

ISSUE NO.01 | 2024

INSIGHT

BUILDING YOUR VISION FOR THE FUTURE

AN INTRO

TO NICOLA OFFICE
OF ARCHITECTURE

NOA

NOABUILDINGDESIGN.COM



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At Nicola Office of Architecture (NOA), our journey is driven by a love for design and passion to transform and build spaces. We are excited to introduce our firm to you and share our vision of blending creativity, precision, and a personalized approach in every project.

With experience that spans luxury resorts, boutique hotels, retail spaces, office, restaurants, and beyond, we take pride in working closely with our clients, ensuring that every detail reflects their aspirations. Our portfolio includes collaborations with some of the finest names in the industry, and we are passionate about continuing to raise the bar in architectural excellence.

What sets NOA apart is our commitment to more than just design; we are guided by our motto:

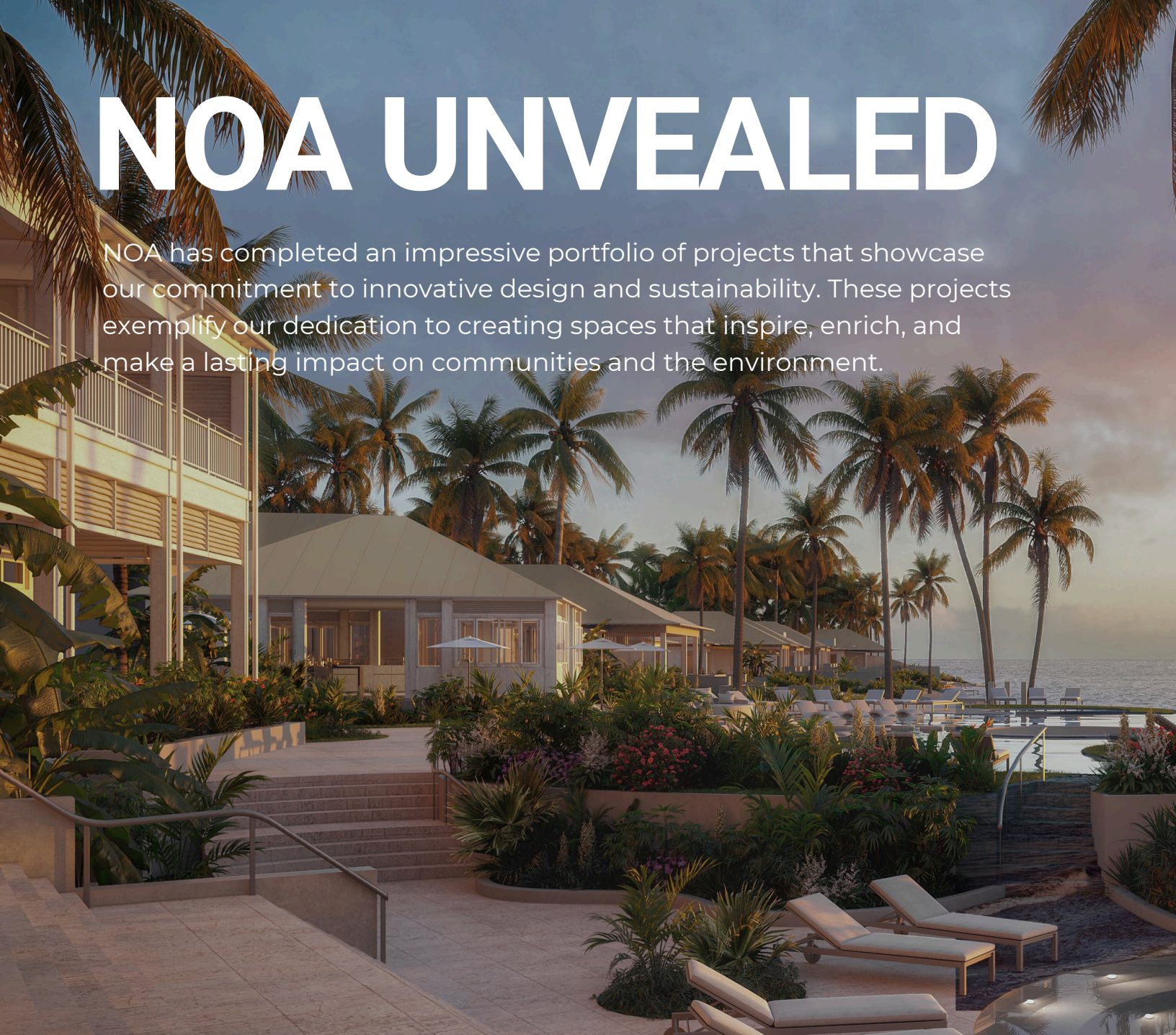
Artistic Spirit. Fierce Passion. Intuitive Listening.

