

# PREMIER UPPER EAST SIDE MEDICAL SPACE

1061 THIRD AVENUE

The Leyton  
Medical @ 1061 THIRD AVENUE

1059

**WEXLER** HEALTHCARE & COMMERCIAL  
PROPERTIES  
TEAM AT THE CORCORAN GROUP

Floor Plans Contained Within Are For Illustrative Purposes Only. Actual Size and Dimensions May Vary.

# The Leyton

## Medical @ 1061 THIRD AVENUE

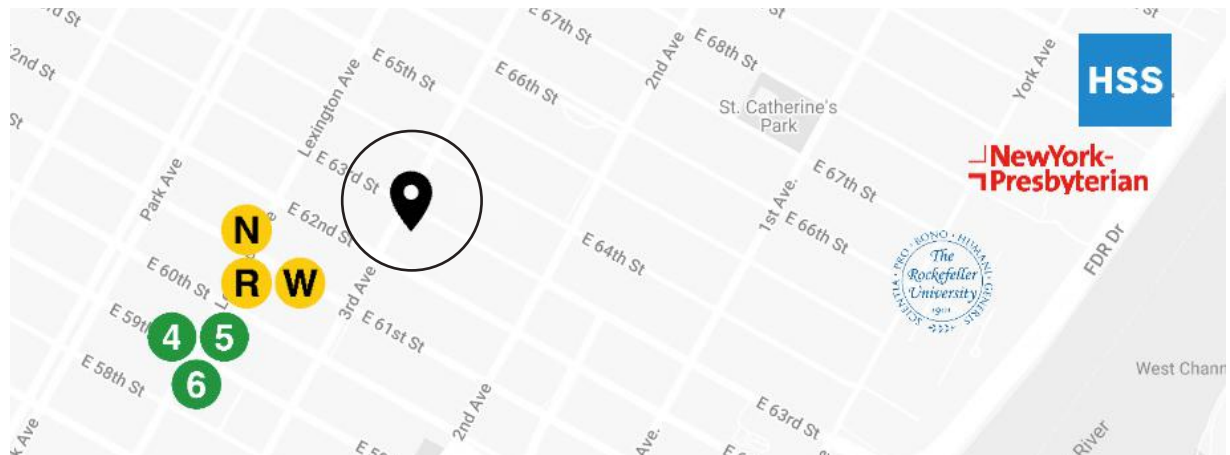
Available for lease, The Leyton Medical at 1061 Third Avenue is a new construction, mixed-use luxury building located between 62nd and 63rd Street. The Leyton is proximate to Manhattan's major hospitals and mass transit.

### Additional Features

- Building-within-a-building opportunity for a single tenant
- Floors can be leased individually or divided
- Landlord to deliver full and partial floor prebuilts
- Floor-to-ceiling windows facing Third Avenue

