

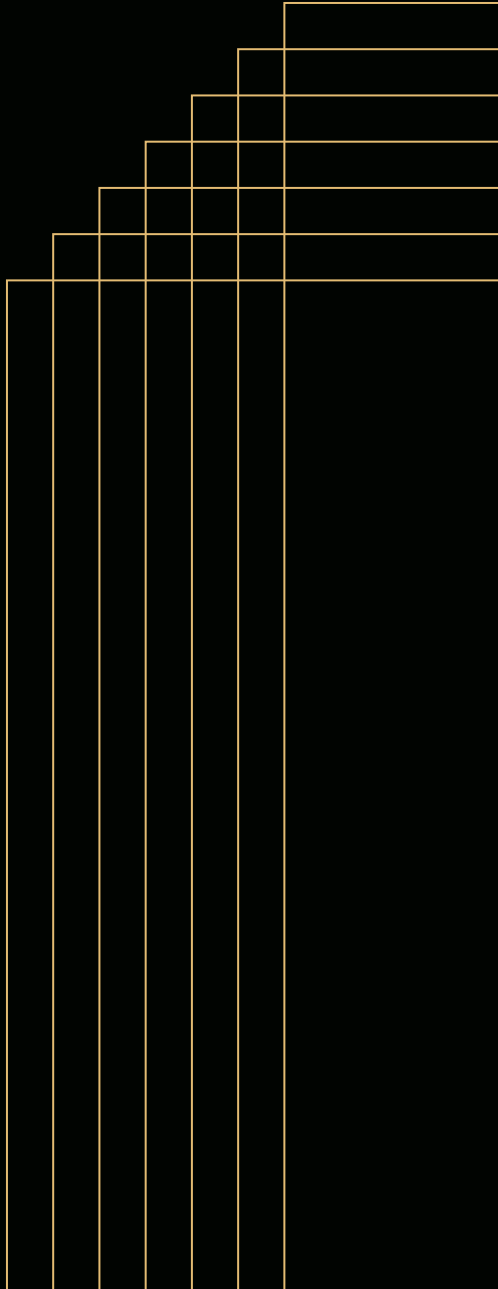


FIFTEEN
PARKVILLE

BUSINESS & BEYOND™



W W E L L C O M E



AN ADDRESS FOR STANDARD-SETTERS



15 Parkville is a landmark destination for businesses and medical enterprises that are ready to defy corporate norms. With upscale design, Class-A amenities, and a prime Brooklyn location, expect an unrivaled experience.

THE BUILDING

BRICKS, MORTAR, AND MOMENTUM.

Spaces to meet you where you're at – and take you to where you want to be.

TYPE → COMMERCIAL MIXED USE

BUILDING SIZE → 95,000 SQ. FEET

YEAR COMPLETED → 2025

GRADE → CLASS A

INDOOR PARKING → 74 SPACES

HEIGHT → 5 STORIES

STEP INTO AN EXPERIENCE

At 15 Parkville luxury is in reach. Think terrazzo marble, warm wood finishes, striking architectural definition, and thoughtful touches at every turn.



THE NEIGHBORHOOD



AT THE
CROSSROADS
OF BORO PARK,
FLATBUSH, AND
CONVENIENCE

15 Parkville sits in a transit-rich, highly accessible neighborhood – close to community, culture, and most importantly – home. Enjoy less time commuting and more time building your business. Here, work-life balance isn't a myth – it's a reality.



STEPS AWAY FROM IT ALL

- 1 OCEAN PKWY
- 2 CHASE BANK
- 3 SHOP RITE
- 4 18TH AVE
- 5 AMAZING SAVINGS
- 6 SPARKLYN CAR WASH
- 7 BANK OF AMERICA
- 8 F TRAIN
- 9 PINNACLE CONDOMINIUMS
- 10 CUCINA MODERN KITCHEN
- 11 WEBSTER BANK
- 12 B11 BUS ROUTE

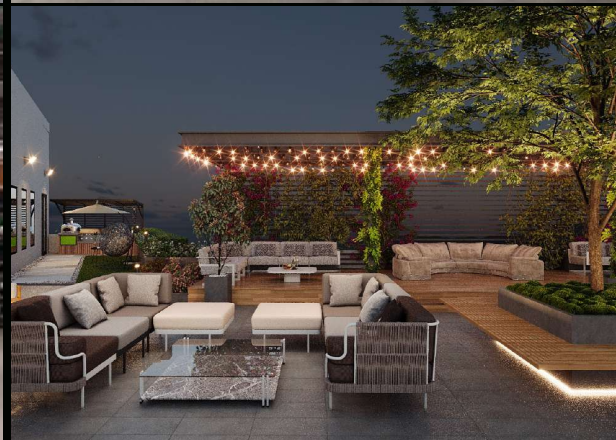
THE ROADMAP



WHEREVER YOU'RE HEADED,
YOU'RE ALREADY CLOSE.

