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## **Company of the Month: Integlia & Company at the forefront of economic development and creating jobs**

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Throughout the recession while the building industry was severely impacted and Rhode Island's economic growth and employment rates plummeted, Michael Integlia & Company remained at the forefront as steadfast leaders in development and job creation. Even now as the economy recovers, Michael Integlia & Company continues to endure as major influencers as they embark on its latest projects, the first of which is One Metro Center Boulevard in Warwick, located on the north side of the Airport Connector Road and would be the final phase of the Integlia's Metro East Office Park. A construction project that will create 200 to 250 construction and construction related jobs. The Warwick Beacon says Michael Integlia & Company's development of this Class A office space at One Metro Center is one encouraging "sign" that the recession is behind us.

Established in 1937 by Michael Integlia, Sr., Michael Integlia & Company is a premier builder and developer of office, commercial, and institutional spaces of class A quality in Southern New England. The company continues to significantly contribute to Rhode Island's growth in economic development and job creation through its ambitious endeavors. At the core of Integlia & Company is a team of uniquely talented and experienced personnel ready to respond to individual requests for work and business space with uniquely impressive results.

Michael Integlia & Co. remains a family-run business with Michael Integlia Jr. as president and Michael Integlia III as the director of new business development. Integlia & Co. steadily developed in Rhode Island throughout the state's most devastating financial decline in decades. In 2008, Integlia began construction of MetroEast Office Park with its First Phase, a 75,000grsf building, which is the corporate headquarters of DiSanto Priest & Company and other professional service companies. In 2011, Integlia constructed the Second Phase of MetroEast Office Park, a 50,000grsf building, which is the corporate headquarters of Atrion Networking Corporation. MassMutual Financial and ATW's executive offices fill the balance of the building.

In 2014, Integlia constructed Phase III of MetroEast Office Park, a 50,000grsf building, which is the corporate headquarters of Coastway Community Bank. All three completed phases of the MetroEast Office Park buildings are 100% occupied. All of the above developments and acquisitions took place during the recession, and employed hundreds of construction workers of various trades.

In GOLOCALPROV's "Side of the Rhode: Who's Hot and Who's Not in Rhode Island Politics," Dan Lawlor praised Integlia Jr. "for embracing 'adaptive reuse.'" Integlia acquired the former Leviton Manufacturing property, which contains approximately 90 acres of land, in 2013. Integlia owns three developable sites as a result of this transaction: the sites for One Metro which is located across the airport connector road north of the DiSanto Priest building and that will act as "book ends" to all travelers who utilize the airport connector road; a second site that is prime for mixed-use development along Kilvert St.; and the site for the planned One City Centre, which will be built on

the site of the former Elizabeth Mill, and located directly across the street from the Warwick Interlink parking garage, train station and sky-bridge to TF Green International Airport.

As reported in New England Real Estate Journal, Mayor Scott Avedisian said, "Redevelopment in the business innovation district will greatly enhance efforts to spur job creation and economic development, making the entire area a commercial, residential, and retail hub as well as a destination for residents and tourists alike. All told, the station and innovation districts offer up to 3 million s/f for redevelopment, with the potential of creating up to 3,000 new jobs."

Governor Lincoln Chafee commended Michael Integlia & Co. in reference to the acquisition of the former Leviton Manufacturing site: "Rhode Island is grateful to Michael Integlia and his company. State, private and city partnerships such as this one reflect the many innovative economic development projects currently occurring in the Warwick Station District and are vital to Rhode Island's recovery."

Through the Leviton acquisition, Integlia facilitated the transaction of approximately 500,000 s/f of existing warehouse to a warehouse operator. This acquisition also led to the sale of 35 acres, which will be left as open space in perpetuity and is owned by a Nevada-based land trust.

Michael Integlia & Co. consistently provides impressive results. They measure success not in bricks or profit margins, but in the satisfaction of their clients and the realization of their goals: effective, distinctive space that impresses them for years on end. Visit an Integlia building and its grounds and you will find a level of attention to detail and design, without doubt, above the ordinary. Inside, the space is rich with offices and rooms that clearly reflect a close cooperation between client concerns and a master builder's ability to carry them out.

To learn more about Michael Integlia & Company's superior services and showcased properties please visit [Integliaco.com](http://Integliaco.com). Michael

Integlia III, Michael Integlia & Company

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