

**THE  
NICOTRA  
WAY.**

STATEN ISLAND'S PREMIER OFFICE  
BUILDING DEVELOPER AND HOTELIER







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



**The Atrium**  
1200 South Avenue  
75,000 SF



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



**Gardens Office I**  
1110 South Avenue  
80,000 SF



**The Park**  
900 South Avenue  
75,000 SF



**The Plaza**  
1000 South Avenue  
40,000 SF



**The Village Health  
Pavilion**  
1112 South Avenue  
5,500 SF

Medical offices with an opportunity to expand.



**Executive Suites**  
in 900 & 1110 South Avenue

Move-in-ready, fully furnished private offices and suites featuring conference space and office support.



THE **NICOTRA GROUP** LLC.

February 2019

*Our newest office building, CORPORATE COMMONS THREE, with 8 floors of steel rising above South Avenue is right on schedule to open this time next year which will bring The CORPORATE PARK OF STATEN ISLAND to nearly one million square feet of prime office space and a daily population of over 10,000. This glass office building of 330,000 square feet on 8.5 acres will include an organic roof top farm, 2 acres of nature trails, a vineyard and an outdoor plaza, with 2 restaurants that will be donating 100% of all profits to charity.*

*Anchored by our 2 hotels - The Hilton Garden Inn and Conference Center and The Hampton Inn and 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 over 25 medical practices, enjoy all the amenities of being in the only 415 acre corporate park in New York City with free on site parking and public transportation at our door, while only minutes away from both the Financial District in Lower Manhattan and Newark Airport.*

*We will be glad to provide you with any additional information - please visit our website - [www.nicotraonline.com](http://www.nicotraonline.com) - and to arrange for a tour at your convenience .*

*Sincerely,*

*Samuel B. Stein  
Senior Vice President  
SBS:cs*

*In addition to NY City real estate tax abatements, our tenants may qualify for additional incentives, benefits and wage tax credits from both New York State and New York City*



THE NICOTRA GROUP LLC.

## THE CORPORATE PARK of STATEN ISLAND

Hilton Garden Inn and Conference Center

Hampton Inn and Suites

415 Acre Nature Trails and Wildlife Preserve

*American Cancer Society, Ameriprise Financial, Child Mind Institute, ENTA Medical Group, Extended Home Care, Key Food, Kiddie Academy Day Care, Lavelle Charter Prep School, MassMutual/ MetLife, Merrill Lynch, NY Life, NY City Council, Northwell Health, Pearson Training Center, Progressive Insurance, Richmond University Medical Center, St Paul's School of Nursing, SI Economic Development Corp, Spectrum/Time Warner Cable, TD Bank, US Dept of Commerce, Zim American Shipping*  
LORENZO'S RESTAURANT / COMMONS CAFÉ / NICOTRA'S BALLROOM / ABOVE

Available Office Space

CORPORATE COMMONS ONE at The Teleport  
Fully Leased

CORPORATE COMMONS TWO at The Teleport  
Fully Leased

### **CORPORATE COMMONS THREE at 1441 SOUTH AVE**

8 STORY - 330,000 SQ. FT.

FROM 1,775 SQ. FT. TO FULL FLOORS OF 51,526 SQ. FT. - FALL 2019

The PARK at 900 South Avenue  
Executive Suites / Fully Furnished Individual Offices and Suites

The PLAZA at 1000 South Avenue  
Fully Leased

The ATRIUM at 1200 South Avenue  
Fully Leased

The GARDENS at 1110 South Avenue  
Fully Leased

1130 SOUTH AVENUE at Lois Lane  
Fully Leased

NY STATE CORPORATE TAX CREDITS / NYC REAL ESTATE TAX ABATEMENT  
Free On Site Parking / Fiber Optic Ready