-  1 MIN F TRAIN
-  1 MIN B11 BUS
-  2 MIN OCEAN PARKWAY
-  5 MIN CONEY ISLAND AVE
-  5 MIN 18TH AVENUE
-  10 MIN BQE





AMENITIES

- VALET INDOOR PARKING
- CONCIERGE SERVICES
- SECURE PACKAGE ROOM
- FITNESS CENTER
- ROOFTOP LOUNGE
- MEETING SPACE
- FOOD COURT
- GRAB & GO
- BIKE RACK
- SHUL

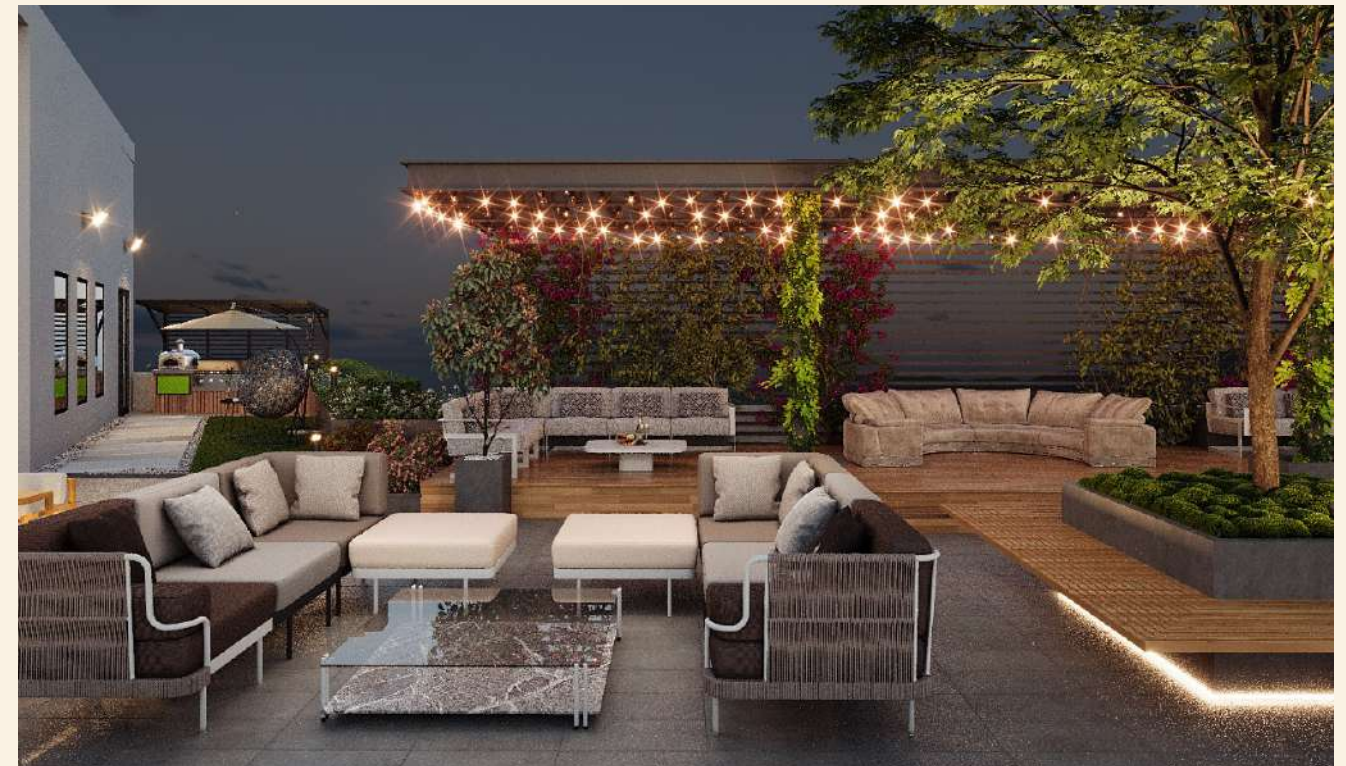
MEET. GREET. PRESENT.

THE VAULT

An edgy yet upscale space for corporate and community gatherings of up to 125 people. Equipped with conference-ready audio-visual systems and event-ready culinary options – and ambiance shifting lighting.

THE Rooftop

A 3,500-square-foot space designed for open-air gatherings. Outfitted with an outdoor grill, twinkling lights, and an outdoor TV, it offers panoramic views alongside in-house catering, elevator access, and private bathrooms.



