

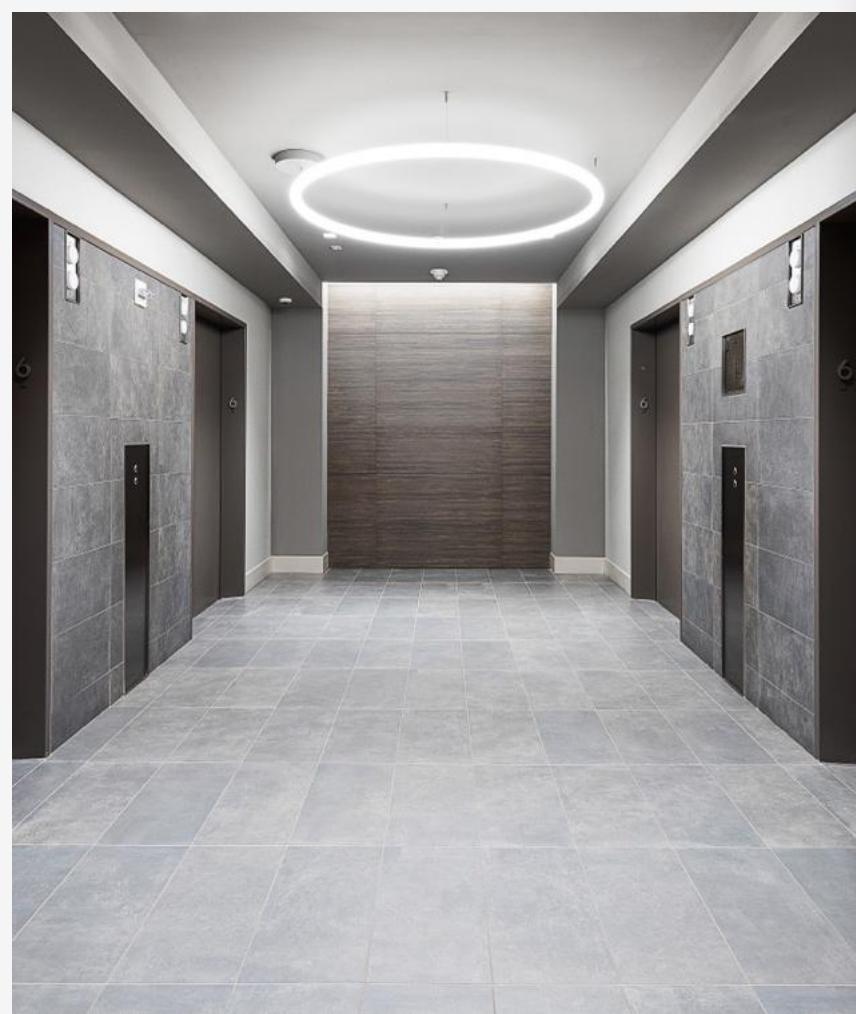