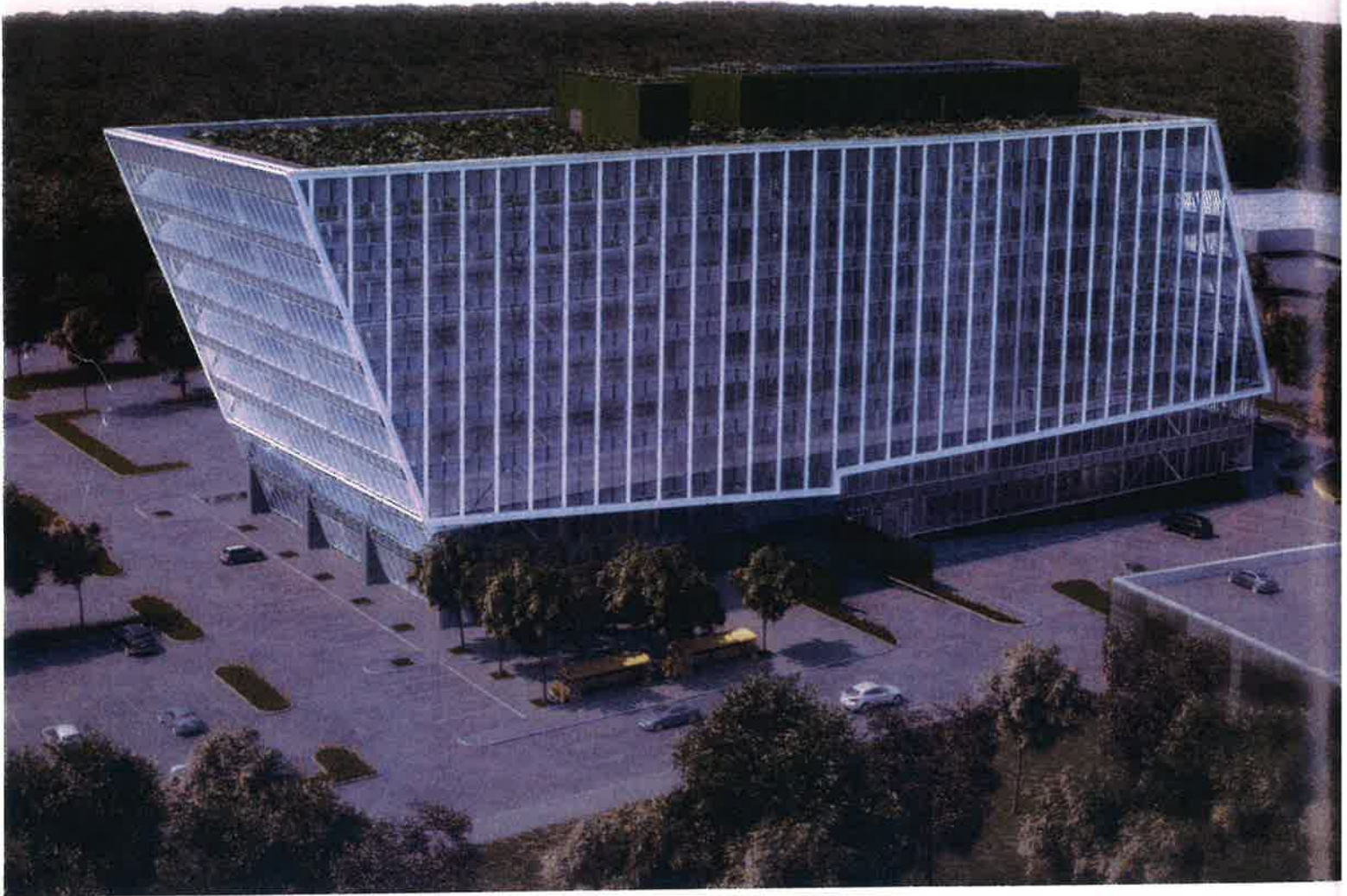
At the Staten Island Expressway (I 278) and West Shore Expressway (Rte 440)  
Minutes to NJ Turnpike, Newark Airport & Lower Manhattan

For further information: Samuel B. Stein, Senior Vice President Tel:718-477-2100 ext 242 [sbs@nicotraonline.com](mailto:sbs@nicotraonline.com)

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# Moving Staten Island Forward

A new office park is making the most out of New York's smallest borough

## The Nicotra Group

OWNERS  
Richard Nicotra;  
Lois Nicotra

LOCATION  
New York City, New York

Staten Island's largest private developer is adding to their innovative corporate park that combines the best urban and suburban amenities and features. The Nicotra Group is developing Corporate Commons Three, which will provide space for more than 2,500 jobs in the borough.

Corporate Commons Three is the largest project ever undertaken by the Nicotra Group, which owns two hotels and more than a million square feet of office space, including the Corporate Park of Staten Island.



