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## Island's Teleport Complex May Lure State Tenants

By: Amanda Farinacci

*After inviting city officials last month to visit the Staten Island Teleport, the developer of the prime office space played host to state officials Thursday in a bid to attract tenants. NY1's Amanda Farinacci filed the following report.*

For seven years, most of the office space in the sprawling Teleport complex in Bloomfield sat vacant -- but that may be beginning to change.

Developer Richard Nicotra, who spent \$25 million in December for two long-vacant buildings, says he's got his first tenant, a nursing school set to move in this September.

"There'll be life here, there'll be people walking around and that's just the first, and we want to continue this and bring life back to these beautiful buildings," said Nicotra.

On Thursday, Nicotra hosted state officials and their representatives for a tour of the 300,000 square feet he owns, which has been renamed Corporate Commons.

Once considered Staten Island's high-tech office park, the Teleport suffered after changes in the telecommunications industry caused many of those companies to abandon ship. The most recent defector, AT&T, left with more than 1,500 employees.

Nicotra and his wife, Lois, are now hoping to attract new tenants, and are aggressively pursuing city agencies like the Department of Information Technology and Telecommunications, or DOITT.

"We know that Staten Island cannot have a lot of city agencies, they just don't make sense. But if there's a city agency that makes sense for Staten Island, it's DOITT," said Nicotra.

The city wouldn't be specific about plans for DOITT, but says it is continuing to explore the Teleport location for an array of potential uses. The Nicotra's have also had conversations with the city about the possibility of moving an FDNY call center to the property as well as a satellite office of the NYPD.



"Unfortunately, we get overlooked. This is a great bargain out here on Staten Island," said said Assemblyman Michael Cusick. "You're getting a New York City address if you're a corporation or a

business, but you're not getting a Manhattan rent and that's what people and businesses need to understand."

Rent is priced at roughly \$20 per square foot, compared to about \$45 per square foot in Lower Manhattan. There are tax incentives for potential tenants as well.

The Teleport security is provided by the Port Authority, which owns the three other buildings in the campus. Once tenants move in, a new security plan will be worked out.

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