This mantra captures who we are—architects with a deep desire to not only create stunning buildings but also to listen, understand, and bring your vision to life.

Thank you for considering NOA. We look forward to building something extraordinary with you.

NOA UNVEILED

NOA has completed an impressive portfolio of projects that showcase our commitment to innovative design and sustainability. These projects exemplify our dedication to creating spaces that inspire, enrich, and make a lasting impact on communities and the environment.



about the FOUNDER



At NOA, our foundation is built on a shared passion for architecture and a commitment to excellence. Our journey began with the vision of our founder, Nicholas A. Nicola, who has dedicated over 20 years to the field of architectural design. With a wealth of experience spanning various domains such as hospitality resorts, F&B establishments, commercial spaces, and healthcare facilities, Nicholas is a masterful architect who understands the intricate balance between form and function.

MULTIDISCIPLINARY ARCHITECTURE FIRM

NOA is dedicated to delivering unparalleled client satisfaction through its extensive expertise spanning various industries. With a strong foundation in hospitality, entertainment, restaurant, mixed-use spaces, office design, and more, NOA consistently demonstrates its commitment to creating innovative and tailored solutions that exceed client expectations. Our multidisciplinary approach and deep understanding of diverse sectors ensure that each project is executed with precision and excellence, ultimately resulting in spaces that inspire and transform.

**HOSPITALITY - OFFICE - INDUSTRIAL - RESTAURANT
AVIATION - CASINO - MIXED-USED**



about NOA

NOABUILDINGDESIGN.COM

20

Years of Experience

150

Projects Completed

1M+

Square Feet Designed



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NOA emerged as a visionary architectural firm, driven by the profound expertise and dedication of its founder, **Nicholas A. Nicola. As a licensed architect, with an impressive 20 years of experience**, Nicholas had long nurtured a dream of establishing his own architectural company that embodied his passion for innovative design and sustainable architecture.

ARTISTIC SPIRIT. FIERCE PASSION. INTUITIVE LISTENING.

Nicholas Nicola has left an indelible mark on the industry through his involvement in prestigious projects. His portfolio boasts an impressive array of ventures, including the **Montage Resort & Estates in the Bahamas**. His architectural vision was also instrumental in shaping the spa, fitness, and retail areas for the Four Seasons Cabo Del Sol into a world-class destination. **Among his illustrious references, the iconic Cosmopolitan Resort & Casino in Las Vegas** stands as a testament to his exceptional skill and innovation.

DESIGNING TOMORROW'S SPACES

Nicholas Nicola was involved in the development of Rosewood Miramar in Montecito, Marassi in North Coast Egypt, Rixos Abu Dhabi, **Lido House Newport Beach, Red Rock Resort in Las Vegas**, Children's Memorial Hospital in Chicago, Martin Luther King Jr. South Health Center in Los Angeles, Kaiser Antelope Valley Specialty MOB in Lancaster, and **various industrial, commercial, retail, and restaurant projects across the globe.**



CREATIONS

Nicola Office of Architecture (NOA) boasts an impressive portfolio of projects, including high-end resorts, boutique hotels, and exclusive developments with renowned operators like Montage. NOA's expertise spans hospitality, retail, office, aviation, and restaurant spaces. With each project, NOA delivers a commitment to innovation, attention to detail, and a vision that transforms spaces into iconic landmarks.



