

With over 35 years of experience, Richard Ohana has made a great impression on the industry when he single handedly started Nespo Developers. He has built an impressive client list due to his precision and attention to detail. His passion for the process of each individual project is evident in the final results.

Nespo Developers takes great pride in the accuracy of their work from the very beginning stages of each project. From their administrative team to their clean-up crew on site, no detail is overlooked. Richard Ohana is extremely particular and very much “hands on” about the quality of work and materials that go into every project. To bring their vision to life, he works closely with each client daily to ensure the results are to their satisfaction.

Richard Ohana has successfully led his team to construct and remodel residential and commercial spaces throughout Manhattan and the Tri-State area. He has had a lot of experience in complete gut renovations, particularly with fragile, damaged buildings that have been structurally unstable for several years. He has resurrected buildings from a demolished, frail state into high end, luxury buildings consisting of condominiums that are fully upgraded with contemporary concepts. Richard’s design team remains active in the creative process in order to ensure each client’s individuality and unique style.

Nespo Developers received praises for their work in the revitalization of Harlem in the 1990’s. As Harlem was going through its toughest time, Nespo Developers was ready to take on the challenge. They worked on restoring hundreds of thousands of square footage throughout Harlem. With condemned buildings being converted into more marketable condominiums, Harlem improved dramatically. Richard Ohana also created employment opportunities for the Harlem community during the course of creating luxury homes for victims of domestic violence.

Although Nespo Developers is known for their major building renovations throughout New York City, they have also done extensive residential work in high end luxury apartments in Manhattan’s elite Upper East Side. Nespo Developers stays involved with every aspect including the initial planning stages, any alterations the client decides upon and the final elements of the design. Specifics from color scheme, molding, lighting fixtures to art placement, Nespo Developers creatively accommodates the client’s desires. From small spaces to massive ballrooms, there is nothing Nespo Developers cannot handle. Richard Ohana exudes confidence when taking on tough challenges.



Upper East Side Luxury Apartment

30 East 65th Street
New York, NY

The second floor apartment that sits right above the prestigious Valentino boutique is located in a landmark building. With its harsh landmark limitations and co-op boundaries, Nespo Developers had to find a way to follow guidelines while meeting the client's expectations. Additional restrictions were put on timing; Nespo Developers came through with these guidelines. As architectural plans were approved and building requirements complied, construction was under way. The entire remodeling from demolition to completion was done in less than eight months, to the client's satisfaction.

The client requested more open space in the apartment. Walls were brought down to merge the kitchen and dining space to create more openness while glass partitions were put in place to follow this ambiance. A media room was created and the apartment was wired for sound throughout. Brand new plumbing, wall structures, cabinetry and storage were put in place to ensure the modern vibe. Mother of pearl and Calcutta marble were used in the master bathroom and spa shower to create luxury. Nespo Developers' interior design team catered to the client's needs while complying with their strict budget.

The Arts Ballroom

1324 Locust Street
Philadelphia, PA

The enormous room at the events center is owned by Gala and Leo of Indian Creek Investments LLC. After purchasing the space, the couple decided to convert it back to its origin, an entertainment ballroom. They came to New York City to search for a particular stretch ceiling design from France. Their desire for the “Extenzo” ceiling design brought their journey to Nespo Developers. After their meeting, Indian Creek Investments realized Nespo Developers’ potential to take on their entire project. Nespo Developers then relocated most of their employees, equipment and operation to Philadelphia for the 13 months it took to complete the project. After getting through the challenging part of relocating and the tedious task of applying for Pennsylvania licenses according to code, construction was under way.

Nespo Developers’ team brought the ballroom that was once used as office space back to life. They brought in architectural elements such as columns, cornices, balustrades, mirrors, paneling, granite stairs and metal art work. While keeping with the old architectural feel, they brought in more excitement with crystal chandeliers, wall sconces, recessed lighting fixtures and lighting cornices. Nespo Developers also brought in advanced technologies such as integrated surround systems through out the ballroom.

The design called for the total demolition of the space and replacement of all mechanical and electrical equipment, leaving only bare walls. A new mezzanine, bathrooms and catering kitchen were constructed, as well as a new air conditioning system and completely upgraded electric power supply. New flooring, ceiling, lighting and decorative elements made the enormous ballroom more intimate and inviting. The two halls constructed accommodates up to 400 guests. As the project finished flawlessly, inspectors came and approved all elements. They were impressed by Nespo Developers’ attention to detail and ability to adapt to working out of town. Operating out of town was a huge obstacle for Nespo Developers but it was a minor detail they conquered.



Prime Essentials Pharmacy – Flagship Store

88 Leonard Street

Tribeca, NY

Prime Essentials Pharmacy had eager intentions to open its first chain store in Manhattan, New York. With its biggest competition, Duane Reade and CVS, they needed a concept to vie for the public's attention. After finalizing the corner space at 88 Leonard Street, in a building owned by Africa Israel Real Estate, Prime Essentials searched for a builder to fulfill their needs. After interviewing multiple contractors, Prime Essentials chose Nespo Developers to bring their vision to life. Having all the plans and drawing designs set in place to construct, Richard Ohana came in and had another vision. To ensure that Prime Essentials would stand out among the big chain pharmacies, Richard pitched another concept to the client.

After having the amendments approved, Nespo Developers came in and formed a unique concept that included raw open ceilings to create an industrial vibe that was far different from the generic pharmacies. From start to finish, Nespo Developers were able to abide by the strict time frame set in place by the client. While staying in strict budget, Nespo Developers successfully completed the project with the amazement of the local press and media from Tribeca Citizen and New York Post.



Gut Renovation of Luxury Condominiums

202-204 West 140th Street
New York, NY

Real estate firm Renaissance Realty Group, owner of two neighboring buildings in Harlem, hired Nespo Developers to completely gut renovate both buildings and structurally join them together. Nespo Developers faced extreme difficulties. The two buildings sit on a sloped street and required substantial changes to level the buildings so that they would fit together. Both buildings were abandoned, vacant and in wretched condition. The entire façade required intensive cleaning with water pressure chemicals along with waterproofing the exterior. After the massive debris removal, Nespo Developers was able to restore the old architectural details of the building while joining them together with a modern twist. A glass curtain wall elevator was set in the center of the two buildings to join the two together.

The interior of the building was brought back to life with modern amenities. New plumbing, electrical and structures were brought in to create individual luxury condominiums. The project took 12 months to complete and finished on schedule and within the \$2.85 million budget.



Rehabilitation and Conversion of Luxury Condominiums

138 Edgecombe Ave
New York, NY

The demolished building located at 138 Edgecombe Avenue had been abandoned for 30 years and condemned by New York City to be torn down. After purchasing the building, Renaissance Realty Group decided to hire Nespo Developers to take on the project in order to convert the destroyed building into luxury condominiums. After plans were set in place, Nespo Developers realized the project was more difficult than they had expected. The extremely fragile structure required a whole new support system. 12-gauge c-joint beams were set in place throughout the 5-floor building to sustain its brittle frame. After the massive amount of debris was removed throughout the interior and exterior of the building, Nespo Developers proceeded to restore the façade. Nespo Developers took 6 months to complete the project while staying within the \$1.25 million budget. With Nespo Developer's design team adding detailed touches to the individual condominiums such as upgraded tiles for a modern look, each unit was sold fairly quickly.

