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Michael Integlia & Co. begins development of 45,000 s/f 125 Metro Center Boulevard office building

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In July, Michael Integlia & Company said the commencement of construction of 125 Metro Center Blvd., a 45,000 s/f, Class A commercial office building. The building will be constructed on speculation to build additional inventory to fulfill the need of a number of new prospects requiring relocation and expansion.

Michael Integlia & Co. maintains a Class A office portfolio in Warwick, Rhode Island of over a dozen similar properties totaling more than one million s/f, most of which is at full occupancy. The construction of 125 Metro Center Blvd. is the second of a two-building development that commenced in 2008 with a 75,000 s/f first phase. The construction of the two buildings will transform an important end of Metro Center Blvd. that was once a forested corner of a major east, west connector road through Warwick into one of the state's premiere office locations. Currently, the first phase of 75,000 s/f is fully occupied.

The expertly designed office suites at 125 Metro Center will be either leased or sold as office condominiums to local area businesses that seek the finest office environments along with the highest level of on-site services and amenities. Summit Management Corp., which is a unit of Michael Integlia & Co., manages all of the buildings in the Integlia portfolio and will act as property manager with on-site maintenance personnel, night-time janitorial staff and the responsibility to continue the company tradition of providing the finest support in the state for its tenants. Summit Mgmt. monitors and maintains all of the building operations for security, surveillance and heating, ventilating and air conditioning via wide area computer network at its headquarters in Providence.

125 Metro Center will have a brick and stone facade matching that of the first phase located at 117 Metro Center Blvd. The windows allow light into the offices and open work areas. Metro Center Office Park was designed with many green initiatives. Chief among them is the use of pervious pavement covering all of the paved parking surface area. This eco-friendly initiative is the first of its kind in the state of R.I. and allows for low-impact drainage. Rain water flows through the pavement rather than in a traditional storm drainage system where water is collected and piped off to detention or retention ponds. Water running through the pavement collects in a continuous sub-surface stone reservoir which filters the water and releases the water back into the aquifer. The unusual byproduct is a parking surface free of puddles even during a driving rainstorm or spring snow melt, which results in the absence of ice and the need to use little ice melting chemicals.

At the time of this printing, the building which was started in July is now 67% pre-committed. Atrion Networking Corp., a Warwick-based IT services company that helps clients seamlessly interweave IT into every facet of their business to drive growth and transformation, is under contract to occupy the first two floors of the building. Atrion, one of the fastest growing private businesses in R.I., will be adding approximately 100 new positions during their first two years of occupancy in their new

headquarters. Michael Integlia & Co. is very proud to continue to develop office space for expanding, local companies.

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