MONTAGE CAY

CRAFTING PARADISE ON A PRIVATE ISLAND ESCAPE.

53-ACRE ISLAND

Hotels
Residences
Spa & Fitness
Restaurants
Back of house



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Montage Cay is a private 53-acre island retreat in the Abaco Islands including a limited collection of superb, oceanfront Residences operated by Montage. This new development is expected **to be one of the most luxurious resorts in the entire Caribbean.** The Residences at Montage Cay overlook 7 secluded beaches surrounded by the incredible palette of deep blue and turquoise waters of the Sea of Abaco.

From Design Development to the meticulous oversight of Construction Administration, NOA is playing a pivotal role in bringing the dream of Montage Cay to life. **Throughout the Design Development phase, our CEO's expertise has been instrumental in shaping every aspect of Montage Cay's architectural identity.** With a keen eye for detail and a commitment to excellence, Nicholas and his team has ensured that every element of the project reflects the highest standards of craftsmanship and sophistication.

As the project progresses into the Construction Administration phase, NOA is overseeing the construction phase. Through close collaboration with builders, engineers, and other stakeholders, **NOA is overseeing the execution of every design aspect, ensuring that the final result exceeds all expectations.**



COSMOPOLITAN

The Cosmopolitan of Las Vegas is a resort casino and hotel on the Las Vegas Strip. The resort includes a 100,000 sq ft (9,300 m²) casino and 3,033 rooms across two towers, as well as a 3,200-seat performance theater and various restaurants.

Nicholas Nicola's involvement in transforming the conceptual design into a built reality, helped make the Cosmopolitan in Las Vegas the iconic resort that it is today.

Through his hands-on approach and dedication to excellence, **our CEO Nicholas Nicola played a pivotal role in shaping the East Tower into an iconic architectural landmark on the bustling Las Vegas Strip.**

“Realizing the East Tower for The Cosmopolitan in Las Vegas was not just about creating a building; **it was about crafting an experience that would resonate with the soul of this vibrant city**—a fusion of architectural innovation and the electrifying energy of the Las Vegas Strip.”

Nicholas Nicola
Founding Principal NOA

ELEVATING LAS VEGAS SKYLINES.

EAST TOWER DESIGN
Design Development
Construction Documentation



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SD AIRPORT

CREATING SPACES THAT CONNECT THE WORLD, ONE JOURNEY AT A TIME.

SD INTERNATIONAL TERMINAL Arrival Platform



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The San Diego International Airport has successfully completed a monumental **\$3.4 billion project**, culminating nearly a decade of meticulous planning and development. This significant undertaking has led to the replacement of the outdated 1960s-era Terminal 1 with a state-of-the-art facility, alongside the construction of a new access road to the airport.

The highlight of this project was the **newly unveiled terminal**, boasting 30 gates and featuring enhanced food and retail concessions. The first phase saw the opening of nineteen gates in mid-2025, followed by the demolition of the old terminal.

Nicholas Nicola has made his contributions to the evolution of airport design, notably through his work on the San Diego International Arrival Platform. The SD International Arrival Platform, characterized by its sleek lines and intuitive layout, exemplifies Nicola's commitment to creating spaces that facilitate smooth transitions for travelers while embodying a distinct sense of modernity.



NOVA KITCHEN & BAR

NOVA Kitchen & Bar is an experiential dining destination, exploring the five elements—**wood, fire, earth, metal and water**—to engage and tantalize the five senses of taste, smell, sight, touch and sound. The result? An ethereal and magical experience. Inspired by the transient astronomical event of a moving star, **Nova empowers guests to experience the five dimensions of life on earth like they never have before.**

Nicholas Nicola's involvement in shaping the exterior of NOVA Restaurant & Bar has left an indelible mark on the landscape of contemporary dining establishments. Nicola's vision transformed the building's facade into an emblem of sophistication and modernity, captivating those who lay eyes upon it and promising an exceptional dining adventure.