Nicotra says that the doctors' offices at Corporate Commons Three will provide Staten Islanders with the same advanced level of care that they would receive in New York's more populous boroughs.

"The experience for patients will be as if you were in Manhattan, except for the fact that you can drive here and there's free parking," he says.

An organic rooftop farm will sit atop Corporate Commons Three, which also features an extensive sculpture garden and meticulously landscaped flower beds, beehives and a vineyard.

"What we really like about the vineyard is the symmetry of the look of the rows of vines," Lois Nicotra says. "That's something you will be able to see off the main street, which is South Avenue. As you drive by, the vineyard will really draw you in."

Walking trails will also feature prominently at the development.

"The sculptures, the land that we are preserving for walking trails and the flower beds make Corporate Commons Three very unique," Richard Nicotra says.

The building will differ substantially from other New York City commercial properties because of its expansive green space.

"You look out the window, and you can see green," Lois Nicotra adds.

#### **SOCIAL AND ENVIRONMENTAL RESPONSIBILITY**

Richard and Lois Nicotra pride themselves on the social responsibility exercised by themselves and their firm. They are proud residents of Staten Island and look for ways to give back to their community whenever possible.

"Both Richard and I are native Staten Islanders, and both of our parents were born here," says Lois Nicotra. "This is where we live, and we want to make Staten Island a better place if we can."

#### **KEA ENGINEERS**

KEA Engineers is a full-service consulting engineering firm located minutes from Staten Island. For the Corporate Commons Three facility, we used our expertise in Mechanical, Electrical, Plumbing and Fire Protection engineering to create a winning design. At KEA, we pride ourselves on creative yet practical designs, engineered by a team of reliable and responsive professionals. It was a pleasure to work with The Nicotra Group and we extend our sincere wishes for continued success.



In addition to providing valuable jobs and infrastructure to the borough, the Nicotras use their charitable fund, known as the Lois and Richard Nicotra Foundation, to help members of their community.

Additionally, the couple operates the COMMONS Café within the Corporate Park of Staten Island to bolster local nonprofit organizations. All the profits go to charity.

The café, which occupies just 1,800 square feet of space, has already allowed the Nicotras to donate almost \$700,000 to local groups.

Corporate Commons Three will include a restaurant called "Pienza, Pizza, Pasta & Porchetta," which will follow the profit donation model established at the COMMONS Café.

"This new restaurant is going to be 4,000 square feet inside and another 3,000 square feet outside," Richard Nicotra says. "We hope that we

