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*FOR IMMEDIATE RELEASE*

**Quinlan Development Group and Building & Land Technology  
Unveil Pioneer Building  
For Creative Office and Retail Occupancy in Downtown Brooklyn**

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**Cushman & Wakefield Named Exclusive Leasing Agent For  
260,000-sq.ft. Redevelopment at 41 Flatbush Avenue**

Brooklyn, NY – October 28, 2015 - Quinlan Development Group, LLC (Quinlan) and Building and Land Technology (BLT) today unveiled renderings and details of the office and retail offering they are creating in a \$30 million redevelopment at 41 Flatbush Avenue. Christened The Pioneer Building to reflect the 100-year-old building's original name as The Pioneer Warehouse, the 10-story property will offer 260,866-sq.ft. of modern office and retail space for occupancy in 2016 within an architecturally significant structure in the heart of one of New York's most desirable neighborhoods: Downtown Brooklyn.

"The Pioneer Building is a singular offering in terms of the quality of the space, irreplaceable historic design, excellent layout of each 27,000-square-foot floor, and the amenities offered onsite and within a five minute walk," said Tyler Wilkins, Partner at Quinlan. "The Pioneer Building checks every box for a tenant that wants to be in the heart of the action in Brooklyn—with multiple train lines that make for easy commuting."

"More than an office location, it will be a billboard for a company that wants to claim its place in the most vibrant, accessible neighborhood in New York, attracting the best talent and putting their brand forward in a very effective manner," Mr. Wilkins continued, noting that the building can offer a "building within a building" for a user that wants a private entrance, lobby, elevators and signage.

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## Pioneer Building - 2

Located at the most comprehensive transportation point and cultural hub in New York City near the Barclays Center and Atlantic Terminal, The Pioneer Building is well along in a comprehensive redevelopment to fully enhance the building's barrel-vaulted terra cotta ceilings, brick walls and ornate limestone façade. The interior finishes and exterior enhancements have been designed by architects Beyer Blinder Belle—known for their work on Grand Central Terminal and Rockefeller Center, among other historic structures. New features include new, oversized, energy-efficient windows, state-of-the-art tenant-controlled HVAC units, industrial-sized elevator cabs, a renovated lobby tailored to the prospective creative tenants who will occupy the building, a landscaped roof terrace with views of all of Downtown Brooklyn and the New York Harbor and an on-site bicycle storage facility.

A Cushman & Wakefield team of Bruce Mosler, Mikael Nahmias, and Joseph Cirone has been tapped as exclusive leasing agent for the offering.

“The Pioneer Building fills a tremendous void in one of the most in-demand markets in the City, offering architecturally inspiring, tech-ready office space for companies that value everything this neighborhood has to offer, including robust economic incentive programs and remarkable access to public transportation,” said Mr. Nahmias, a Cushman & Wakefield Executive Director. “The Pioneer Building is the first new office building to hit Downtown Brooklyn since 2002, and it makes an important contribution to the market alongside the thousands of new apartments, hundreds of hotel rooms, and dozens of retail offerings that are coming within blocks of our property in the next two years.”

Mr. Cirone, a Cushman & Wakefield Senior Director said that ownership's redevelopment plans address the specific needs and desires of creative tenants in the market—from the infrastructure and amenities, to the building systems and the aesthetic elements.

Available for occupancy in the second quarter of 2016, each of the office floors has slab-to-slab heights of 13'. The ground floor and lower level of the building will offer 25,000-sq.ft. of retail space.

In addition to its proximity to transportation, The Pioneer Building resides at the crossroads of the BAM Cultural District, Fort Greene and Boerum Hill, at the epicenter of the Borough's cultural life. The District has more than 50 distinct world-class cultural organizations that contribute to the community and the economic development of the neighborhood. These include the Brooklyn Academy of Music (BAM), Mark Morris Dance Group, New York Transit Museum and MoCADA BRIC Arts/Media. Local parks include the Fort Greene Park, Willoughby Park and neighboring Prospect Park.

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## **Pioneer Building – 3**

### **About Quinlan Development Group, LLC (Quinlan)**

Founded in 1971, Quinlan Development Group is a private company specializing in value-added real estate investment and development. Its strategy is to focus on locations with strong growth potential and in opportunities where value is realized through creative and experienced management. Quinlan Development Group has been involved in over two million square feet of new developments and currently owns 21 properties, including approximately 100 retail stores and 1,000 multifamily units. This will be Quinlan Development Group's fourth Brooklyn development, cementing its presence in the borough.

### **About Building and Land Technology (BLT)**

Founded in 1982, Building and Land Technology is a privately held, vertically integrated, real estate private equity, development and property management firm. BLT has developed, owned and managed over twenty five million square feet of commercial, residential and hotel assets. BLT is one of the largest office landlords in Connecticut and is the developer of numerous residential, commercial and mixed-use projects, including Harbor Point, a transformative mixed-use development in Stamford, CT ([www.harborpt.com](http://www.harborpt.com)).

BLT's Real Estate Private Equity Group was launched in 2011 and has since raised a series of opportunistic funds. The Fund's investment structures include direct acquisitions, joint ventures, sponsor equity/co-investment capital, incentive management deals, participating debt, and preferred equity. The Fund's current portfolio spans 22 states with investments in the commercial, multifamily, hotel, and mixed-use sectors. For additional information please visit [www.bltooffice.com](http://www.bltooffice.com).

### **About Cushman & Wakefield**

Cushman & Wakefield is a global leader in commercial real estate services, helping clients transform the way people work, shop, and live. The firm's 43,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world. Cushman & Wakefield is among the largest commercial real estate services firms with revenues of \$5 billion across core services of agency leasing, asset services, capital markets, facility services (branded C&W Services), global occupier services, investment management (branded DTZ Investors), project & development services, tenant representation, and valuation & advisory. To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow @CushWake on Twitter.