His use of innovative materials, strategic lighting, and thoughtfully considered architectural lines invites curiosity and sets a mood of anticipation. This approach ensures that the exterior of NOVA Restaurant & Bar is not merely a boundary but a vital part of the dining narrative.

CREATING AN ENVIRONMENT WHERE EVERY DETAIL ENHANCES THE DINING EXPERIENCE.

NOVA KITCHEN
Kitchen & Bar Design



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LIDO HOUSE

CREATING SPACES THAT OFFER A BLEND OF COMFORT, LUXURY, AND PLACE.

Lido House Newport Beach
Hotel Exterior
Rooftop Bar



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Lido House is Newport Beach's favorite guesthouse for locals and visitors. The hotel's design highlights elegant twists on a variety of nautical themes.

The building once housed Newport Beach's City Hall, and its central location (near the marina, beach, restaurants, and boutiques) makes it an ideal jumping off point for exploring the area. **Lido House has 130 guest rooms, one presidential suite, various executive suites,** and five three-story cottages that are a great option for families and larger groups.

As part of the design team for Lido House, **Nicholas Nicola was part of the collective effort to design the hotel's exterior and the rooftop bar.** Nicholas Nicola has brought his specialized expertise and focused on integrating the hotel's facade with its coastal surroundings. **The work on the rooftop bar emphasized practical design choices that leveraged the scenic views, fostering a relaxed yet refined ambiance.** The team's success in marrying the hotel's architectural identity with its environment highlights the importance of collective creativity and precision in creating spaces that resonate with both locale and luxury.



SAN JOSE AIRPORT RESTAURANT

Designing a restaurant for an airport presents a unique opportunity to merge the vibrant energy of a major transit hub with the calm, casual ambiance of a sit down retreat. **The project aimed to create a space that not only serves as a culinary oasis for travelers but also reflects** the innovative spirit of the surrounding area.

The layout was meticulously planned to optimize flow and comfort, ensuring a seamless experience for diners, whether they're in a rush or have time to linger.

Nicholas focused on integrating the sensory essence of BBQ and the blues into the ambiance of the dining space. Nicola's approach to the spatial layout aimed to provide both efficiency for hurried travelers and tranquility for those seeking a moment of rest.

His ability to capture the spirit of the location while ensuring a functional and inviting dining space was key to the project's success.

CREATING A HAVEN AMIDST THE HUSTLE AND BUSTLE.

AIRPORT RESTAURANT
San Jose Airport Infill
Restaurant



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SOLUTIONS

We are a California based multidisciplinary architecture firm specializing in hospitality, office, aviation, retail, and restaurant projects. Our focus is on creating innovative and functional spaces that enhance the guest and client experience while maintaining a high standard of architectural excellence.

NOA solutions

We are an **Orange County based multidisciplinary architecture firm** specializing in **hospitality, office, aviation, retail, and restaurant projects**. Our focus is on creating innovative and functional spaces that enhance the guest and client experience while maintaining a high standard of architectural excellence.

At NOA, we are driven by collaboration and are excited about the opportunity to explore how our expertise in these sectors can complement your future ventures. Our team brings a wealth of experience in **crafting unique environments that blend functionality with sophistication**.

