



PARK·SIXTY

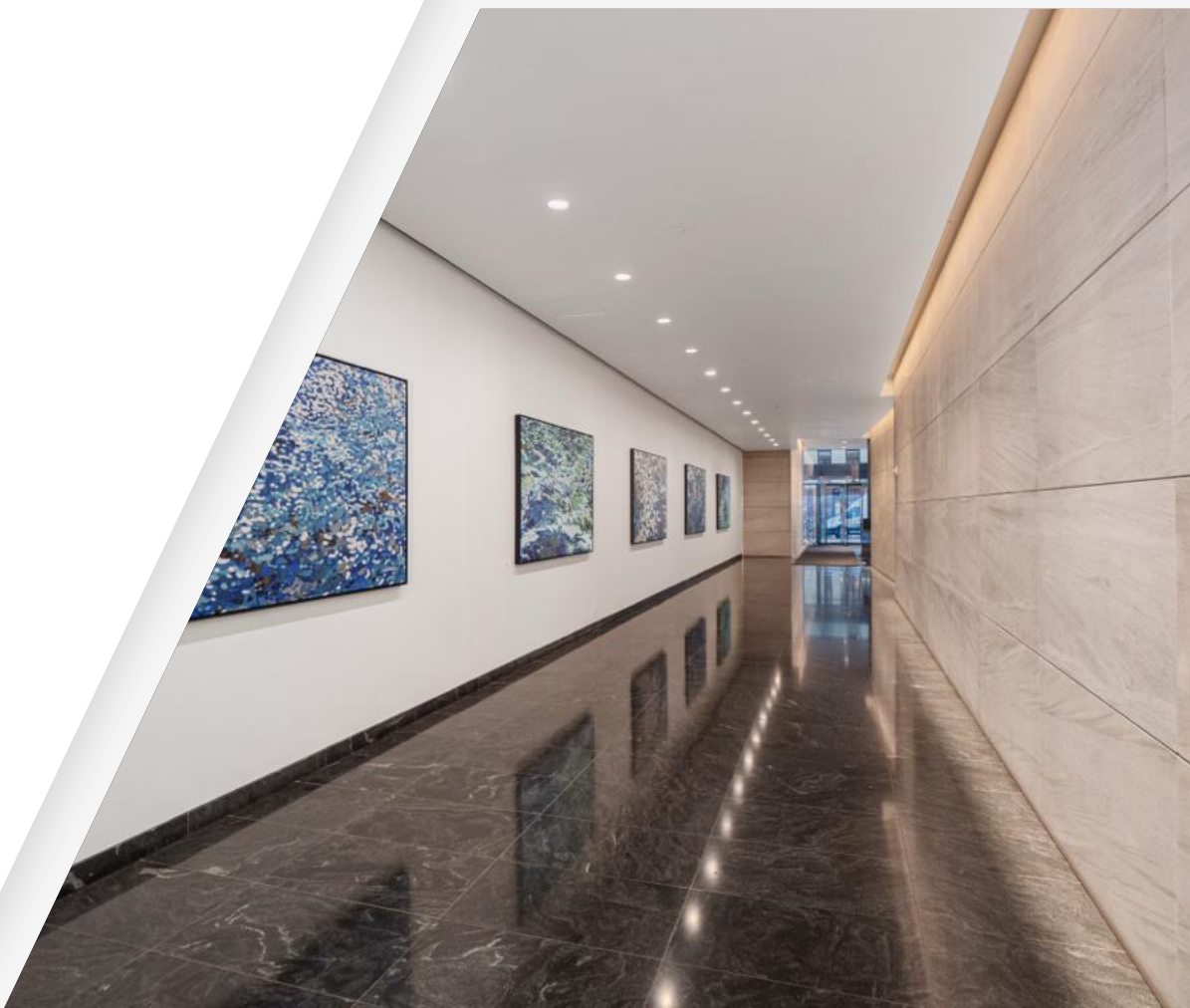
110 EAST 60TH STREET

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

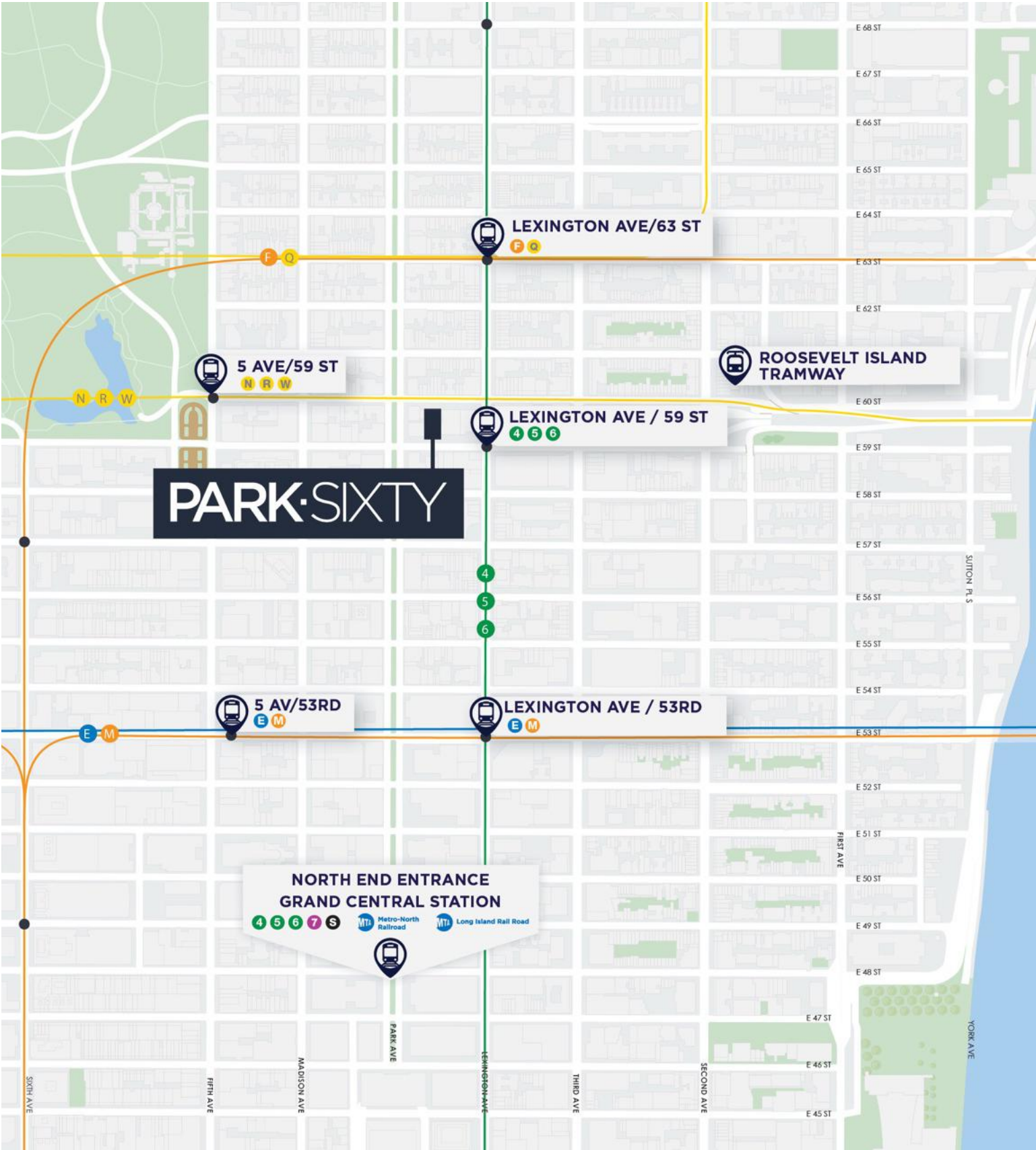


SURROUNDED BY KEY DEMAND DRIVERS

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

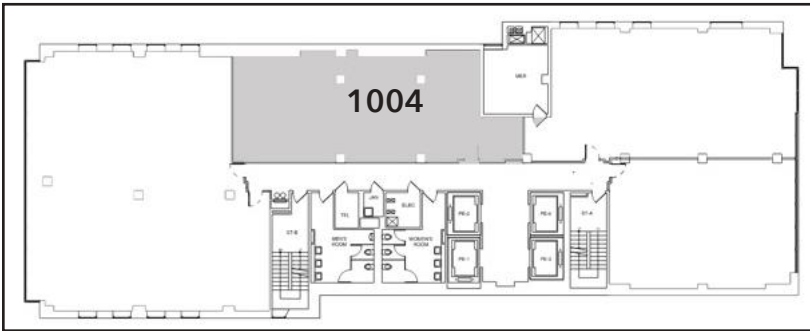