THE POINT

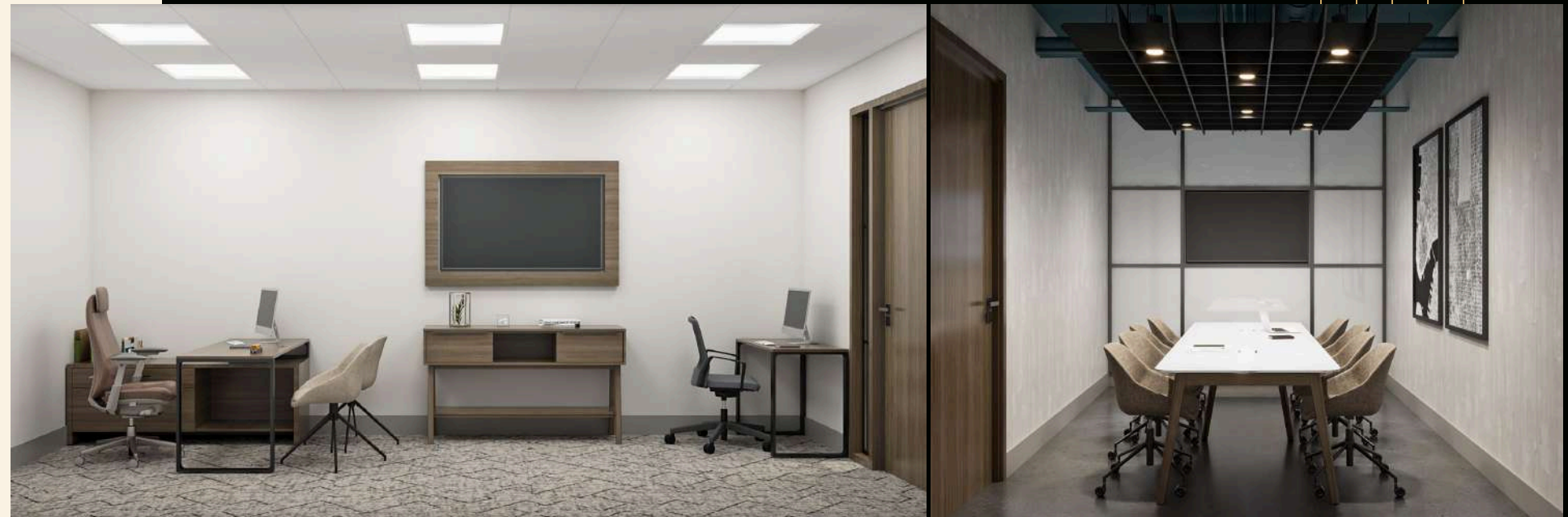
9 - 5 REDEFINED™

Where the best and brightest minds meet. The Point is a boutique work-community. Designed for service providers, entrepreneurs, and creatives with small space needs but big ambitions.

Featuring private offices, fully furnished 1-4 desk suites, a dedicated kitchenette, a lounge area, and full access to 15 Parkville's amenities – it's a launchpad for those ready to take their next big leap.