- + SCHEMATIC DESIGN
- + DESIGN DEVELOPMENT
- + CONSTRUCTION DEVELOPMENT

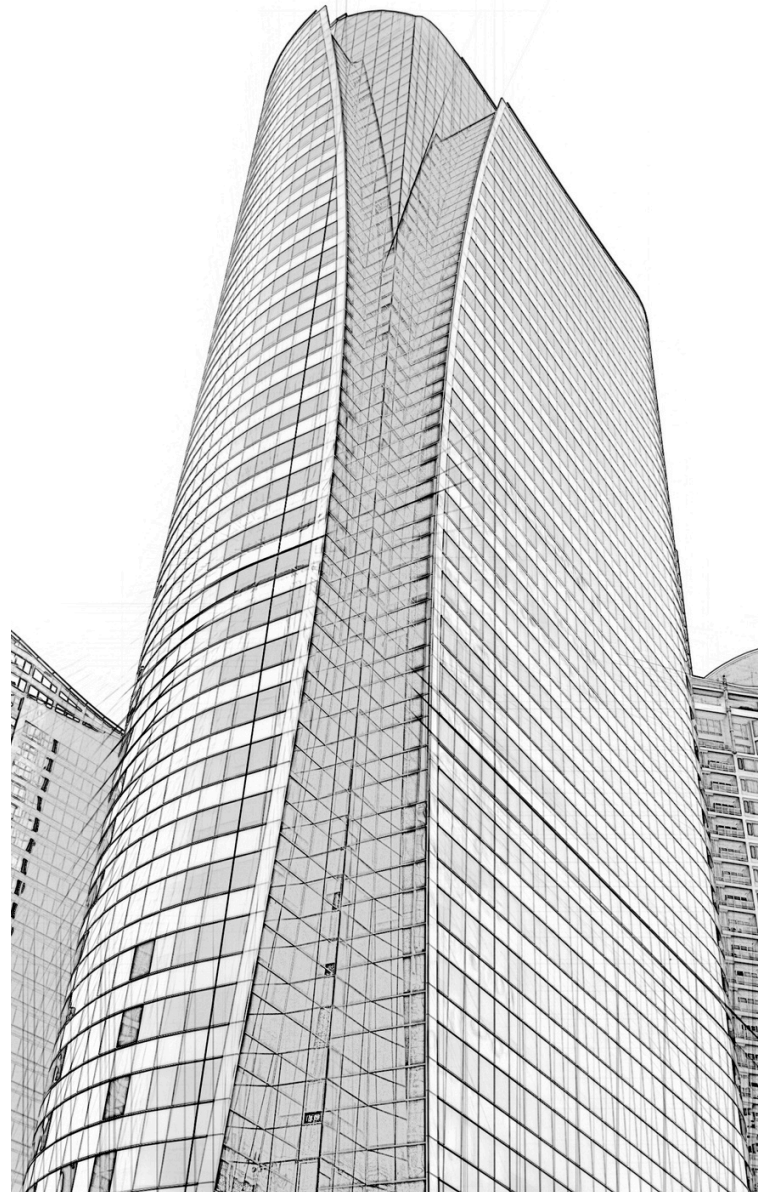
- + CONSTRUCTION DOCUMENTS
- + CONSTRUCTION ADMINISTRATION
- + CONSULTING

NOA Architecture offers a comprehensive range of architectural services tailored to meet the specific needs of each client. Our offerings include conceptual design and planning through full construction documentation and construction administration. We also offer interior design services, and project management.

- HOSPITALITY
- ENTERTAINMENT
- RESTAURANTS
- OFFICE
- INDUSTRIAL
- AVIATION
- F&B
- INTERIOR



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Work with NOA!

Consultation and initial meeting

At NOA, our consultation process begins with a commitment to understanding your unique vision and requirements. During our initial meeting, we take the time to listen closely to your aspirations and project goals, ensuring that your vision becomes the driving force behind our collaborative journey toward creating exceptional architectural solutions tailored to your needs.

