

NEST SEEKERS



DEVELOPMENT
MARKETING

567 OCEAN AVENUE, BROOKLYN NY 11226

Equal Housing Opportunity. All dimensions and square footages are approximate and subject to construction variances and may vary from floor to floor. Square footages may exceed the usable floor area. This advertisement is not an offering. Sponsor reserves the right to make changes in accordance with the offering plan. The complete offering terms are in an offering plan available from the Sponsor. File No. CP-190105. Sponsor: North Ocean Management LLC, c/o North Ocean Development LLC, 4918 3rd Avenue, Brooklyn, NY 11220 New York 11220.

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OCEAN
FIVE SIXTY SIX
PROSPECT PARK SOUTH



THE BUILDING | 567 Ocean Avenue offers residents a best-of-both-worlds location at incredible value. The building has 108 pristine studio to 3-bedroom homes as well as a collection of thoughtful lifestyle amenities elevating the level of luxury in Prospect Park South and for the borough.

OCEAN

FIVE SIXTY SEVEN

PROSPECT PARK SOUTH

Welcome to 567 Ocean Avenue, the most luxurious new development project to come to Prospect Park South. Steps from Prospect Park and less than a 20-minute subway ride into Manhattan, 567 Ocean Avenue offers residents a best-of-both-worlds location at incredible value. The building has 108 pristine studio to 3-bedroom homes as well as a collection of thoughtful lifestyle amenities elevating the level of luxury in Prospect Park South and for the borough.

Each apartment possesses an array of high-end finishes and was designed to maximize space and natural light. Highlights include open-concept layouts, beautiful 8-inch wide plank white oak floors, floor-to-ceiling triple-pane windows, Smart-Lock doors, built-in USB outlets, LED lighting throughout, multi-zone energy-saving heating and cooling, heated bathroom floors, washer/dryer hook-ups, and stunning kitchens equipped with sleek marble countertops and backsplashes, custom cabinets with motion-sensored under cabinet LED lighting, customized branded faucet fixtures, and high-end stainless appliances from Bosch and Summit. Many apartments also come with private outdoor space.

567 Ocean Avenue is surrounded by restaurants, bars, cafes, and shops. It is close to the Parade Grounds and Prospect Park Lake, and is just a few blocks from the B/Q/2/5 subway lines. Amenities include a state-of-the-art fitness center, on-site parking, private storage, a bicycle room, a 24-hour Carson virtual doorman system, a pet spa, resident's lounge, a children's playroom, resident's library, and a pair of furnished outdoor spaces that include a serene courtyard as well as a spacious rooftop deck with incredible neighborhood, park, and city skyline views.

ELEVATED
LUXURY





ELEVATED
LIVING





ANDO
MARGO FURUTAMA
LAUHAUS

ELEVATED
HOME



LIVING SPACES | Open-concept living areas designed to maximize space and natural light. Beautiful 8-inch wide plank white oak floors and triple pane floor-to-ceiling windows come standard, and private outdoor terraces are luxurious additions.







STUNNING AND SLEEK

KITCHENS

Stunning kitchens are equipped with sleek marble countertops and backsplashes, custom cabinets with motion-sensored under cabinet LED lighting, customized branded faucet fixtures, and high-end stainless appliances from Bosch and Summit.



BEDROOMS | The simple, yet luxurious bedrooms at 567 Ocean Avenue offer an abundance of closet space, and are flooded with natural light through oversized custom windows.



CHIC FIXTURES



MASTER BATHROOMS

Thoughtfully placed second full marble bathrooms feature heated floors, a custom floating oak vanity, chic floor and wall tiles, a Toto toilet, and a deep soaking tub.





CLEAN DESIGN



SECONDARY BATHROOMS

Thoughtfully placed second full bathroom with heated floors, a custom floating oak vanity, chic floor and wall tiles, a Toto toilet, and a deep soaking tub.

AMENITIES

Amenities at 567 Ocean include a state-of-the-art fitness center, indoor parking, private storage, a bicycle room, a 24-hour Carson virtual doorman system, a pet spa, a party room, a children's playroom, a lounge, and a pair of furnished outdoor spaces that include a serene courtyard as well as a spacious rooftop deck with incredible neighborhood views.

