

221 PARKVILLE AVENUE, BROOKLYN, NY 11230

FOR LEASE

# 760 SF PRIME KENSINGTON MEDICAL FACILITY WITH DEDICATED ENTRANCE

Between Ocean Parkway & East 8th Street



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## PROPERTY SUMMARY

### LOCATION

Located in the Kensington neighborhood of Brooklyn.

### HIGHLIGHTS

- Prime Kensington Location Just Off Ocean Parkway
- Excellent Visibility Along Parkville Avenue
- Dense Residential Neighborhood With Strong Built-In Patient and Student Demographics
- Vibrant, Walkable Area With Consistent Foot Traffic
- Steps From Public Transportation

### SPACE DETAILS

- Medical Office / Community Facility
- Inline Ground Floor
- Awning Signage Opportunity
- Dedicated Entrance With ADA Ramp
- Clean Turn-Key Medical Office
- Reception Area With Waiting Room
- 4 Exam Rooms
- Executive and Billing Office
- 2 Means of Egress
- Dedicated Parking Space for Tenant

Ideal for Medical, Physical Therapy, Daycare, or Community Facility Use; Suitable for Select Service-Oriented and Professional Office Users

### TRANSPORTATION

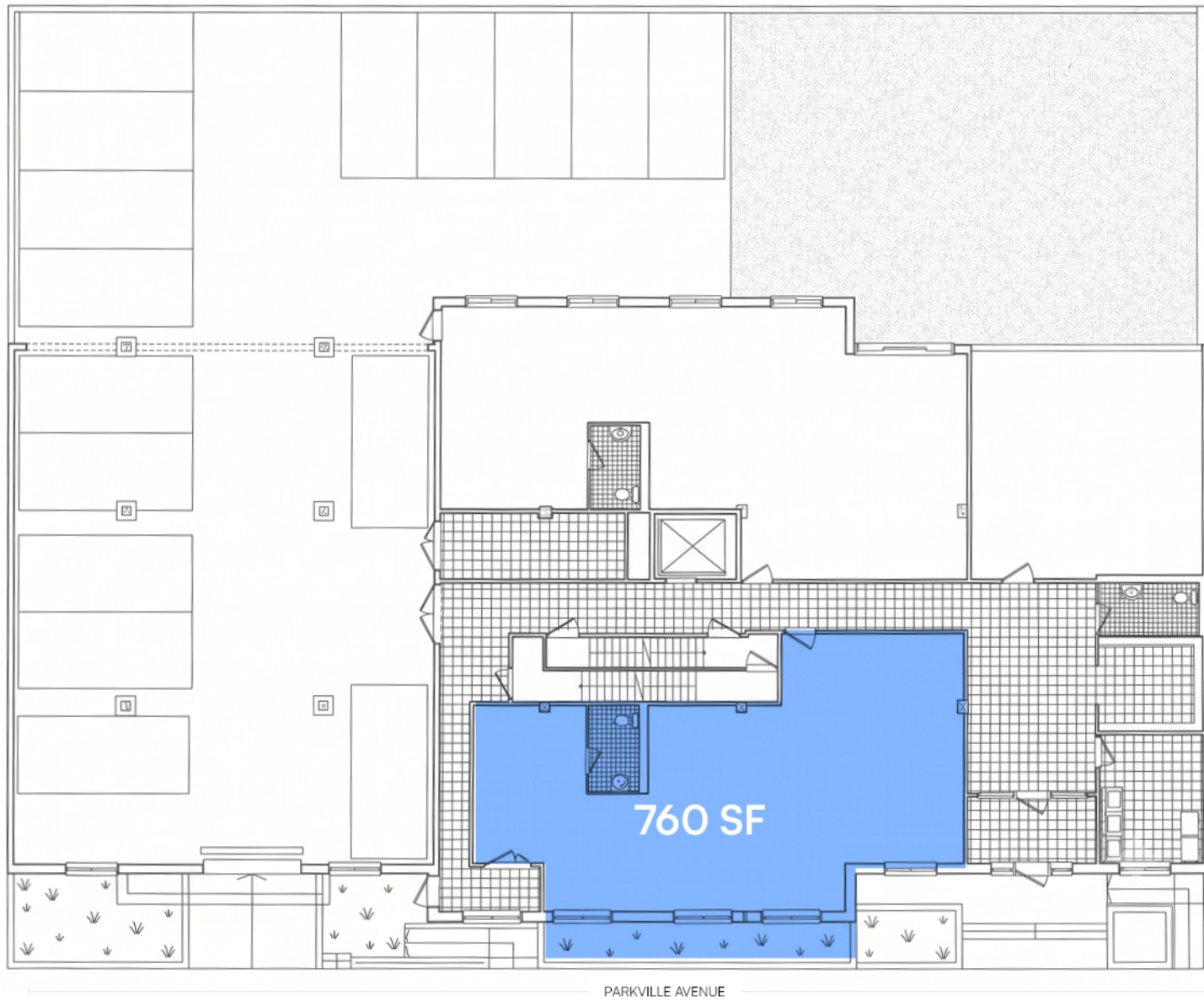
- F** Train at 18th Avenue
- Q** **B** Trains at Newkirk Avenue
- B8** **B68** **B11** Bus Lines

