



Quinlan Development Group, LLC and Building and Land Technology complete three leases at the Pioneer Building in Brooklyn

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Brooklyn, NY For Quinlan Development Group, LLC and Building and Land Technology, the penultimate month of 2020 closed with long-term leases for three tenants at the Pioneer Building, their mixed-use property at 41 Flatbush Ave.

Three tenants signed in November, starting with Apple, which committed to a lease term extending to 2034. The 2,766 s/f ground-level space, which Apple had previously leased on a month-to-month basis, will continue to serve as a private lounge for employees working in the nearby Apple Store at 123 Flatbush Ave.

The second commercial tenant, Local Locker, took a 10-year lease for 2,831 s/f for its consumer-focused storage units. It is the New York-based storage company's fourth area location.

Pioneer Building also welcomed Shady Grove Fertility, which signed a 10-year lease for 7,000 s/f on the fourth floor. A leader in reproductive services, the group has clinics in six states, and Washington, D.C. The new space represents its first clinic in the borough.

"The fact that all three tenants signed leases for 10 years and more, speaks volumes about their confidence in our building and the future of Brooklyn," said Tim Quinlan, managing principal of Quinlan Development. "It demonstrates great optimism for moving forward at the building."

Representing the landlord for the retail transactions were George Danut and Ryan Condren of JLL. Representing Apple was Hank O'Donnell of GoodSpace NYC. Local Locker was represented by Alex Hedaya of Newmark Knight Frank.

The Pioneer Building's office leasing team from Cushman & Wakefield included Joe Cirone, Ron Lo Russo, Remy Liebersohn, and Anthony Cugini. The tenant, Shady Grove Fertility, was represented by Nicholas Zuppas of GZ Realty.

Quinlan Development Group purchased the Pioneer Building with Building and Land Technology in late 2015 and implemented a \$35 million capital improvements program to enhance the infrastructure and amenities, while maintaining the historical character of the original architecture. The 10-story, 270,000 s/f former warehouse was converted into a class-A office building with 23,000 s/f of prime retail space.