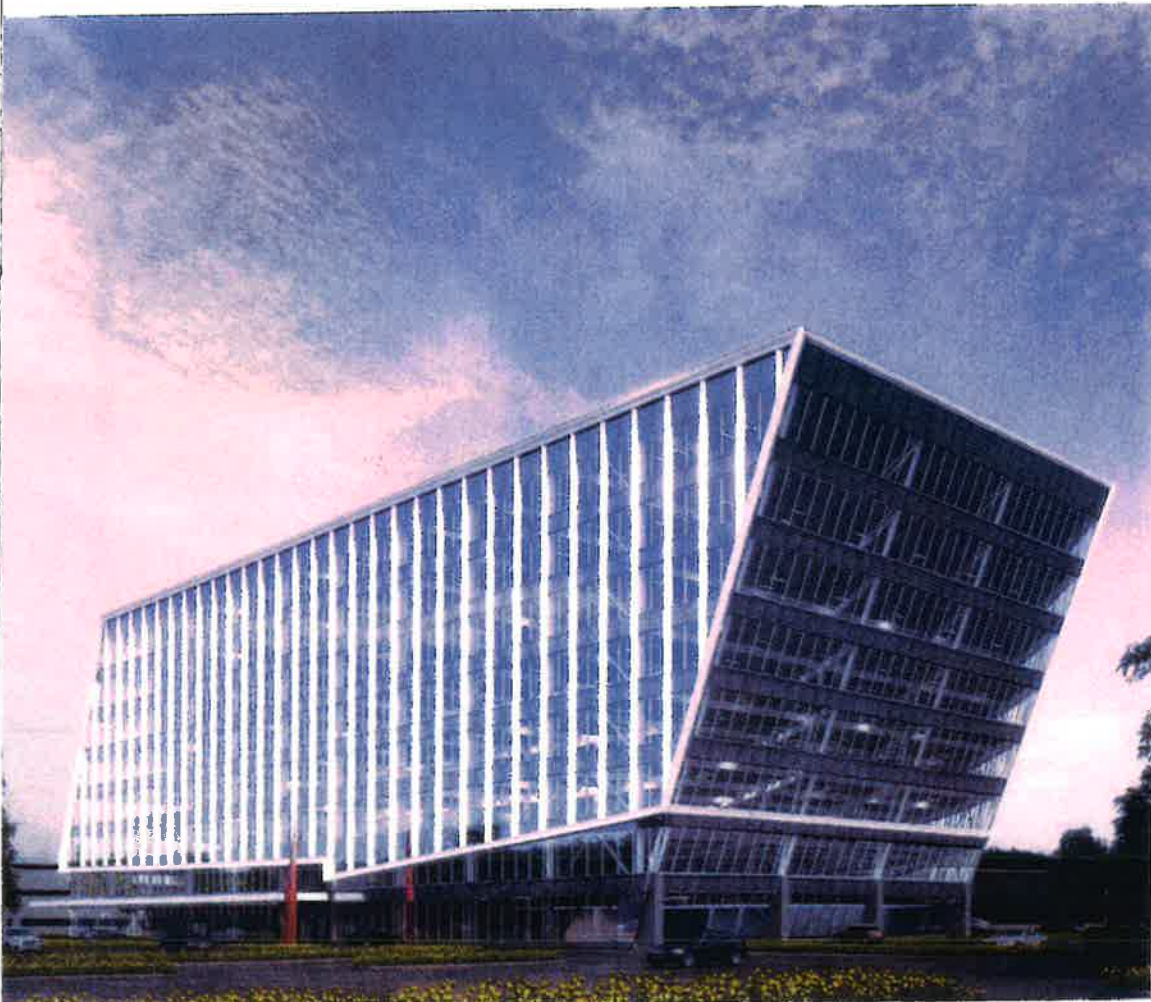
will be able to either double or triple our giving to the community."

The vineyards adorning Corporate Commons Three will also serve the local community. Rather than growing wine grapes, the Nicotra Group is planting table grapes it will donate to local food pantries.

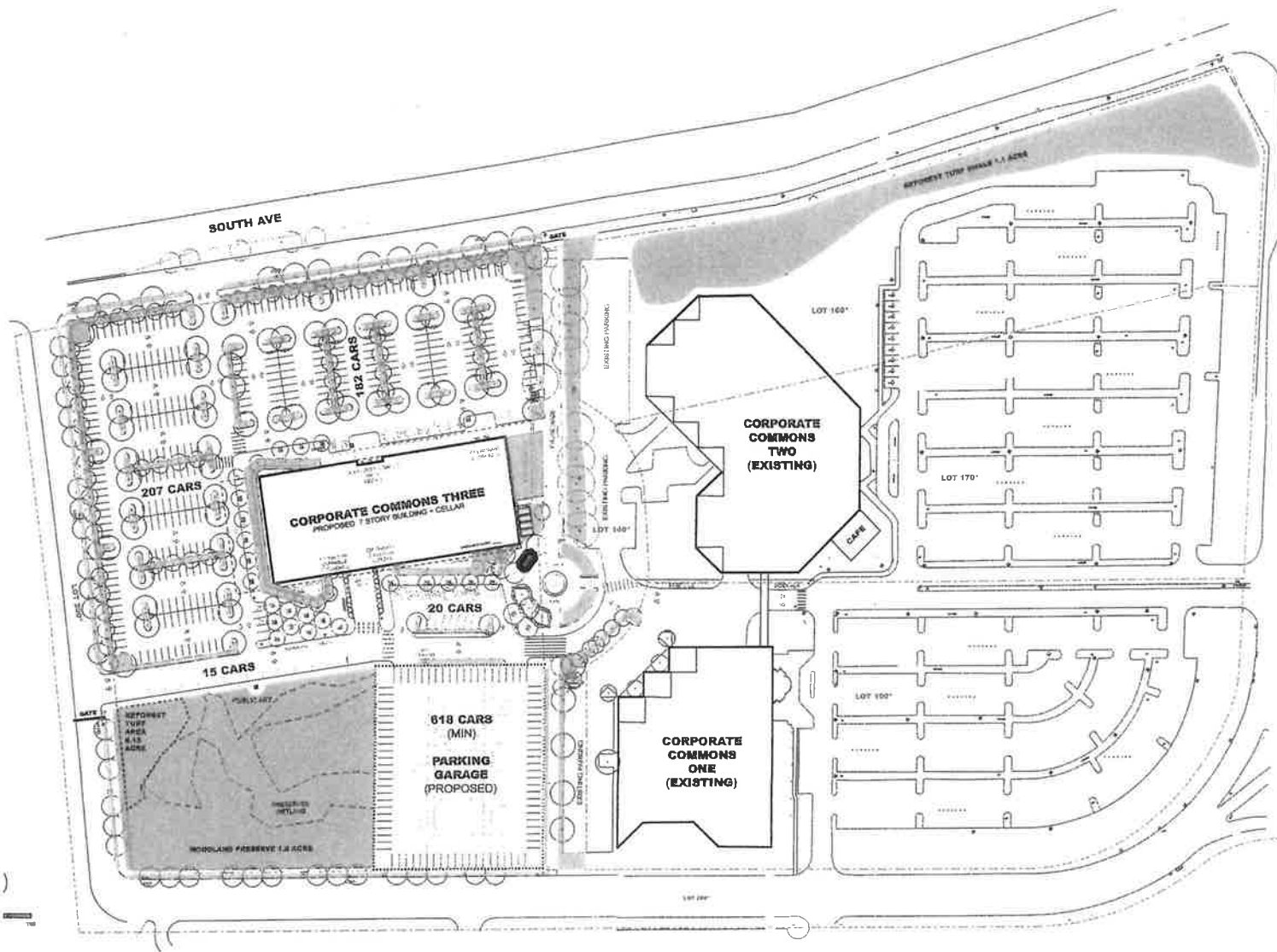
"It's more practical and more noble to grow food and give it to people in need," says Richard Nicotra.

