



**THE
NICOTRA
WAY.**

STATEN ISLAND'S PREMIER OFFICE
BUILDING DEVELOPER AND HOTELIER







TWO PEOPLE. ONE VISION.

It's easy to forget that Lois and Richard Nicotra weren't always Staten Island's premier innkeepers and corporate landlords. They were once mall tenants with a chain of frozen yogurt and salad shops and were sometimes treated unfairly by their landlords.

As a result of that experience, Lois and Richard pledged that if they ever became landlords, their tenants would be treated like royalty. And any tenant at the Corporate Park of Staten Island will tell you that is exactly what has happened. The same is true of hotel guests at their Hilton Garden Inn and Hampton Inn & Suites.

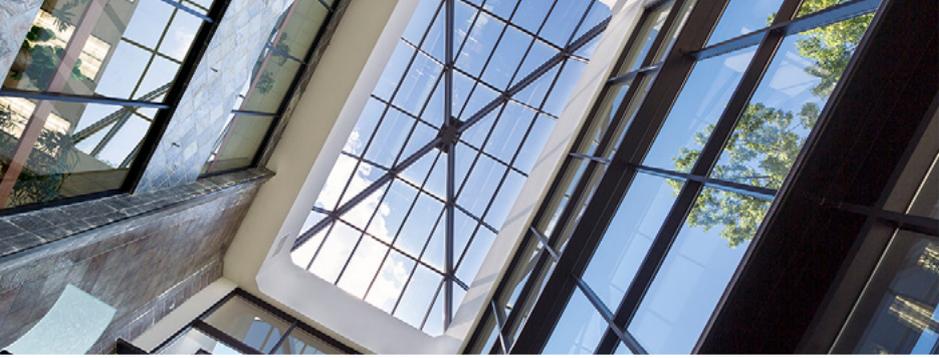
Today, The Nicotra Way is a 24-carat attitude as old as the Golden Rule: Do unto others as you would have them do unto you. Simple. Clear. Yet all too rare.

The Nicotra Way is also about social responsibility. The Corporate Park of Staten Island with its 2 hotels and 10 buildings totaling more than one million square feet sits amid green and blossoming protected woodlands, a dramatic transformation made possible by the Nicotras' Bloomfield Conservancy and The Lois & Richard Nicotra Foundation. The only New York City real estate developers to receive the Arbor Day Foundation Building with Trees Award, Lois and Richard Nicotra have created a whole new neighborhood worthy of great tenants and guests.

THE NICOTRA WAY is a vision of quality, of caring, of treating people with respect.

Lois and Richard Nicotra





10 WAYS TO IMPROVE YOUR BUSINESS.

The Corporate Park of Staten Island, comprised of 10 distinct properties, meets the requirements of all kinds of companies – including one just like yours.



From corporate headquarters, medical offices and educational facilities to smaller amenities like executive suites, these spaces offer extraordinary value, plus something no other site can match – the Nicotra Way.



Corporate Commons Three at 1441 South Avenue | 330,000 SF | LEED Certified

The newest addition to the Corporate Park of Staten Island has the kind of high-end, Class A state-of-the-art finishes and amenities you'd expect to find in Manhattan, plus the benefit of a 25-year Real Estate Tax Abatement.



**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.



**SO MUCH
MORE THAN
SQUARE FEET.**

Great Neighbors

You'll be in excellent company here. You'll flourish alongside businesses and medical practices that appreciate — and expect — outstanding quality, value and service.

The 163 separate companies located in the Corporate Park of Staten Island include law firms, a charter school, a day care center, financial service firms, doctors' offices, real estate firms, the NYPD and even a City Councilman's office.



Here's a Spotlight on Some of Our Many Tenants:

ENT and Allergy Associates

Merrill Lynch

Northwell Health

Progressive Insurance

Richmond University Medical Center

St. Paul's School of Nursing

Here are a Few Thoughts from the Tenants Who Know Us Best:

Chad and Danielle Reyes

Wealth and Legacy Group

"It's Staten Island's A+ property."

