



The Moinian Group and Bushburg redeveloping and expanding The Empire State Dairy Co. site

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2840 Atlantic Ave. - Brooklyn, NY

Brooklyn, NY The Moinian Group, a privately held real estate investment company and Brooklyn-based integrated real estate development and management company Bushburg, has commenced vertical construction on the redevelopment and expansion of The Empire State Dairy Company site, located at 2840 Atlantic Ave. The project's architect is Dattner Architects and final completion is projected for January 2024.

"Adaptive reuse projects are of paramount importance to maintaining New York City's history and

character,” said Mitchell Moinian, principal of The Moinian Group. “We’re looking forward to our continued work alongside Bushburg and all project partners involved as we continue restoring this special East New York landmark for the community as well as bring an additional and needed housing offering to those currently and prospectively looking to reside in the neighborhood.”

The project will deliver adaptive reuse elements to the early 1900s landmarked Empire State Dairy complex including a newly restored Landmarked brick façade, new structural elements within the building, and a new roof and bulkhead. The project includes the development of a brand-new, 370,000 s/f, 14-story, 320-unit mixed-income residential tower. The residential structure will deliver a mix of studios, one-, two-, and three-bedroom residences as well as 21,000 s/f of ground-floor commercial space and an on-site charter school. Shared resident amenity spaces at the property to include a rooftop terrace, two second floor terraces, a resident co-working space, fitness center, tenant lounge, children’s playroom and on-site parking. Leasing at the residential component is expected to launch in Q1 of 2024.

2840 Atlantic Avenue benefits from its close proximity to the Long Island Rail Road (LIRR) and to a myriad of nearby subway stations providing access to the surrounding boroughs and NYC-area airports.

Originally completed in 1915 and designed by architects, Theobald Engelhardt and Otto Strack, 2840 Flatbush Ave. is the second joint venture development between The Moinian Group and Bushburg following the development of PLG, a 26-story, 467-unit luxury residential property that was delivered to the Prospect Lefferts Gardens section of Brooklyn in 2020.

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