



NEW YORK STATE SENATOR

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Ground Broken on Innovative Office Building on Staten Island's Teleport Campus

ANDREW J. LANZA October 5, 2017



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Economic Development Corporation for navigating this project to today's groundbreaking, which I have wholeheartedly supported at the State level."

NYCEDC and The Nicotra Group Break Ground on Innovative Office Building on Staten Island's Teleport Campus

The 330,000-square-foot, LEED-certified building will create 2,500 jobs through office and medical space, a social enterprise restaurant and organic rooftop farm

New York City Economic Development Corporation (NYCEDC) and The Nicotra Group today announced the groundbreaking of Corporate Commons Three, a 330,000-square-foot office building that will create 2,500 jobs on the Teleport Campus in Staten Island. This development will further the de Blasio Administration's efforts to invest in emerging office districts across the five boroughs and create 100,000 quality jobs over the next ten years.

Corporate Commons Three, an innovative LEED-certified Class A office building, will create space for 330,000 square feet of commercial office space, with 20 percent designated for medical office tenants. The building will also create space for a charter school, continuing adult education, a 40,000-square-foot organic rooftop farm that will include beehives for the production of honey, a new on-site vineyard, and a new social enterprise Italian restaurant, Pienza, Pizza, Pasta & Porchetta, which will donate 100 percent of its profits to Staten Island charities.

The LEED-certified project will preserve green space on the property through the creation of a temporary nursery to house tens of thousands of indigenous plants and hundreds of

native trees, which will enable those species to be replanted on the grounds once the building is complete.

“New commercial districts are emerging across the city, from Downtown Brooklyn to the West Shore of Staten Island,” said NYCEDC President and CEO James Patchett. “Corporate Commons Three will create more space for Staten Island businesses to expand and more opportunities for Staten Island residents to get good jobs. Congratulations to Richard and Lois Nicotra, Borough President Oddo, Minority Leader Matteo and other local stakeholders for moving this transformative project forward.”

"Corporate Commons Three is one of the biggest projects we've ever undertaken in our company's more than 40 year history. This is the fifth project we have worked on with the EDC in the last 25 years, and each project exceeded expectations. Today is a literal groundbreaking, but we're confident that this is a groundbreaking moment for our borough as we encourage businesses, medical practices and schools to 'Outsmart Manhattan' and look to Staten Island for more amenities while paying less rent. We're grateful to EDC, the PA and all of our elected officials - especially our Borough President, James Oddo, who is focused on expanding the West Shore of Staten Island as the 'Jobs Coast' of the borough." said Lois and Richard Nicotra.

“Another day, another announcement of more and more new jobs coming to our West Shore ‘Jobs Coast.’ The Corporate Park and the Teleport are both thriving thanks to the vision of Richard and Lois Nicotra. They have been committed to our West Shore from the time when people would look at you and laugh if you said ‘Jobs Coast,’ and ‘West Shore’ in the same sentence. This project will lead to even greater economic development in an area that continues to thrive,” said Borough President James Oddo.

"The new Corporate Commons Three will not only be an innovative, energy efficient building, it will also help create thousands of jobs and millions in tax revenue and confirms Richard and Lois Nicotra's commitment to philanthropy and responsible corporate citizenship," said City Council Minority Leader Steven Matteo. "The Nicotras deserve credit for recognizing the great potential of the West Shore, for believing that Staten Island could build world class facilities and attract businesses as well as anywhere in the city - and for backing that vision with significant investment and hard work."

"Congratulations to the Nicotra Group for the groundbreaking of yet another part of their campus which is sure to be a welcomed addition to the community. As Staten Island grows, so does the Nicotra Group. The added medical space, green space, learning space, and much more will continue to help the West Shore flourish," said Senator Diane J. Savino.

"Corporate Commons Three means more jobs on Staten Island's 'Working West Shore.' With LEED certification and innovative concepts such as an organic rooftop farm, a restaurant that will donate all of its profits, and the development of 330,000 square feet of office and educational space, our Jobs Coast is growing and strengthening," said Senator Andrew Lanza. "I would like to congratulate Richard and Lois Nicotra, who continue to innovate and elevate the South Avenue corridor, and I would like to thank New York City Economic Development Corporation for navigating this project to today's groundbreaking, which I have wholeheartedly supported at the State level."

"The investment from the NYCEDC and the Nicostra Group into Corporate Commons Three brings great promise for both good paying jobs for Staten Islanders and opportunities for new businesses. In keeping with the blueprint to expand and upgrade infrastructure and create quality jobs, this project will further the growth and development of the "Working West Shore" of Staten Island," said NYS Assemblyman Michael J. Cusick.

“We applaud Richard and Lois Nicotra for their extraordinary vision and for their everlasting commitment to quality development here in our great borough. Their generous philanthropic efforts ensure that Staten Island remains a flourishing, thriving place to live and work,” said Debra A. Derrico, District Manager, Staten Island Community Board 2.

The Teleport Campus was an economic development project in the 1980s by the City and the Port Authority of New York and New Jersey, originally focused on companies offering data and video services via satellite and fiber optic connectivity. The campus remains an important piece of the City’s economic development and job creation strategies for Staten Island and figures prominently in the Working West Shore 2030 vision plan.

NYCEDC and the Nicotra Group closed on the sale of the 8.5-acre parcel, known as Site A, earlier this summer. The Nicotra Group was selected to develop the innovative office complex after responding to a competitive request for expressions of interest in 2013.

Building on the vibrant office campus of the Corporate Park of Staten Island, Corporate Commons Three will propel the growth of good jobs across the West Shore of Staten Island, and will further the Nicotras’ existing “Medical Mile,” which is a hub for medical services across South Avenue. The Nicotra Group currently operates Corporate Commons One and Two in this active campus of commercial tenants with an existing social enterprise restaurant and open green space. Corporate Commons Three will provide room for existing tenants to expand, and will attract new businesses to Staten Island’s “Job Coast”, also known as the “Working West Shore.” The Nicotra Group is working with CetraRuddy, an international award-winning architecture, planning, and interior design firm, on the Corporate Commons Three project.

About The Nicotra Group LLC

The Nicotra Group LLC owns eleven buildings totaling more than 1 million sq. ft., including their Hilton Garden Inn Staten Island, Hampton Inn & Suites, 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 Park each day to work, attend classes, see a physician or dine. Current Nicotra Group tenants include more than 20 medical practices, including Richmond University Medical Center and Staten Island University Hospital Northwell Health, as well as Spectrum Communications, Amabile & Erman, Progressive Insurance, Key Food Corporate Headquarters, Allstate, American Cancer Society, ENT & Allergy Associates, NY Life and financial firms like Merrill Lynch, Ameriprise, Mass Mutual and National Life, as well as educational institutions including the John W. Lavelle Preparatory Charter School, St. Paul's School of Nursing and a Universal Pre-K operated by the New York City Department of Education.

About NYCEDC

New York City Economic Development Corporation is the City's primary vehicle for promoting economic growth in each of the five boroughs. NYCEDC's mission is to stimulate growth through expansion and redevelopment programs that encourage investment, generate prosperity and strengthen the City's competitive position. NYCEDC serves as an advocate to the business community by building relationships with companies that allow them to take advantage of New York City's many opportunities. Find us on Facebook or follow us on Twitter, or visit our blog to learn more about NYCEDC projects and initiatives.