Corporate Commons Three is also LEED®-certified, exhibiting the Nicotras' dedication to high-quality, ecologically conscious developments.

"We've created another little neighborhood where 5,000 people can come work together, have lunch or breakfast and mingle and network with each other," Richard Nicotra says. "Staten Island has seen nothing like this in its history." ■



**SOIL MECHANICS**  
CONGRATULATIONS TO LOIS AND RICHARD NICOTRA FOR CREATING A BUSINESS AND TAIL OASIS IN STATEN ISLAND AND THANK YOU FOR INCLUDING OUR FIRM IN THE CONSTRUCTION PHASES.



Lois and Richard Nicotra, Owners at the Nicotra Group, are both native Staten Islanders. Richard Nicotra says that the borough's relatively smaller population and lower density allows the firm to create more inviting and enjoyable spaces.

"There's land to work with, so that's a benefit," he says. "We can create an environment that is different from an office building that's just bricks, mortar, concrete and asphalt. We have trees, art, flowers, grass, ample free parking and those kinds of amenities."

#### INNOVATIVE, INVITING WORK SPACE

Corporate Commons Three will provide Staten Island with a considerable injection of premier office space. The 330,000 square-foot, eight story building includes numerous innovative features that will appeal to commercial tenants in nearly any industry.

"We were tenants before we were landlords," says Richard Nicotra. "When we were tenants, we had roughly 250 stores in shopping malls. In many respects, we were not treated that wonderfully by our landlords. We wanted to do things differently."