BUILDINGS

108 Luxury Residences
Studios to Three Bedrooms
Private Outdoor Terraces
Elevator
Fitness Center
Landscaped Zen Garden
Common Roof Terrace with
Outdoor Furniture
Resident's Lounge
Resident's Study
Children's Playroom
Private Rooftops
Private Parking Garage
Storage Units
Bicycle Storage
Pet Spa

RESIDENCES

Open Concept Layouts
8" Wide Plank White Oak
Hardwood Flooring
Floor-to-Ceiling Triple-Pane
Tilt & Turn Windows
Individual Controlled Energy
Saver Heating & Cooling
Washer & Dryer Hook-Up
Solid-Core Doors
Smart-Lock Door Hardware
USB Outlets

KITCHENS

Natural Marble Stone
Countertops & Backsplash
Bosch Appliance Package in Town-
house, One, Two, & Three Bedroom
Residences
European Custom-made
Soft-close Cabinets
Custom faucet fixtures

MASTER BATHROOMS

Custom Oak Vanity
Corian Countertop
Heated Marble Floors
Grohe Polished Chrome Fixtures
Toto Toilet Fixtures
Glass-encased Walk-in Shower

SECONDARY BATHROOMS

Custom Oak Vanity
Corian Countertop
Heated Floors
Grohe Polished Chrome Fixtures
Toto Toilet Fixtures



Stylish furniture and an open layout give the lounge a casual, communal vibe. With varied space for gaming, eating and relaxing, this is the perfect place to host indoor events, meet other residents and hangout. The ideal spaces for any occasion from birthday parties to lazy weekend afternoons.



RESIDENT'S LOUNGE



FITNESS CENTER



State-of-the-art weight-training and cardio equipment from top brands ensure that residents can get in a full workout from the convenience of their own home at a time when in-home fitness is invaluable. Flooded with natural light and further enhanced by an attached outdoor deck that can be used for yoga or stretching, this fitness center is ideal.

ZEN GARDEN

This is an inner retreat providing residents a Zen respite to return to as an escape from the bustling city outside this garden oasis. Interspersed with lush patches of grass, wooden pathways, and paved dining areas, the interior Zen garden is where residents go to enjoy a breath of fresh air or a small bite to eat in a private park-like setting. This incredible, unique space is landscaped and maintained by the building.









ROOFTOP DECK

Boasting incredible views of the borough, the rooftop deck is the ultimate space to relax, come together, and disconnect. Dining and lounge furniture make it easy to host gatherings of any size. Open skies and views span from south Brooklyn all the way to Manhattan's skyline. There is nowhere more enticing to spend a spring or summer evening overlooking Prospect Park.

CHILDREN'S PLAYROOM

The children's playroom is designed for children but was made for parents. Kid-friendly furniture and murals come standard, creating a light and airy feel for children to explore and create together or on their own. The adjacent lounge ensures that parents can seamlessly host guests and chaperone playdates all at once.