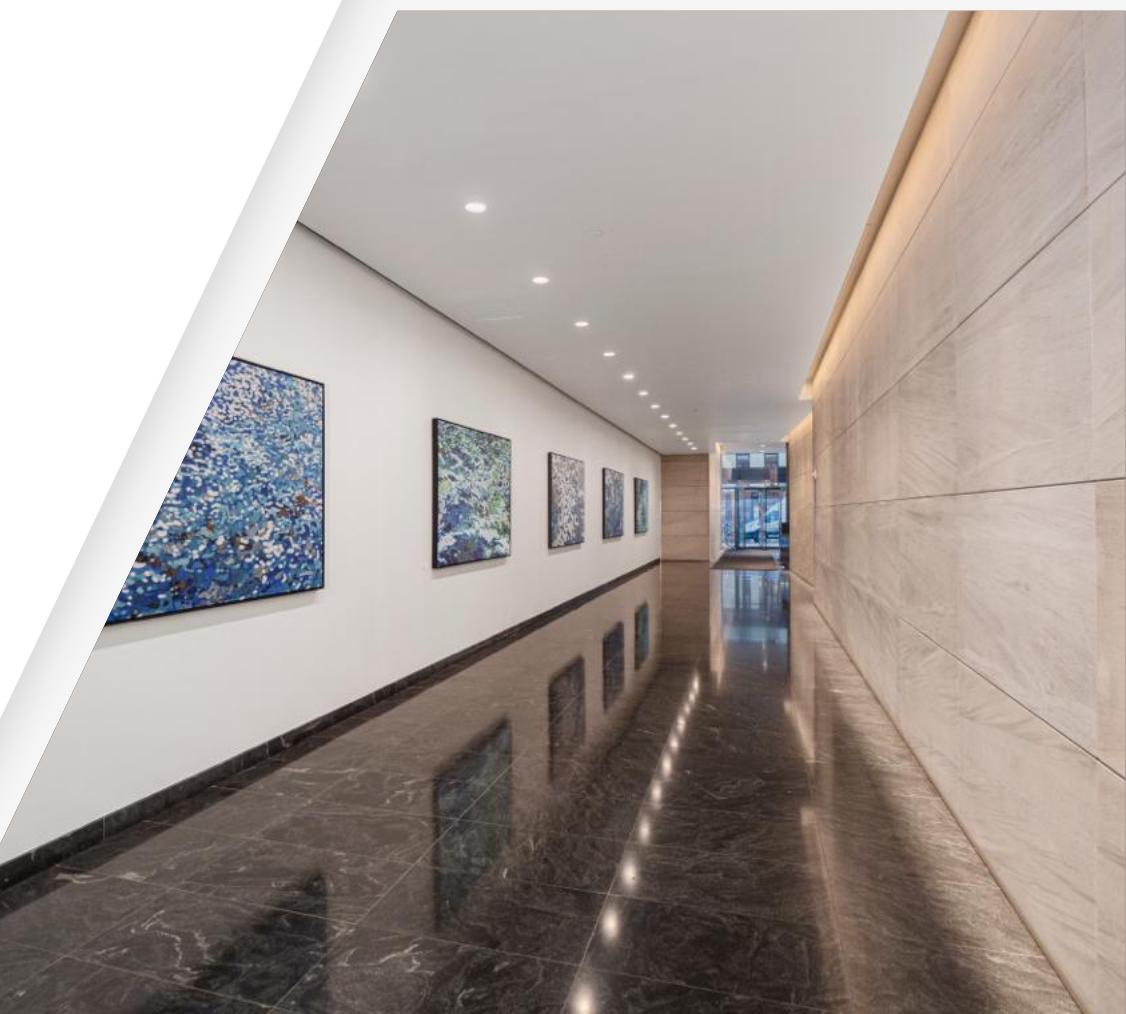
