with the surrounding residential area, featuring cornice detailing, architectural columns and a sloped roof. The exterior façade will be a combination of stone and brick, and windows will be framed out with crown moldings and shutters.

Cabana Medical is strategically located at the intersection of Cabana and Howard, within six minutes from the proposed new hospital site, 11 minutes from **Windsor Regional Hospital's** Metropolitan Campus and 12 minutes from the Ouellette Campus.



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

Join the Excitement of Revitalizing this Unique Development

Lakeshore Oasis Town Centre, in the heart of the fast-growing area between Tecumseh and Lakeshore communities, will continue to focus on the health and wellness and service sectors.

Located in the prime area where the E.C. Row Expressway meets Patillo Road, the development features an outdoor mall feel with tree-lined pathways for pedestrians to stroll among multiple shops, restaurants and offices. A main street-style boulevard enhances unique exterior facades of warm brick and other finishes, giving each building a one-of-a-kind look. Add an abundance of free parking, and visiting **Lakeshore Oasis** is truly a convenient and rewarding experience.

The development already features a fine selection of health-related tenants including dentistry, audiology, massage therapy, physiotherapy, chiropractors and The Oasis Medical Centre accounts for almost 9,000 square feet of the development incorporating several physicians, a blood lab, the **Royal Oasis Pharmacy** and a cosmetic surgeon. Also within the development are salon, a nail shop and food service establishments such as **Subway**, **Nonna's Pizza**, **Potka's Kitchen** and **Sushi Bar** offering breakfast to dinner dining options.

More than 6,000 employees from adjacent industrial parks, and thousands more area residents, are within easy access to attract to the health, wellness and service providers located at **Lakeshore Oasis**. Various units are currently available for occupancy, from 1,413 square feet up to about 6,415 square feet combined. About 3.89 acres of land is also shovel-ready for new pad locations.



For more information about joining this exciting commercial location, please call Michael Di Meo of Royal LePage Binder Real Estate at 519-903-4002.



Pure Dance Academy Jazzes Up Lakeshore Oasis



"We chose Lakeshore Oasis as our location because most of the dance studios aren't out this way, and we wanted to offer our dance experience to this rapidly-growing area. We are excited to be here."

■ **Corey Mariuz**, Pure Dance Academy Director