### NEIGHBORS

Papa John's Pizza, Cinnabon, Carvel, Gyro Hut, Dollar Station, Signature Senior Living, Farrah Gold & Diamond, Gongcha, Pakiza, Lahori Chilli, Gyro King Express, Karachi (Juice), Brother's Grocery & Halal Meat, Bora Bora Smoothie Cafe - Foster Ave, Sam's Hot Chicken, and more!



# FLOOR PLANS

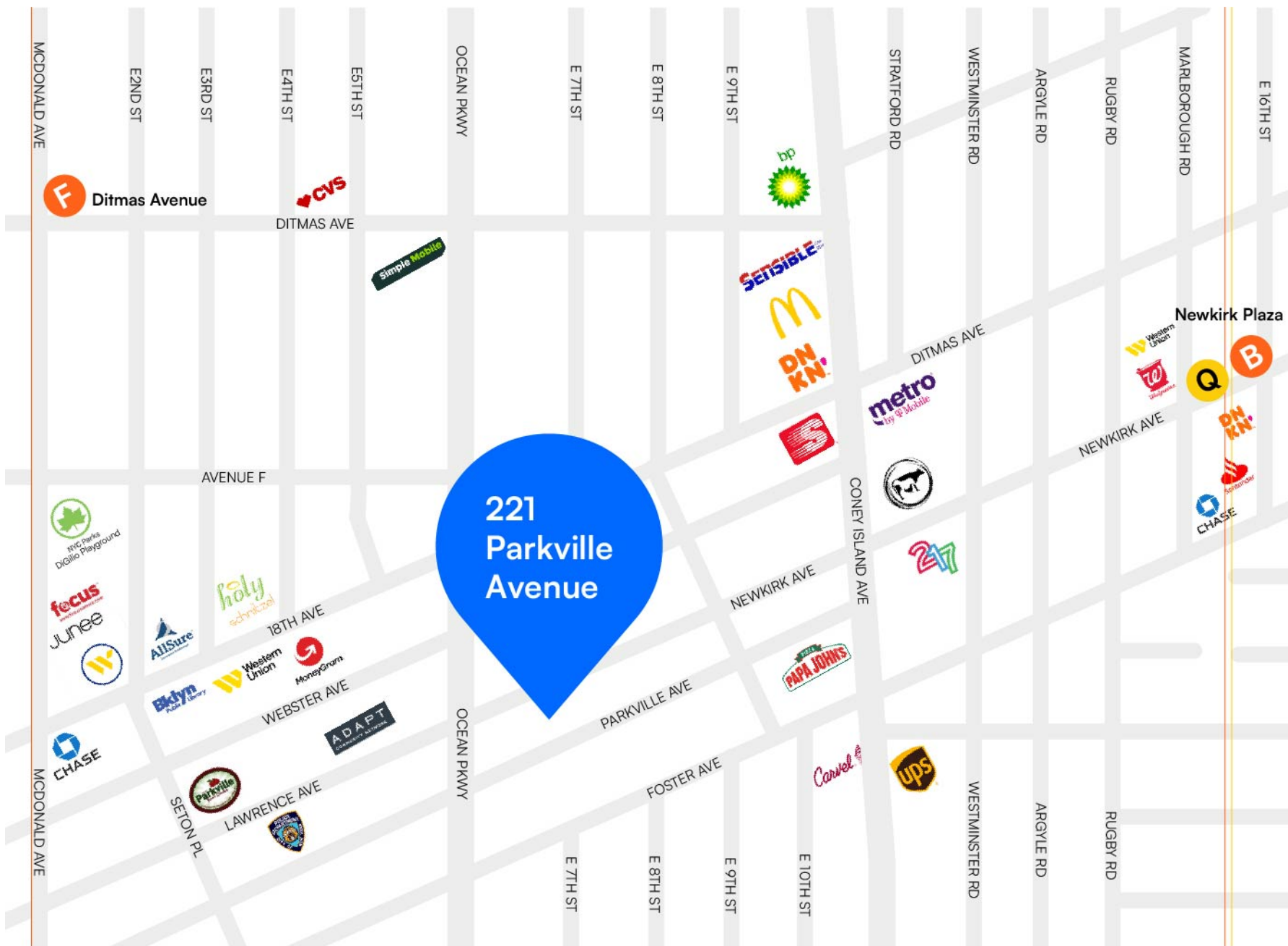


All square footages are approximate

# PROPERTY PHOTOS



# RETAIL MAP



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**TSC.**