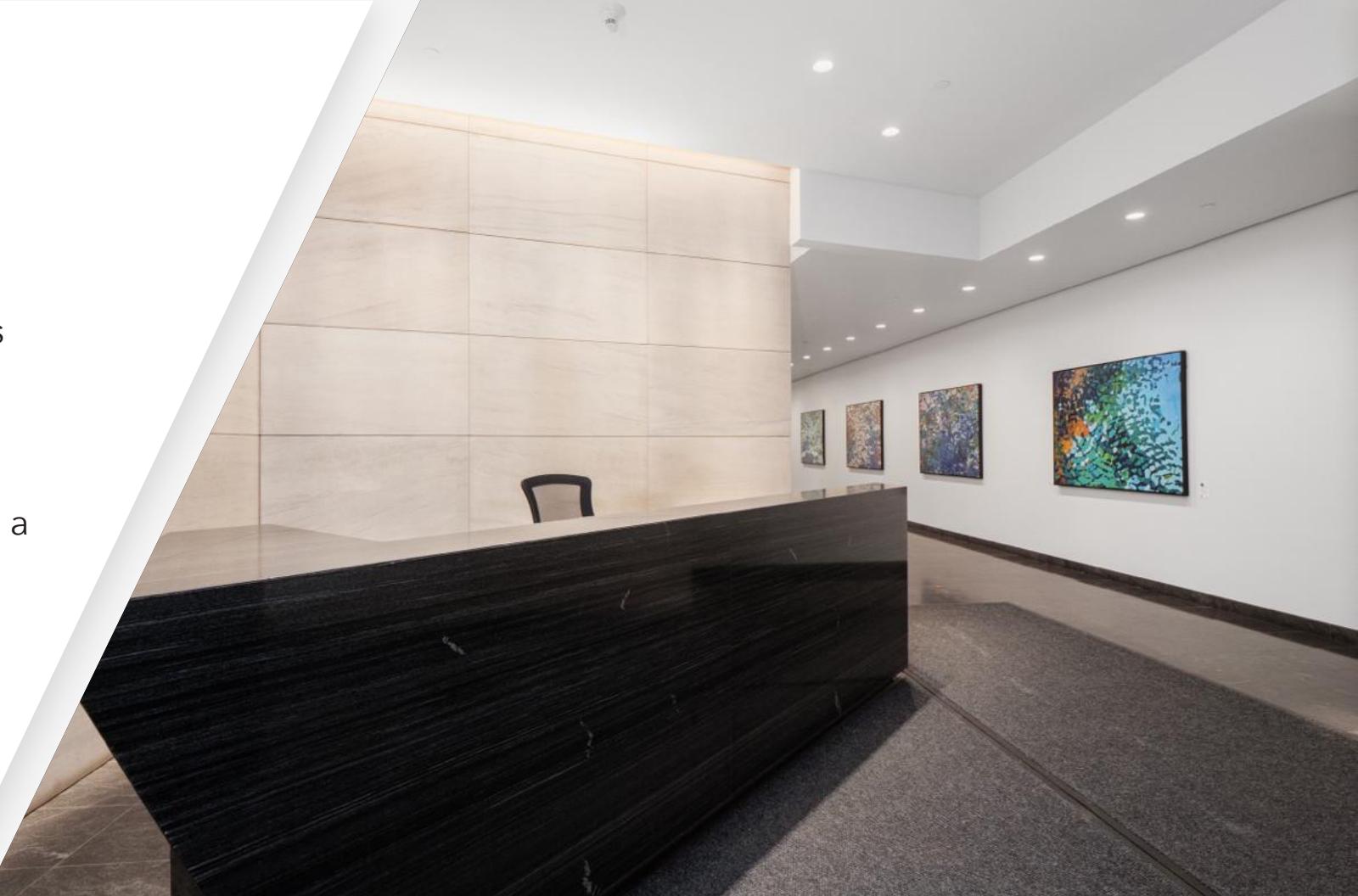