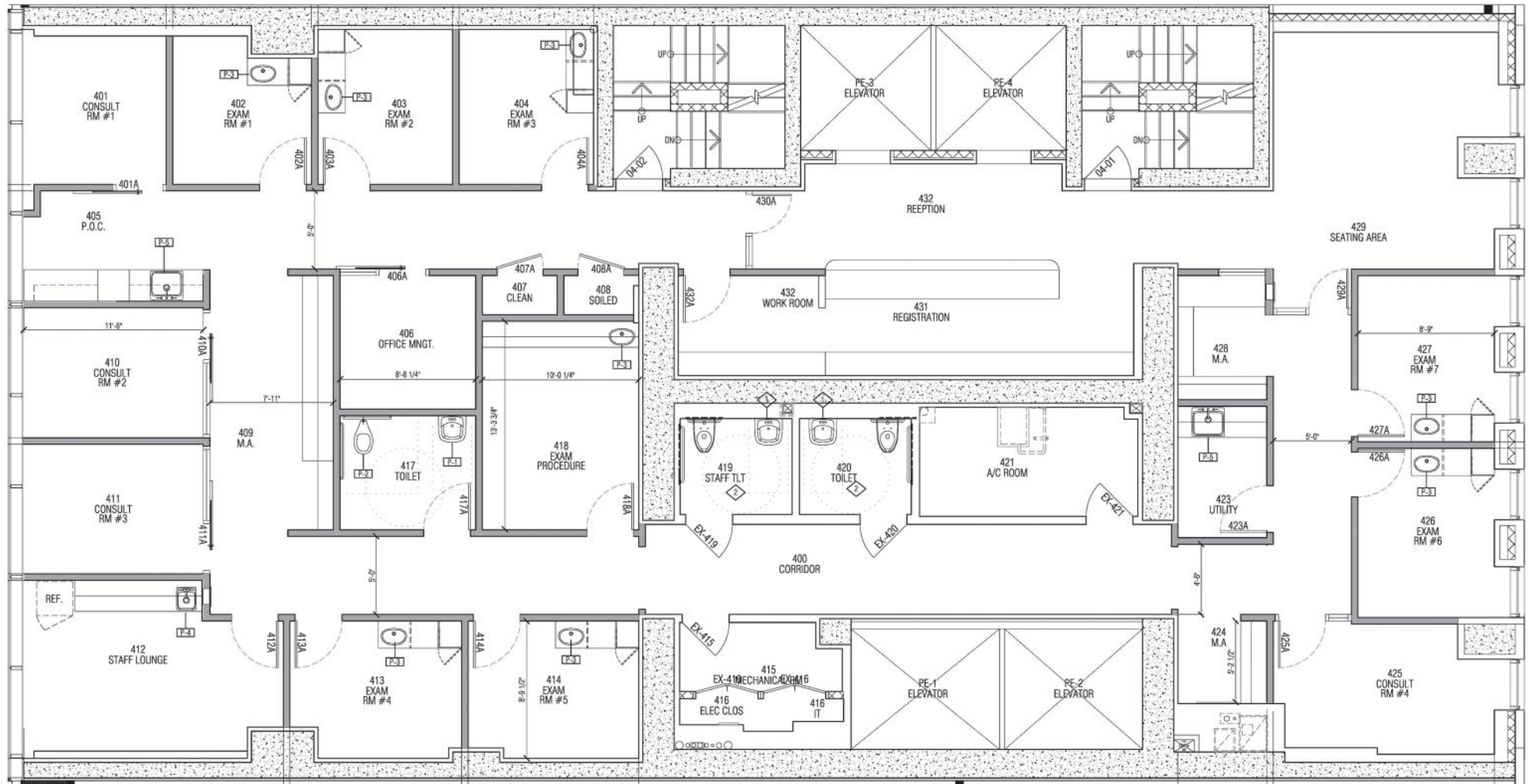
<b>Year Built</b>	2022
<b>Entrance</b>	Dedicated Medical Lobby
<b>Elevators</b>	Two (2) dedicated elevators
<b>Restrooms</b>	Two (2) per floor in current configuration
<b>HVAC</b>	Tenant-controlled VRF system 2 evaporators per floor Condensers on 5th floor 14-ton cooling, 1000 CFM
<b>Electric</b>	~20W/USF
<b>Ceiling Height</b>	16' 8" Slab-to-Slab
<b>Floor Loads</b>	2nd FL: 45/SF SDL, 50/SF LL 3/4th FL: 25/SF SDL, 50/SF LL

	LOBBY	FLOOR 2	FLOOR 3	FLOOR 4
<b>RSF +/-</b>	976	5,555	5,555	5,555
<b>CONDITION</b>	BUILT	RAW	RAW	RAW
<b>PRICE PSF</b>	INQUIRE	INQUIRE	INQUIRE	INQUIRE