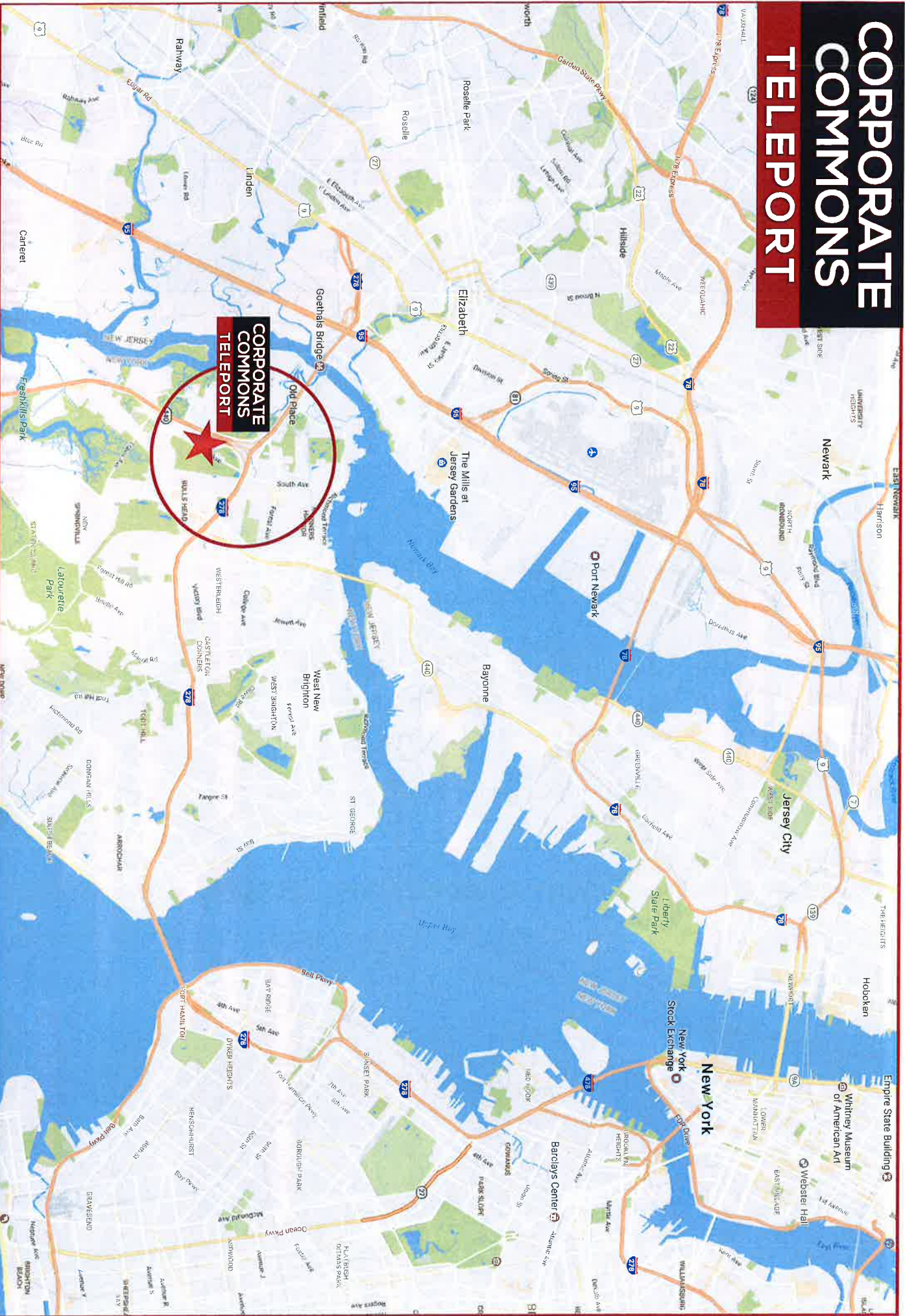
These less-than-satisfactory experiences inspired the Nicotras to develop tenant-centered office and commercial space.

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

Medical uses will take priority at Corporate Commons Three, with 20 percent of the building designed specifically for clinics and other healthcare organizations.



# CORPORATE COMMONS TELEPORT



**ACCESSIBLE TO EVERYWHERE**

Corporate Commons offers easy access to Manhattan, Brooklyn, Queens and New Jersey. It's the first exit off the Goethals Bridge. Just a 5-minute drive to the Verrazano

And only 10 minutes away from Newark Liberty International Airport. And, of course, there's the world-famous Staten Island Ferry to lower Manhattan.



**THE NICOTRA GROUP LLC.**





THE **NICOTRA GROUP** LLC.



900 South Avenue

1000 South Avenue

Hilton Garden Inn Staten Island

Lorenzo's

1112 South Avenue

1100 South Avenue

1130 South Avenue

The Corporate Park of Staten Island

Hampton Inn & Suites by Hilton

Key Food Store  
Co-operati  
1200 South Avenue

St Paul School  
of Nursing  
COMMONS café

Corporate Commons One

Corporate Commons Two

Corporate Commons Three