# PARK·SIXTY

110 EAST 60TH STREET

# PARK SIXTY: NYC'S PREMIER MEDICAL OFFICE BUILDING

- Ideal Plaza District location at 60th Street, between Park and Lexington Avenues
- Fully equipped to accommodate Article 28 users
- Top-of-the-line prebuilt suites available, thoughtfully designed to accommodate a variety of medical uses
- Just 400 feet from the 59th Street-Lexington Avenue subway station and within minutes of 10+ subway lines, offering convenient access to all of NYC
- The only dedicated multi-tenant Class-A medical office building in the neighborhood
- Recently completed \$20+ million renovation
  - Installation of state-of-the-art infrastructure
  - Redesigned lobby
  - Upgrades to all common areas



## "BUILDING-WITHIN-A-BUILDING" OPPORTUNITY

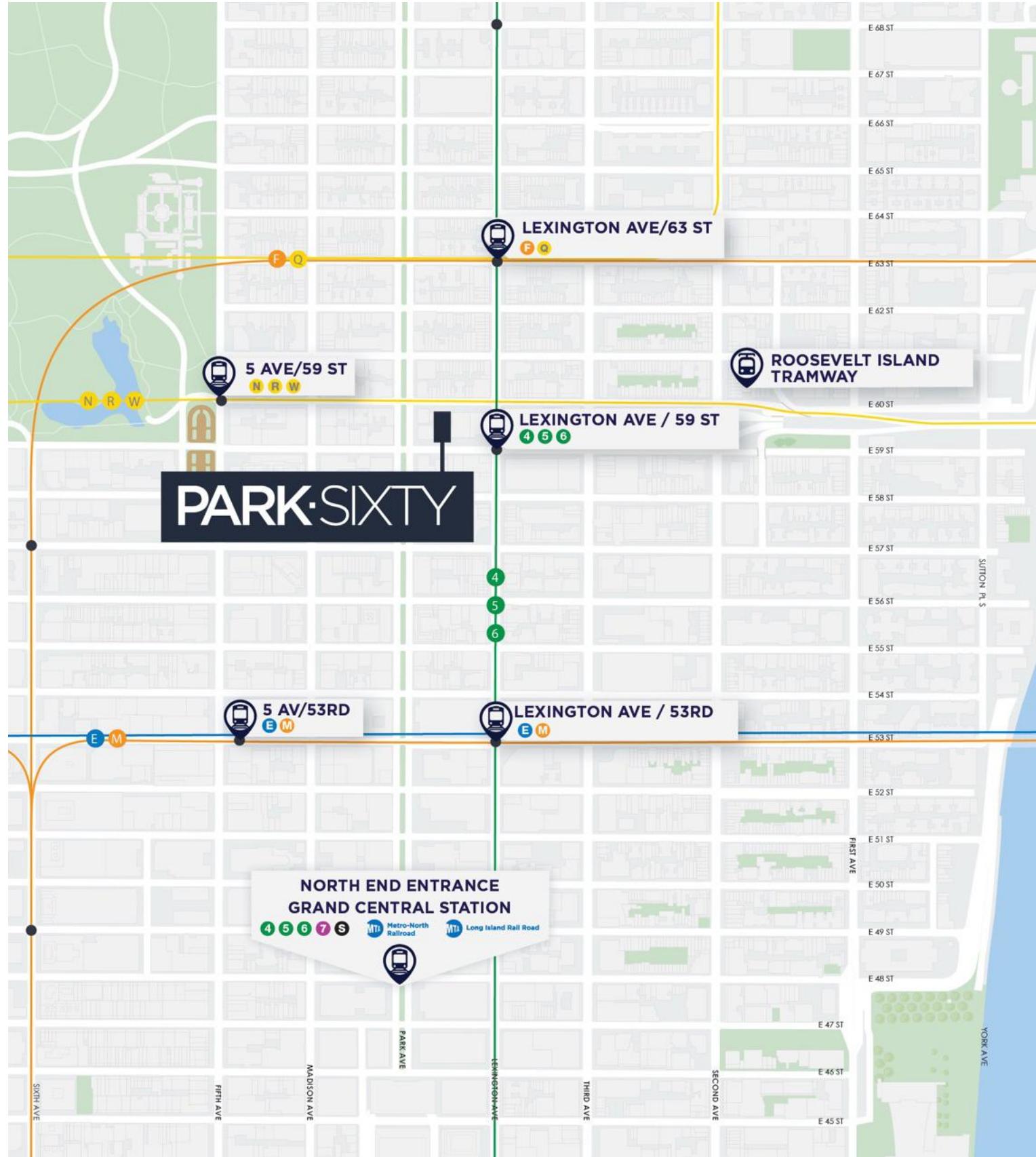
- This unique offering features a private entrance on 59th Street and provides up to 29k RSF of customizable space

# SURROUNDED BY KEY DEMAND DRIVERS

Park Sixty is surrounded by a series of established and emerging demand drivers that are largely non-cyclical, including the East Side hospital corridor, colleges and universities, and the Midtown office district. The property is ideally positioned to experience strong demand from various sources.