Concept design

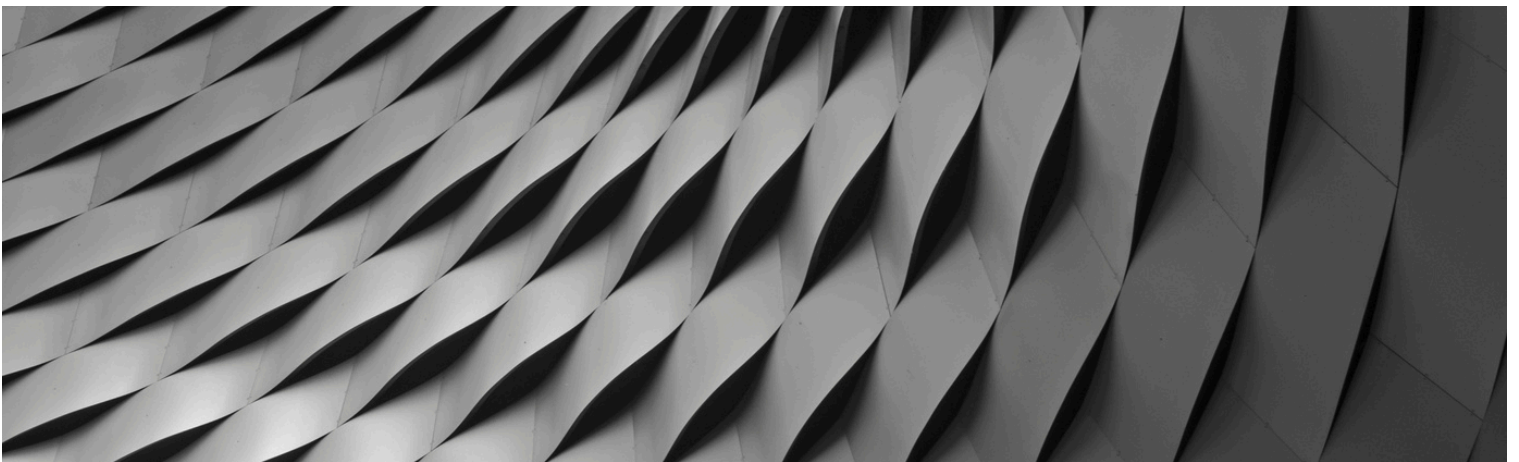
The concept design phase at NOA is where the creative magic truly begins to take shape. During this pivotal stage, our experienced team of architects and designers collaborates closely with you to translate your ideas and vision into tangible concepts. We believe that every great architectural project starts with a strong and innovative visioning session and concept, and this is where we lay the foundation for the entire design process.

Design development

The design development phase at NOA marks a pivotal stage in transforming conceptual ideas into detailed architectural plans. Building upon the creative concepts established earlier, our team dives deeper into the technical aspects of the design. We meticulously refine the project's architectural elements, spatial relationships, material selections, and structural considerations.

Construction/Breaking Ground

In the construction documentation and administration phase, our commitment to excellence extends to preparing construction documents and overseeing the project's execution on-site. We act as a vigilant steward of the design, ensuring that construction aligns with the approved plans, meets quality standards, and remains within budget and schedule constraints.





BULLETIN

Stay informed with our quick updates on essential company and industry developments.



privacy.
exclusivity.
culture.
wellness.

The Modern Luxury Traveler: Redefining Exclusivity

The global luxury hotel market is experiencing unprecedented growth. By 2031, it's projected to reach a value of \$238.5 billion, reflecting a rising demand for high-end, bespoke experiences. Travelers in this segment aren't just looking for a place to stay—they're seeking immersive, unforgettable experiences. They want more than just luxury; they desire exclusivity, personalized attention, and top-tier amenities that are unique to each destination.

At Nicola Office of Architecture, we've been at the forefront of this movement, designing luxury hotels, resorts, and private estates that cater to these exact needs. From crafting serene environments to creating opulent, one-of-a-kind interiors, we ensure that every project we undertake offers an extraordinary guest experience.



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Adaptive Design. Tech Integration. Sustainability.



Office Architecture: Is the Traditional Office Dead?

