



NICOTRA GROUP UNVEILS NEW BUILDING TO BE PART OF VINEYARD



STATEN ISLAND, N.Y. -- The Nicotra Group unveiled renderings on Thursday of a seven-story office building that will have a green roof, upscale finishes and amenities, and will be located adjacent to a grape vineyard in Bloomfield.

The Nicotras' newest and largest office building, Corporate Commons Three, to be developed on a nine-acre site is, "one of the biggest projects we've ever undertaken," said Richard Nicotra, chairman and owner of The Nicotra Group, alongside his wife, Lois, at the Staten Island Economic Development (SIEDC) Business Conference at the Hilton Garden Inn in Bloomfield on Thursday.

"We are proud that we continue to build a special boutique, environmentally sensitive project. As always, it will make Staten Island better," said Lois Nicotra.

The 320,000-square-foot building will break ground in three months, he said.

"On the rooftop will be a 40,000-square-foot organic farm with beehives to make honey," said Nicotra. This new building will house medical offices and an onsite social enterprise restaurant.

There will be a vineyard on the property housing the new building. Nicotra said: "Staten Island has beer, why can't it have wine too?"



RESTAURANT COMING

The restaurant, to be called "Pienza, Pizza, Pasta & Porchetta," will donate 100 percent of the proceeds to Staten Island charities, said Nicotra. This follows the social enterprise model at the Commons Cafe, which also donates all profits to charities on Staten Island.

"We will sell prepared foods in the restaurant and have organic foods for sale that grow on the rooftop. Brides who get married at our Hilton's venues or guests who dine at Lorenzo's will be able to have a salad with a tomato that was picked that day, not one shipped green from California two weeks ago," he added.

TENANTS COMING

The John W. Lavelle Preparatory Charter School is just one of the Corporate Commons Three

tenants. The charter school currently operates in another building at the Teleport campus; they will expand operations into the new structure.

The Nicotras said they are in negotiations with several tenants for the new building, of which there will be many medical offices.

"We will also have lawyers, accountants, education," said Nicotra.

The Nicotra Group LLC owns 11 buildings, including Corporate Commons One and Two at the Teleport. Their Corporate Park is home to more than 200 tenants, with more than 10,000 people visiting the site each day to work, attend classes, see a physician or dine.

Current Nicotra Group tenants include more than 20 medical practices. Some of the tenants are: Richmond University Medical Center; Staten Island University Hospital Northwell Health; Spectrum Communications; Amabile & Erman; Progressive Insurance; Key Food Corporate Headquarters; Allstate; American Cancer Society; Merrill Lynch; Ameriprise; Mass Mutual; National Life; John W. Lavelle Preparatory Charter School; St. Paul's School of Nursing; a universal Pre-K operated by the New York City Department of Education.