## FULL FLOOR MEDICAL TEST FIT Floors Two and Three

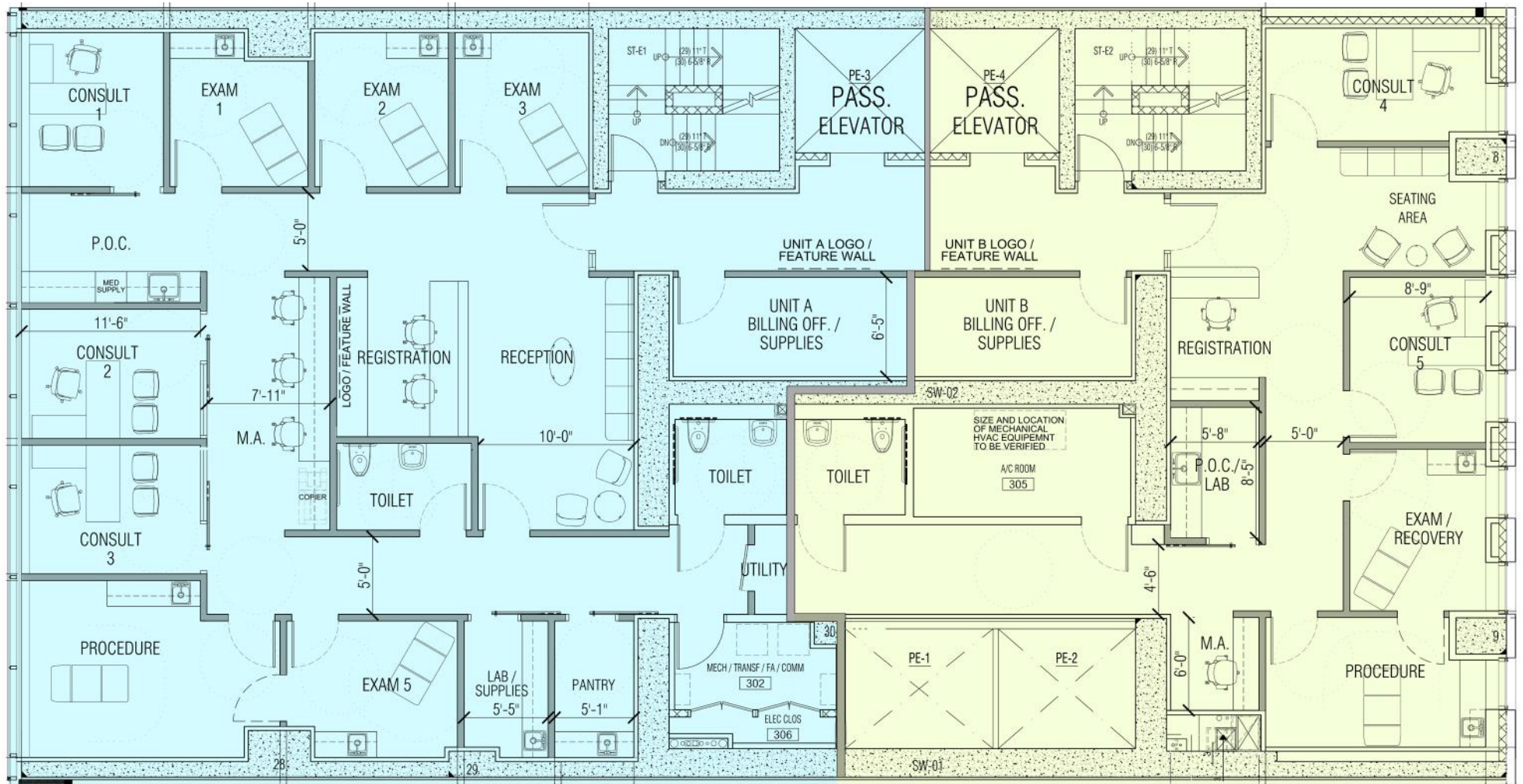


### LAYOUT 5,555 RSF

Waiting Area  
Reception  
Seven Exam Rooms  
Procedure Room  
Nurses Station

Four Office/Consults  
Three Admin Offices  
Three Restrooms  
Staff Lounge/Kitchen  
Clean/Soiled Closets

## DIVIDED FLOOR Two Tenants, Floor Four



### SUITE A LAYOUT 3,457 RSF

Waiting Area  
Reception  
Four Exam Rooms  
Procedure Room  
Nurses Station

Two Office/Consults  
Lab  
Two Restrooms  
Staff Pantry

### SUITE B LAYOUT 2,098 RSF

Waiting Area  
Reception  
Exam Room  
Procedure Room

Two Office/Consults  
Lab  
Admin Office  
Restroom

## TYPICAL FLOOR PLATE Floors Two, Three, Four



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