Alfredo P. Conti, Esq.

"We are very happy we decided many years ago to move into one of the Nicotra Group properties."

Joseph Motta, MD

Urology and Minimally Invasive Urologic Surgery

"I've been a Nicotra Group tenant for 20 years, and I would highly recommend anyone, especially physicians, to transfer their practice to South Avenue, as it would greatly enhance their patient or client satisfaction."

Easy Access to Everywhere.



Amazing Amenities

The Corporate Park of Staten Island supports corporate tenants with a menu of amenities designed to make life easy. All you need to worry about is your business.

Abundant Free Parking

More than 3,500 spaces absolutely free.

Child Care on Premises

A huge convenience and peace of mind for your employees. Open 6:30 AM to 7 PM.

Dining on Premises

From breakfast meetings to quick employee lunches to important client dinners, you can do it all right on-site.

Hotels on Premises

The Nicotras' Hilton Garden Inn and Hampton Inn & Suites, with more than 300 guest rooms and 50,000 square feet of event space, are convenient for out-of-town visitors or hosting meetings and conferences.

Sculpture and Art Collection

\$2 million art and sculpture collection indoors and out, all around the property.

Corporate Park Environment

415 acres of protected woodlands, manicured gardens and walking paths to clear your head and let inspiration in.

Avis/Budget Rent-a-Car on Premises

An amazing convenience for guests and emergencies.

Private Security on Premises

It's safe here. Period.



**RELAX.
WE'RE NOT ALL
BUSINESS.**

What are two hotels doing in a corporate park? Well, for office tenants, these hotels make it easy to host meetings, conferences, out-of-town clients or colleagues from other offices. For everybody else, our Hilton Garden Inn and Hampton Inn & Suites are simply great places to stay or dine while you're having a great time.



Hampton Inn & Suites

Hosting clients overnight? Need a rental car? This is the place, with an abundance of room options. Free high speed internet in each guest room. Complimentary hot breakfast and lots of other great amenities.



Hilton Garden Inn

Enjoy world-class service, luxury and convenience, minutes from Newark Liberty International Airport and Downtown Manhattan. Plus, our amazing on-premises venues of more than 50,000 square feet are perfect for everything from board meetings to weddings. Consider:



Lorenzo's Restaurant, Bar & Cabaret

A breathtakingly beautiful restaurant. Award-winning Modern Italian and American Fare, along with cabaret entertainment inspired by the Copacabana and Latin Quarter.



Above

Above

Staten Island's only rooftop ballroom features spectacular panoramic views, sophisticated decor and a unique open-air terrace. Recognized by both *The Knot* and *Manhattan Bride* as one of New York City's best wedding venues.



Nicotra's Ballroom

A versatile and perfect event space for a wedding, corporate meeting, conference or forum. Projector screens, audio/video outputs and other amenities are available.



SOCIAL RESPONSIBILITY

Giving Back to the Community

Lois and Richard Nicotra believe they have a responsibility to the community that has been so much a part of their success. That's why they created two distinct entities to do precisely that.



The Lois & Richard Nicotra Foundation

Since its inception in 2011, The Lois & Richard Nicotra Foundation has awarded nearly \$700,000 to scholarship recipients and more than 300 non-profit organizations exclusively from Staten Island. 100% of the profits from the Nicotras' COMMONScafé is contributed to funding this philanthropy.