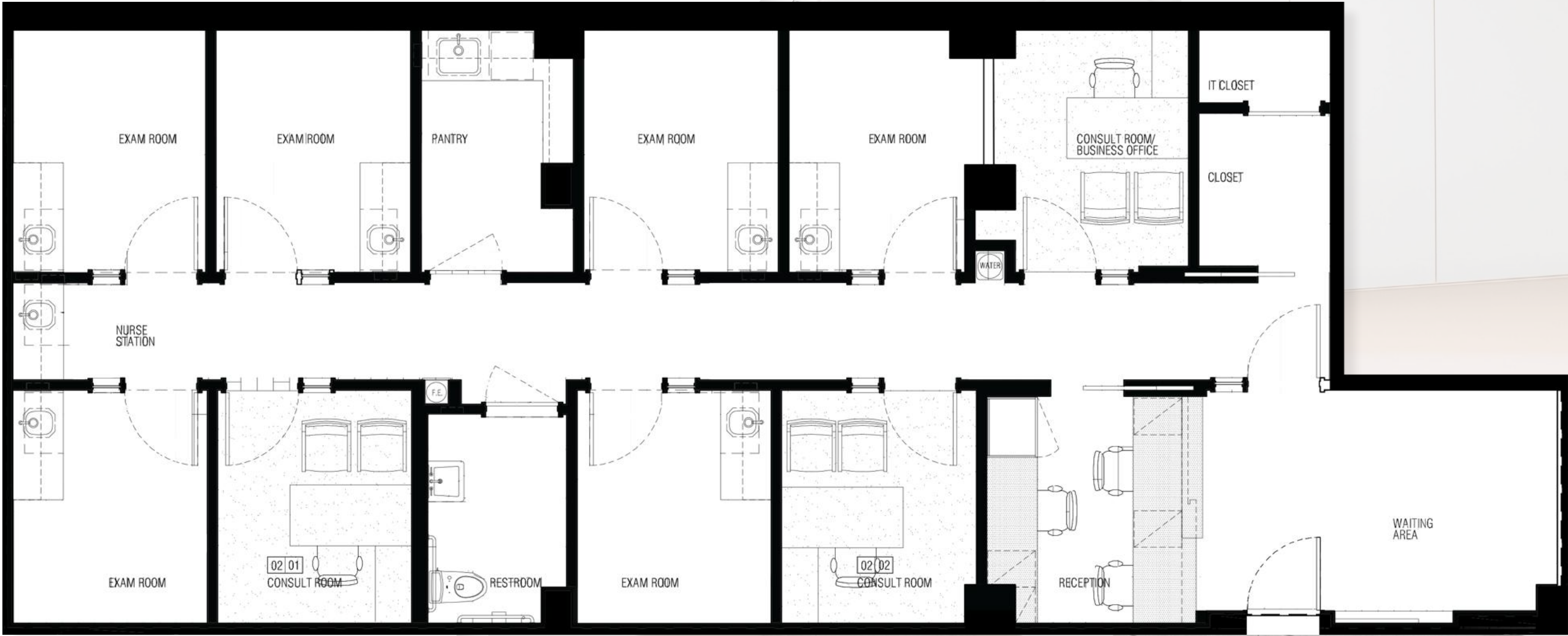
SUITE 1004: MOVE-IN READY PREBUILT

2,515 RSF

SCAN FOR
360-DEGREE
TOUR



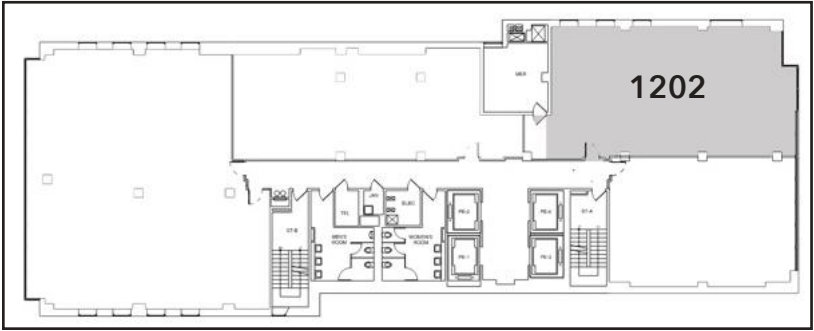
- LAYOUT
- Six Exam Rooms
 - Three Offices/Consults
 - Nurses' Station
 - ADA Restroom
 - Staff Kitchen/Lounge
 - Waiting Area
 - Reception
 - Storage Room