The question looms large: Is the traditional office space dead? The short answer is no, but its role is evolving rapidly, especially in the realms of development and architecture. The global shift to remote work has forced businesses to rethink their office space needs. According to a study by JLL, office leasing activity dropped by nearly 47% in 2020, as companies reassessed their physical footprint. However, by 2023, office demand began stabilizing, although still below pre-pandemic levels, with the growing popularity of flexible workspaces and hybrid models playing a significant role.

A Deloitte survey showed that 61% of companies are adopting hybrid work models, with employees working part-time in the office and part-time remotely. This shift has significant implications for how developers and architects design office spaces.



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\$239B

THE LUXURY HOTEL MARKET WILL
REACH \$238.5 BILLION BY 2031.



Why Global Investors Are Returning to Luxury Hotels

Why Global Investors Are Returning to Luxury Hotels
As the global hospitality industry continues to rebound, savvy investors are increasingly focusing on luxury hotels, and it's easy to see why. The allure of premium assets in the luxury hotel segment is gaining momentum due to robust market growth and a rise in traveler expectations.

A Booming Market: The Global Luxury Hotel Industry

The luxury hotel market is experiencing a significant upswing. In 2021, the industry was valued at approximately \$93.4 billion. By 2031, this figure is expected to surge to a remarkable \$238.5 billion, showcasing a compelling growth trajectory. For investors, this expansion signals strong potential returns, particularly in regions where luxury travel is gaining traction.



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"Building a legacy, one project at a time"

CONNECT

**Got a project on your mind?
Let's discuss the details.**

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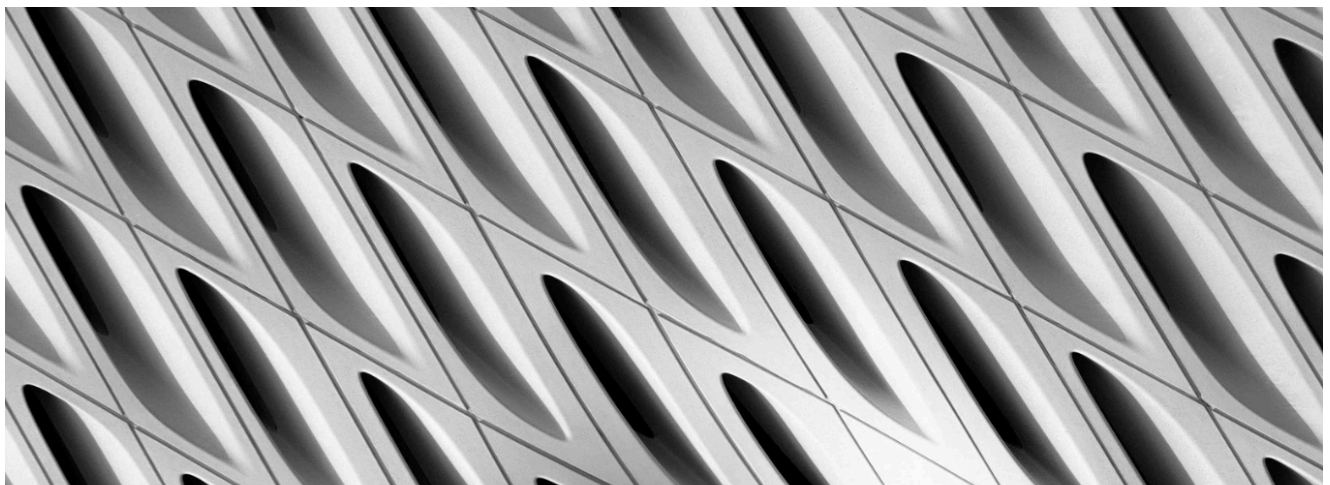
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or schedule a meeting here.

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“Architecture isn’t just about creating structures. It’s about elevating human experience, inspiring connection, and crafting spaces that endure in both form and emotion.”



Nicholas Nicola
CEO & Founding Principal NOA

THANK YOU