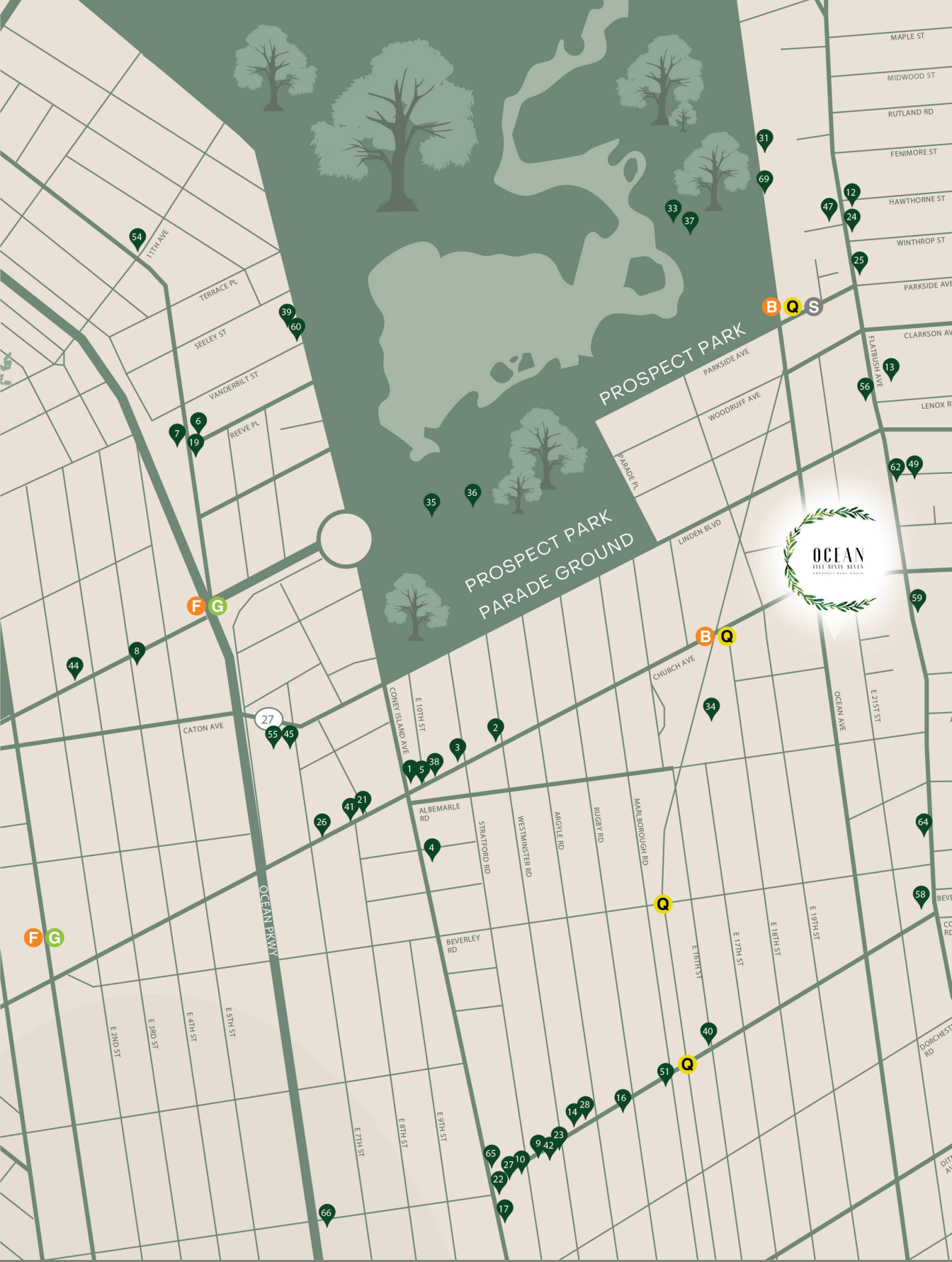


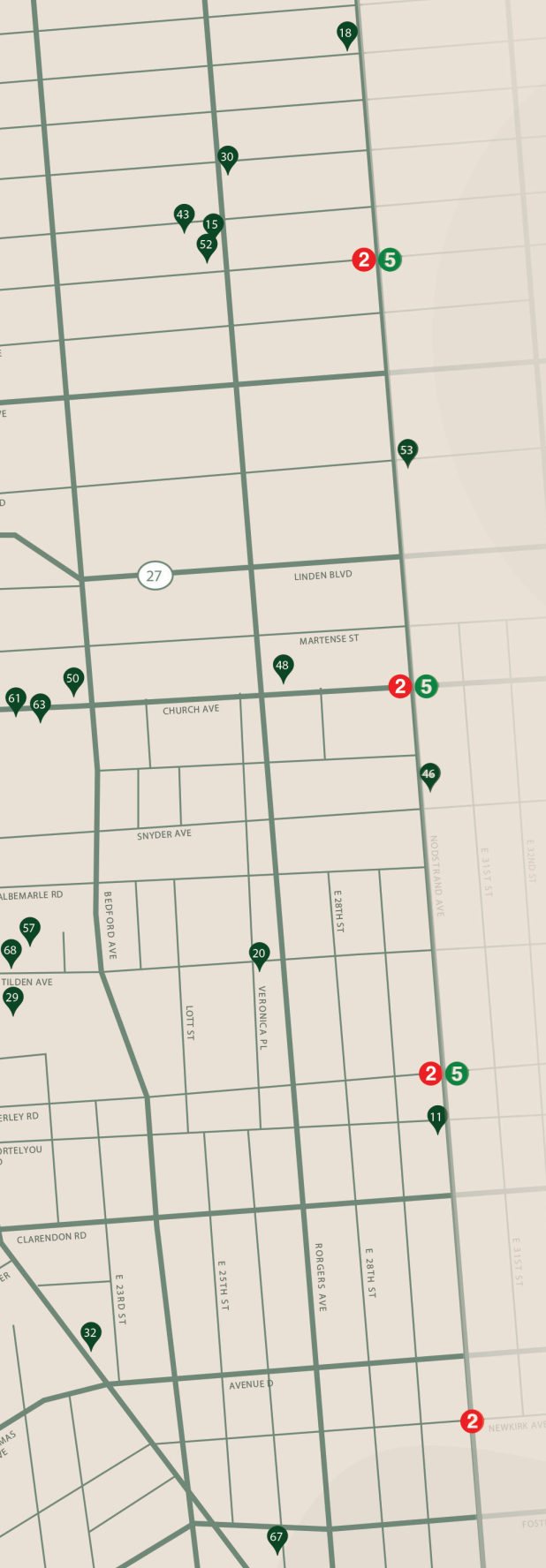




AMONG THE PICTURESQUE STREETS OF PROSPECT PARK SOUTH, 567 OCEAN EMERGES AS AN ELEVATED ADDITION TO THE CREATIVE CULTURE OF THE NEIGHBORHOOD.

