



The Nicotra Way.

Staten Island's Premier
Office Building Developer
And Hotelier

*One Million Square Feet of Prime
Office Space, and counting...*

We're Moving Staten Island Forward

With CORPORATE COMMONS THREE, our 9th office building, open the CORPORATE PARK OF STATEN ISLAND has reached more than 1MMsf of prime office space and a daily population of nearly 17,000.

CORPORATE COMMONS THREE, with 330,000sf on 8 floors, has become the focus of prestige businesses and medical groups on Staten Island, with Silver LEED classification, unobstructed views from 9' high windows including outdoor work pods with WiFi, an Organic Rooftop Farm, 2 acres of walking trails, sculpture gardens, a vineyard, 20 EV chargers, an outdoor plaza with 2 restaurants that donate 100% of the profits to charity, and like all of our other properties, free onsite parking.

Anchored by our 2 hotels - HILTON GARDEN INN and Conference Center and our HAMPTON INN & SUITES, The CORPORATE PARK OF STATEN ISLAND is easily accessible from all points on Staten Island, Manhattan and New Jersey. Strategically located between I-278 and the West Shore Expressway, our tenants, including more than 30 medical practices, enjoy all the amenities of being in the only 415 acre corporate park in New York City, while only minutes away from both the Financial District in Lower Manhattan and Newark Liberty International Airport.

We will be glad to provide you with any additional information - please visit our website - www.NicotraOnline.com - and to arrange for a tour at your convenience.

Sincerely,



Samuel B. Stein
Senior Vice President



Jordan Spano
Director of Real Estate



Matthew Rose
Director, Property Management



All Properties offer Ample Free Parking and are Fiber-Optic Ready.



**1130 South Avenue at
Lois Lane**
38,000sf



The Atrium
1200 South Avenue
75,000sf



**Corporate Commons
One and Two
at The Teleport**
285,000sf



Gardens Office 1
1110 South Avenue
80,000sf

Our tenants may qualify for additional incentives, benefits and wage tax credits from both New York State and New York City.



The Park
900 South Avenue
75,000sf



The Plaza
1000 South Avenue
40,000sf



The Village Health Pavillion
1112 South Avenue
5,500sf

Medical Offices with an opportunity to expand.



Executive Suites
in 900 & 1110 South Avenue

Ready to move in fully furnished private offices and suites featuring conference space and office support.

Innovative, inspiring workspace.

Corporate Commons Three



- Corporate Commons Three provides Staten Island with a considerable injection of premier office space. The 330,000sf 8-story building includes numerous innovative features that appeal to commercial tenants in any industry.
- Corporate Commons Three includes a social enterprise restaurant, "Pienza Brick Oven Pizza Café", which donates 100% of profits to charity.
- 20% of the property is designed specifically for clinics and other healthcare organizations.
- Staten Island's low density allows for more exciting and enjoyable living spaces.



Richard Nicotra:

"We always said if we ever became landlords, we would treat our tenants like royalty. The whole company is focused on making sure the experience of the tenants is wonderful."