# THE MOST CONVENIENT "ONE-STOP-SHOP" MEDICAL BUILDING IN THE PLAZA DISTRICT



# CURRENT AVAILABILITY: 84,274 RSF

15 <sup>TH</sup> FLOOR	VACANT SUITE 1500 // 7,241 SF			
14 <sup>TH</sup> FLOOR	VACANT SUITE 1400 // 12,008 SF			
13 <sup>TH</sup> FLOOR	VACANT SUITE 1300 // 12,257 SF			
12 <sup>TH</sup> FLOOR	VACANT SUITE 1200 // 12,321 SF			
11 <sup>TH</sup> FLOOR	DERMATOLOGY SUITE 1108	MED SPA SUITE 1104	INTERNAL MEDICINE SUITE 1102	OPHTHALMOLOGY SUITE 1100
10 <sup>TH</sup> FLOOR	PLASTIC & COSMETIC SURGERY SUITE 1008	VACANT - PREBUILT MEDICAL SUITE 1004 // 2,515 SF	DERMATOLOGY SUITE 1002	CARDIOLOGY SUITE 1000
9 <sup>TH</sup> FLOOR	PLASTIC & COSMETIC SURGERY SUITE 908	CONCIERGE MEDICINE SUITE 904	DENTAL PRACTICE SUITE 902	DENTAL PRACTICE SUITE 900
8 <sup>TH</sup> FLOOR	CONCIERGE MEDICINE SUITE 808	INTERNAL MEDICINE SUITE 804	CONCIERGE MEDICINE 802	DERMATOLOGY SUITE 800
7 <sup>TH</sup> FLOOR	SINUS & ALLERGY SUITE 708	MENTAL HEALTH CLINIC SUITE 706	HAIR TRANSPLANTATION CLINIC SUITE 702	MEDICAL LAB SUITE 700
6 <sup>TH</sup> FLOOR	NYC HEALTH SYSTEM SUITE 604	DERMATOLOGY SUITE 606	OPHTHALMOLOGY SUITE 602	OCULOPLASTICS SUITE 600
5 <sup>TH</sup> FLOOR	NYC HEALTH SYSTEM SUITE 500			
4 <sup>TH</sup> FLOOR	SURGERY CENTER SUITE 402			VACANT SUITE 400 // 5,488 SF
3 <sup>RD</sup> FLOOR	VACANT SUITE 300 // 13,253 SF			
2 <sup>ND</sup> FLOOR	VACANT SUITE 200 // 14,743 SF			
1 <sup>ST</sup> FLOOR	60 <sup>TH</sup> STREET MEDICAL LOBBY	VACANT SUITE 102 // 3,238 SF ON 60 <sup>TH</sup>	STARBUCKS	VACANT SUITE 101 // 1,210 SF ON 59 <sup>TH</sup>
LOWER LEVEL	MEDICAL IMAGING LOWER LEVEL			