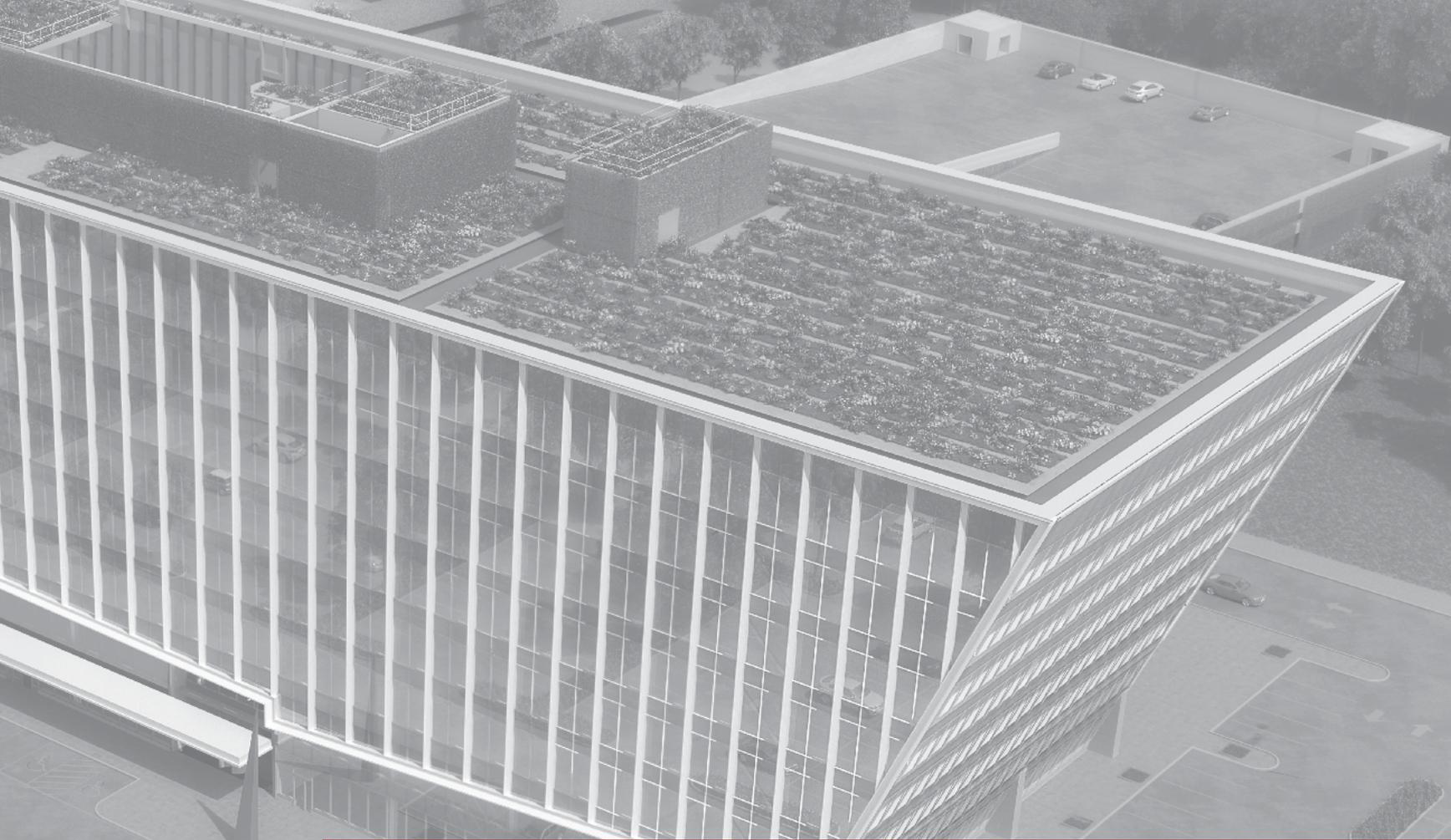
The Bloomfield Conservancy

This not-for-profit corporation was created to maintain and preserve the Wetlands within the Corporate Park of Staten Island and to maintain and beautify the public areas around the Corporate Park. The Bloomfield Conservancy is supported by The Nicotra Group, LLC and by all the Nicotra properties on Staten Island.



THE CORPORATE PARK
OF STATEN ISLAND
AT BLOOMFIELD CONSERVANCY







THE
NICOTRA GROUP
LLC.

NicotraOnline.com
718.477.2100