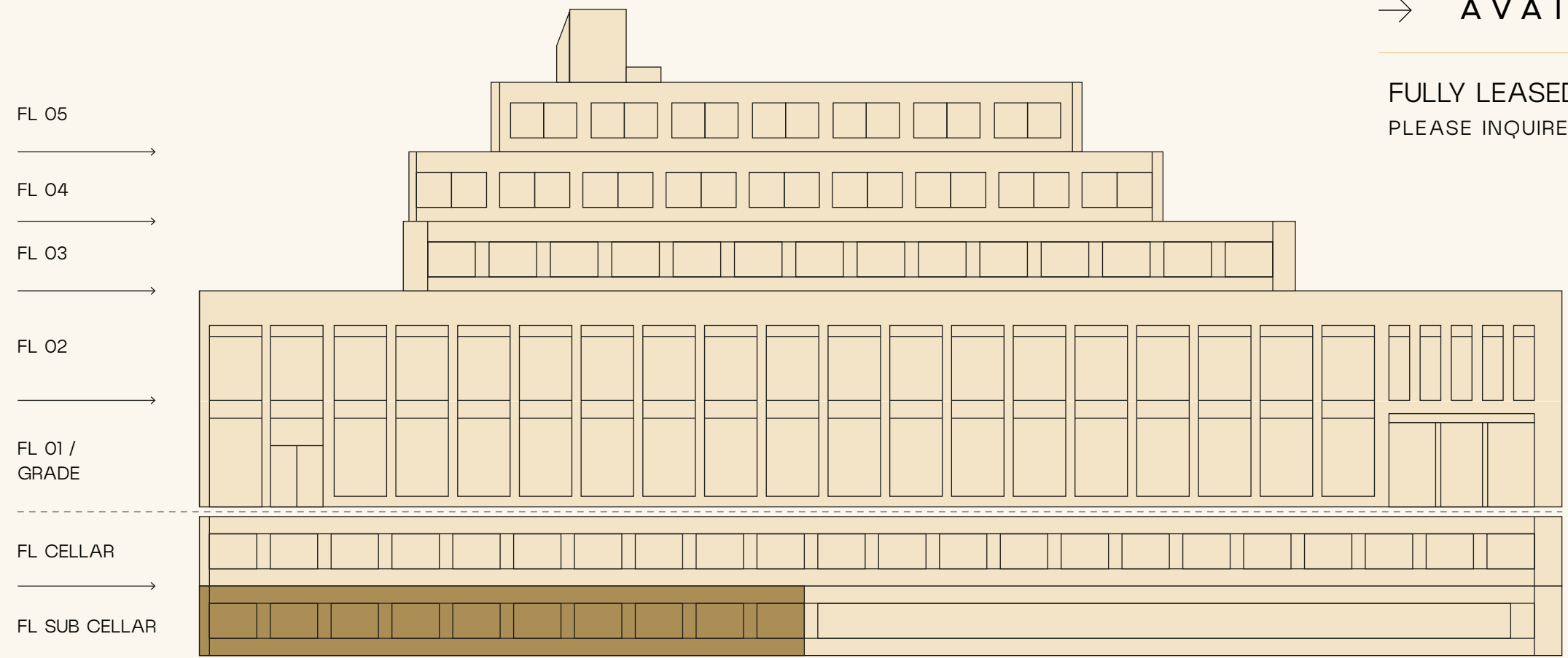
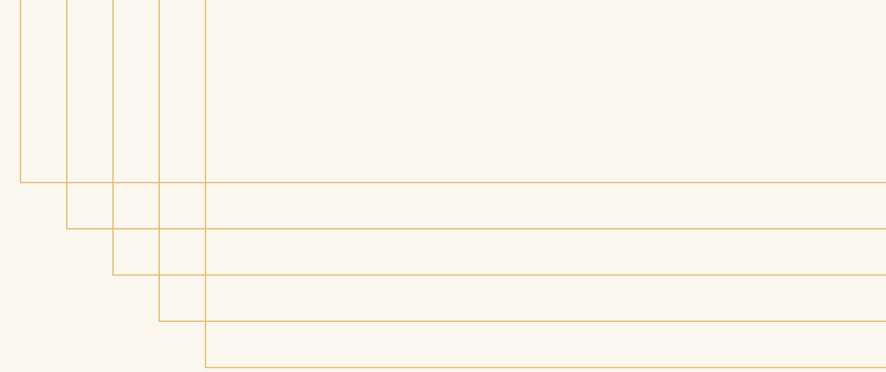


A TALENT COLLECTIVE



FIND YOUR SPACE

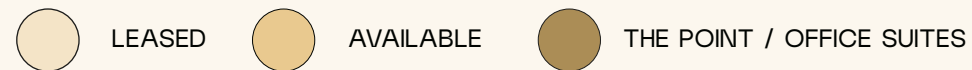
There's a blank canvas large enough for your next bold move. Think up to 20,000 square feet floor plates – soaring ceilings, large windows, wraparound patios and loads of natural light. We take scaling your business seriously.



→ AVAILABILITY

FULLY LEASED

PLEASE INQUIRE FOR UPCOMING AVAILABILITY

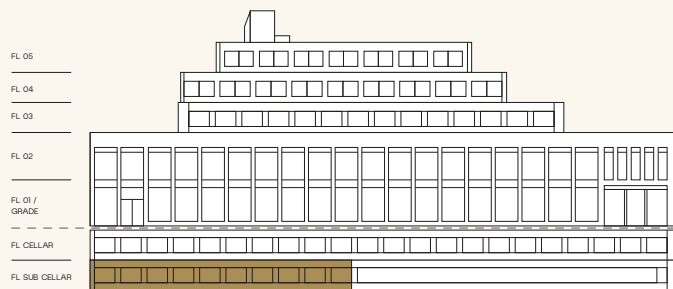


THE POINT

9 - 5 REDEFINED™

- SOLO SUITE
- DUO SUITE
- TRIPPOINT SUITE
- EXECUTIVE SUITE
- CONFERENCE ROOM
- LOUNGE
- KITCHENETTE
- RESTROOMS
- PHONE BOOTH

VIEW AVAILABILITIES



SMALL SPACES.

1-4 desk office suites designed for those that think large.

DOWNLOAD BROCHURE



YOUR NEXT MOVE MATTERS

DEVELOPED & MANAGED BY:



Based in NYC, Guardian is a proven investment, development, and property management firm with more than two decades of experience creating, expanding, and supporting vibrant communities across the nation.

LEASING OPPORTUNITIES:

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