# GALLERY: PREBUILT SUITES

2,082-2,775 RSF



WAITING AND RECEPTION



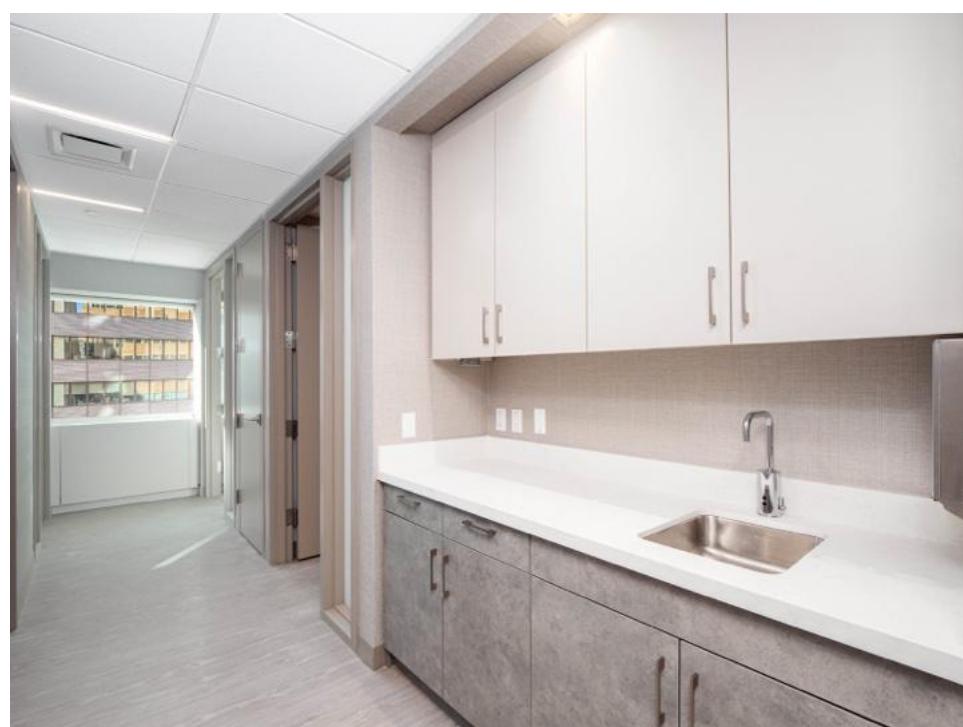
HALL/EXAM ROOMS



EXAM ROOM



OFFICE/CONSULT



NURSES' STATION



STAFF KITCHEN/LOUNGE

# SUITE 1004: MOVE-IN READY PREBUILT

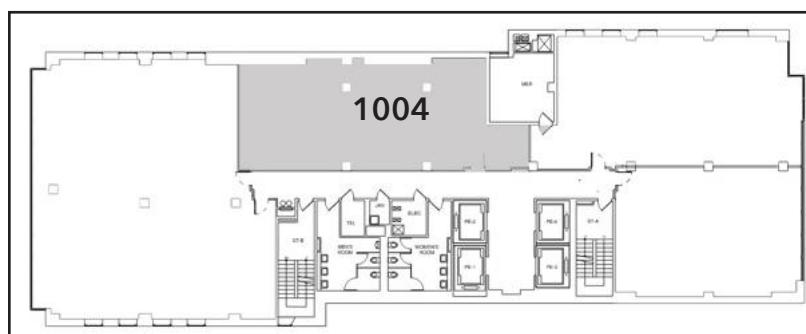
2,515 RSF

SCAN FOR  
360-DEGREE  
TOUR



## LAYOUT

Six Exam Rooms  
Three Offices/Consults  
Nurses' Station  
ADA Restroom  
Staff Kitchen/Lounge  
Waiting Area  
Reception  
Storage Room

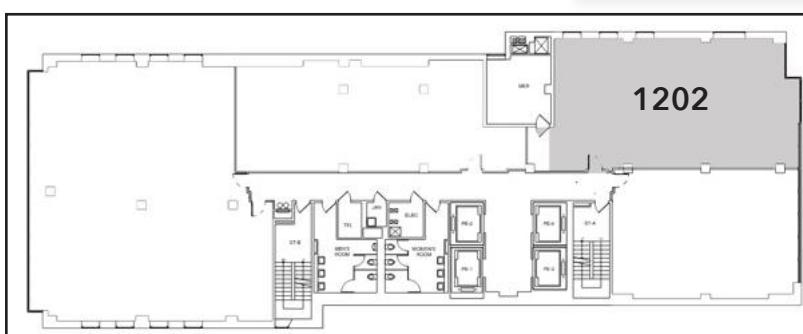


# SUITE 1202: PROPOSED MEDICAL PREBUILT

2,775 RSF

## LAYOUT

Six Exam Rooms  
Two Offices/Consults  
Nurses' Station  
ADA Restroom  
Staff Kitchen/Lounge  
Waiting Area  
Reception  
Admin Office  
Two Storage Closets