Nestled at the southern border of Prospect Park, Prospect Park South is an often-overlooked residential enclave where historic and unparalleled Brooklyn charm can still be achieved at incredible value. The neighborhood is lined with one-of-a-kind standalone Victorian houses, expansive front lawns, quiet picturesque residential streets, and dozens of premier restaurants, cafes, bars, and shops line Cortelyou Road, and Coney Island and Flatbush Avenues. King's Theatre is the borough's iconic concert venue around the corner, offering music and entertainment options captivating for even the most creative. And the crowned jewel of Brooklyn, Prospect Park, offers endless options for residents that crave the outdoors and a reprieve from the bustling city streets. In the park, the Parade Grounds, the winding bike and running pathways, or the endless baseball, soccer, volleyball, tennis and basketball courts, and the New York Pétanque of Prospect Park are convenient year-round settings for any outdoor activity. Complete with express subway lines offering short, 20-minute rides into Manhattan, Prospect Park South is a truly best-of-both-worlds location.





RESTAURANTS

1. Wheated
2. Anarkali
3. Hunger Pang
4. Werkstatt
5. Suzy's Roti Parlour
6. Le Paddock
7. Della
8. Hamilton's
9. The Farm on Adderley
10. Lea
11. The Loft BKNY
12. Bonafini
13. Zen Vegetarian House
14. Mimi's Hummus
15. StreetSweeper
16. Purple Yam
17. Buffalo's Famous
18. Camillo

CULTURE

29. Kings Theatre
30. Dorsey's Gallery
31. Jenkins Johnson Gallery
32. Sip Unwine
33. LeFrak Center
34. Knickerbocker Field Club
35. Tennis Center
36. Parade Ground

CAFES

37. Bluestone
38. Lark
39. Elk Cafe
40. Cafe Madeline
41. Der Pioneer
42. Qathra Cafe
43. Zeppp Tea
44. Steeplechase Coffee
45. Parade Cafe
46. NewsFeed Cafe
47. Parkside Creamery
48. La Baguette Shop

NIGHTLIFE

19. The Adirondack
20. Frankie's Cocktails
21. Hinterlands Bar
22. Highbury Pub
23. Sycamore Bar
24. The Westbury Inn
25. Parkside
26. La Loba Cantina
27. Bar Chord
28. The Castello Plan

EVERYDAY

49. Brooklyn Public Library
50. United States Postal Service
51. Kings County Wines
52. Vyne Yard Wine Shop
53. Wholesome 360
54. Windsor Farms Market
55. One Stop Market
56. Key Food Supermarkets
57. Stop & Shop
58. CVS
59. Rite Aid
60. Animal Fare

WELLNESS

61. Planet Fitness
62. Blink Fitness
63. Retro Fitness
64. Crunch Fitness
65. Pilates on Cortelyou
66. Winners Club Self Defense
67. YMCA
68. 24 Hour Fitness
69. Bootcamp Republic

NEARBY ATTRACTIONS

DEVELOPER | NEW EMPIRE CORP.

New Empire Corp., is a vertically integrated real estate development company that is intricately involved in the entire ecosystem of a real estate development project, including the building supply chain, architectural design and self performing as a general contractor. NEC has achieved many success stories in this TIER 1 NYC market, with over 20 celebrated projects completed. Their current portfolio includes several high-end projects in Manhattan and Long Island City, and several other assets located close to Park Slope and Greenwood.

ARCHITECT | S M TAM ARCHITECT

S M Tam Architect specializes in projects across commercial, residential, mixed-use, and community facilities. With a strong knowledge in architecture in New York City, they help clients navigate each step of the building process, from conceptual design to zoning and project approval, to construction and build-out.

EXCLUSIVE SALES AND MARKETING | NEST SEEKERS DEVELOPMENT MARKETING

With decades of expertise in new development marketing and sales, greater than \$30B in sales, and with more than \$3B in active new development sales, Nest Seekers Development Marketing is the premier pre-construction marketing and new construction sales firm. Their current portfolio spans Manhattan, Brooklyn, Long Island City, Jersey City, the Gold Coast, Hamptons, Los Angeles, Miami, London and beyond.

