

EIR Healthcare Pioneers Modular Construction in Brooklyn

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Image Credit: Coughlin Scheel Architects

EIR Healthcare, a leader in industrialized construction, announced today the groundbreaking of a new commercial property in Bushwick, Brooklyn. The project marks a significant milestone as it is the first of its kind in the area to be built entirely through modular construction techniques.

Partnering with Skylight Development, Coughlin Scheel Architects, and Enlighted, EIR Healthcare has developed a groundbreaking approach to building commercial spaces. By utilizing modular construction, the project is expected to be completed 60% faster and at a lower cost than traditional methods.

“When kicking off plans for the 58 Grattan project, we immediately defaulted to traditional construction as the status quo,” said Keith Van Sise, Partner at Skylight Development. “As we dug in further with approved plans, we felt there had to be another option that got us closer to a cost and timeframe we felt comfortable with. EIR Healthcare’s team was invaluable in conducting a modular feasibility study that made off-site manufacturing the best option to significantly reduce the timeframe and costs.”

The 10,000-square-foot building will feature ground floor retail space and three floors of commercial office space. Modules will be constructed off-site in a factory, reducing noise and disruption to the neighborhood during the building process.

Enlighted, a Siemens company, is providing IoT technology to create a smart building environment. The building will incorporate energy-efficient lighting, HVAC systems, and sensors to optimize space utilization and reduce energy consumption.

“Projects like 58 Grattan are an instructive proof-of-concept that modular construction is the future of solving both commercial and residential construction crises in urban infill areas,” said Grant Geiger, CEO of EIR Healthcare. “When done right, it’ll be difficult to ignore the time and cost-savings, as well as the advantage to build a technology-forward ‘smart building’ that best serves both the ownership and the tenants.”

The 58 Grattan project is expected to be completed by early 2025, setting a new standard for commercial construction in New York City.