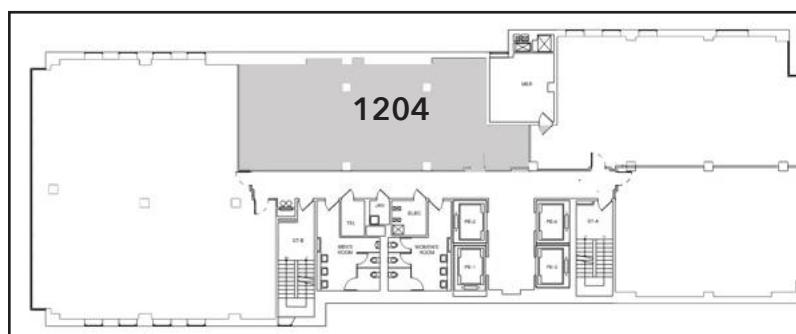


## SUITE 1204: PROPOSED MEDICAL PREBUILT

2,515 RSF

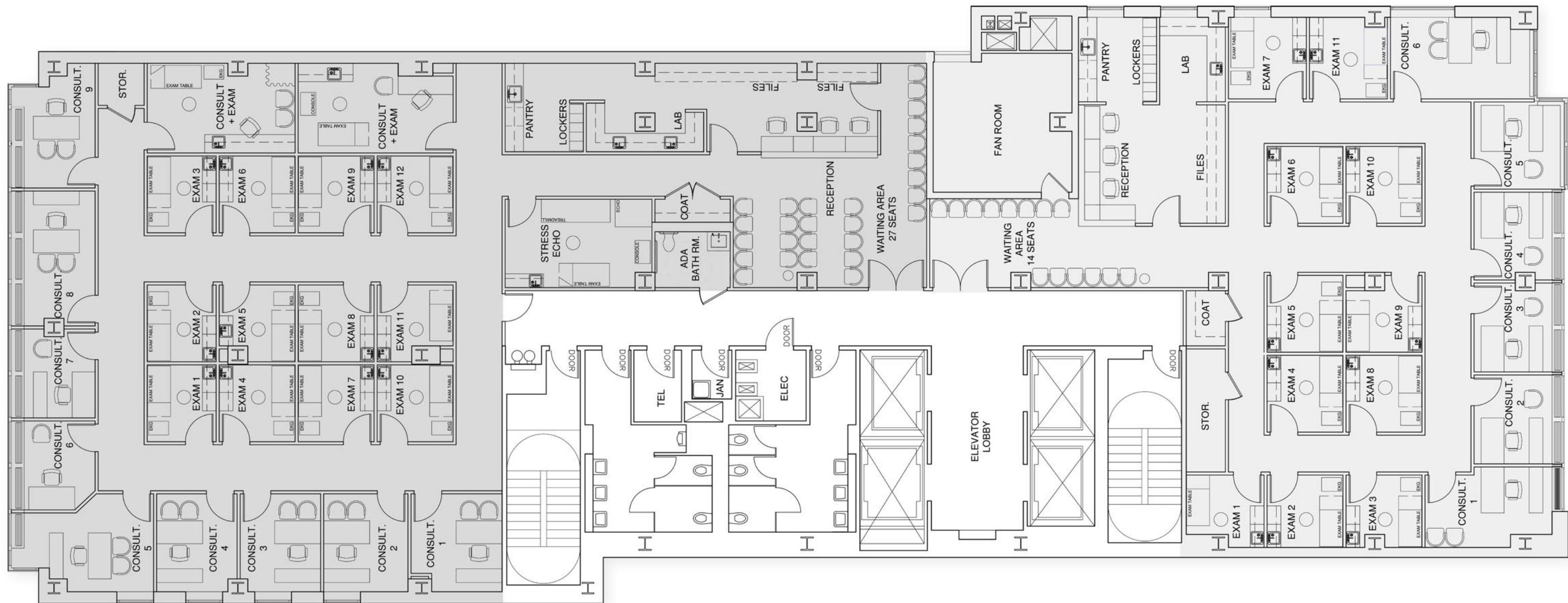
## LAYOUT

- Six Exam Rooms
- Three Offices/Consults
- Nurses' Station
- ADA Restroom
- Staff Kitchen/Lounge
- Waiting Area
- Reception
- Storage Room



