



For Immediate Release

JT Magen Delivers NYC's First Metro Private Cinema

(New York, NY – July 9, 2026) – [JT Magen](#), a national construction firm specializing in preconstruction, construction management, design-build, and general contracting across a variety of industries, announces the completion of [Metro Private Cinema](#), a first-of-its-kind venue that offers 20 individual private movie and dining suites. The 15,000-square-foot, two-story location at 131 8th Avenue in Manhattan's Chelsea neighborhood is the company's first location for its high-end dining and theatre experience.



JT Magen served as construction manager for the tenant improvement project, overseeing all aspects from budgeting and scheduling, procurement of materials, managing subcontractors, and conducting the final handover. Other members of the project team include WEISS Architecture, architect and interior design; David Keene and Company, structural engineer; SONIC, acoustical consultants; and EnviroDesign, MEP engineer. Walter T. Gorman Engineering was the project's permitting expeditor and designed its fire alarm system.

Metro Private Cinema took over the 15,000-square-foot, two-story space formerly occupied by a Duane Reade drugstore. The project team configured the building to include 20 individual private movie suites that can each accommodate a range of 4-20 guests. These exquisite spaces are outfitted with high-end furnishings and finishes such as millwork, fabric panels, curtains, and offer guests comfortable

amenities, including theatre seating and an en-suite dining table. Each suite features independent acoustical and climate control, as well as state-of-the-art projection and audio components.

“With our extensive local resources and long history managing complex commercial fitouts, JT Magen was uniquely positioned to deliver this project for Metro Private Cinema,” said Charles Russo, a project manager at JT Magen. “We were fortunate to partner with some of the best craftsmen and consultants in the industry, which enabled the project team to meet the client’s expectations and achieve success on a high level.

In addition to the 20 private movie theatres, Metro Cinema includes a full kitchen and separate bar. The space is decorated in lush materials, accents, fixtures and finishes, and touches of old Hollywood can be found throughout via movie posters and memorabilia.

“We have been seeing a higher demand for private experiences, whether it’s dining, movies, sports, or gaming,” said Sean Murray of JT Magen, who served as principal in charge on the Metro Cinema project. “Customers are looking for more personalized, intimate experiences that offer controllable comfort. Metro Cinema, with its rich finishes, certainly meets and exceeds this demand.”

Acoustics were a huge part of this project. Working hand-in-hand with SONIC, each private theatre was independently outfitted with acoustic construction techniques to prevent sound and vibration from leaking into adjoining theatres. The walls, ceilings, panels, and fabric were specifically designed to absorb sound, while the doors to each theatre are two inches thick and feature gasketing and specialized hardware.

The retrofit required upgrading the majority of the building’s infrastructure. A new cooling tower and new heat exchangers were added to allow each suite to have independent, individually controlled HVAC systems. The full kitchen commanded the installation of gas lines, ventilation ductwork, and a steel structural mezzanine platform to support the kitchen equipment.

About JT Magen

JT Magen has been recognized as a premier construction firm for more than 30 years, setting standards in the industry with a commitment to excellence and a reputation for quality. Offering a comprehensive range of services including preconstruction, construction management, design-build, and general contracting, JT Magen specializes in a diverse range of industries including broadcast & studio, financial services, healthcare, hospitality, law firms, mission-critical facilities, non-profit organizations, residential spaces, retail establishments, and technology, media, and information (TAMI) clients. Comprised of Chartered Quantity Surveyors, Architects, Engineers, and Construction Professionals, JT Magen is dedicated to bringing projects to completion on time and under budget, ensuring the best outcomes for its clients. The firm’s approach is characterized by forward thinking, thorough pre-planning, and the establishment of trust relationships, making JT Magen a preferred partner in the construction community. Headquartered in New York, NY with offices in Chicago, IL, Los Angeles, CA, Austin, TX, and Miami, FL, JT Magen exceeds expectations and delivers competitive pricing, technical assistance, and high-quality workmanship, distinguishing itself from the competition and underscoring its position as a leader in the construction industry. For more information, visit www.JTMagen.com

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