# SAMPLE MULTI-TENANT FLOOR PLAN

Tenant A: 7,492 RSF // Tenant B: 5,008 RSF



## Tenant A Layout

Waiting Area  
Reception  
Thirteen Exam Rooms  
Twelve Offices/Consults  
Lab

ADA Restroom  
Staff Kitchen/Lounge  
Storage Closet  
Coat Closet

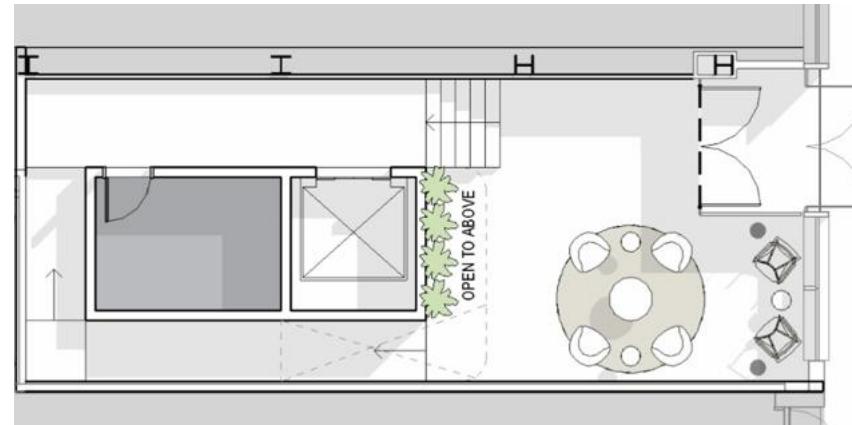
## Tenant B Layout

Waiting Area  
Reception  
Twelve Exam Rooms  
Six Offices/Consults  
Lab

Staff Kitchen/Lounge  
Storage Closet  
Coat Closet

# SAMPLE "BUILDING-WITHIN-A-BUILDING" FLOORPLAN

29,206 RSF



Private Entrance on 59th Street



## Legend

- █ Arrival
- █ Patient KPU
- █ Clinical Support
- █ Patient Circulation
- █ Staff Work



# BUILDING FACTS

## Entire Building

186,000 RSF

## Divisible Floors

Can be Made Available

## Landlord to Deliver

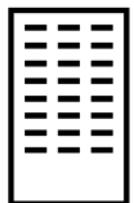
Full and Partial-Floor Prebuilt

## Infrastructure Available

To Accommodate Article 28 Compliance

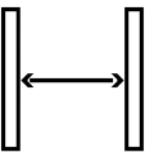
## Entrance to 59th Street Subway Hub

On the Block



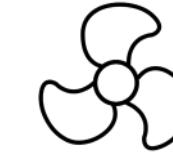
200'

Building Height



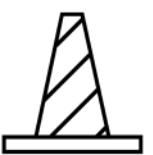
20'

Column Spacing



## HVAC

Installation of Brand New  
Rooftop Cooling Tower



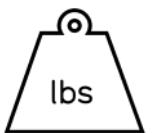
## Construction Type

Structural Steel Framing with  
Concrete Slabs



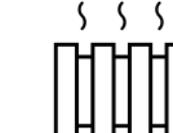
## Electrical Capacity

6 Watts/RSF  
Exclusive of Building Systems



## Floor Load Capacity

50-100 LBS/PSF



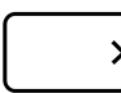
## Heating System

Perimeter Heat Delivered via  
Con Edison Steam



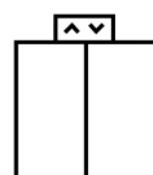
## Telecom Providers

Verizon  
Time Warner/Spectrum



## Building Management System (BMS)

24/7 Attended Lobby with  
Exclusive Keycard Access

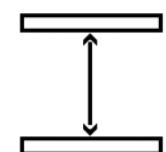


## Elevators

3 Passenger Cars // 3,000 LB Capacity @ 350 FPM

1 Service/Passenger Car // 3,500 LB Capacity @ 350 FPM

1 Freight Car // 4,000 LB Capacity @ 350 FPM



## Ceiling Heights

Floor 2 14-feet

Floors 3-12 11-Feet

Floors 13-14 12-Feet

Penthouse 16-Feet

# ParkSixtyMedical.com

## Paul L. Wexler

Licensed Associate Real Estate Broker

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