SUITE 1202: PROPOSED MEDICAL PREBUILT

2,775 RSF

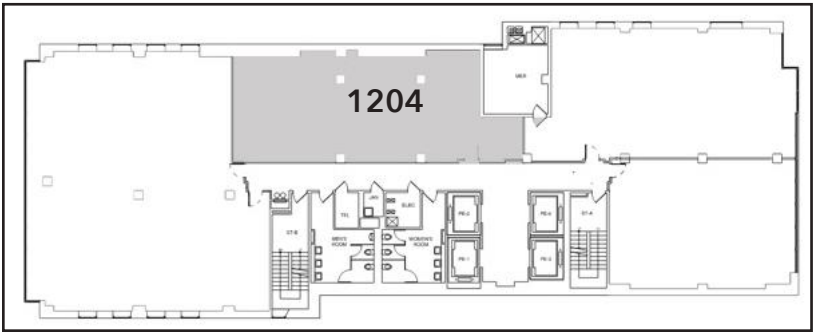
- LAYOUT
- Six Exam Rooms
 - Two Offices/Consults
 - Nurses' Station
 - ADA Restroom
 - Staff Kitchen/Lounge
 - Waiting Area
 - Reception
 - Admin Office
 - Two Storage Closets



SUITE 1204: PROPOSED MEDICAL PREBUILT

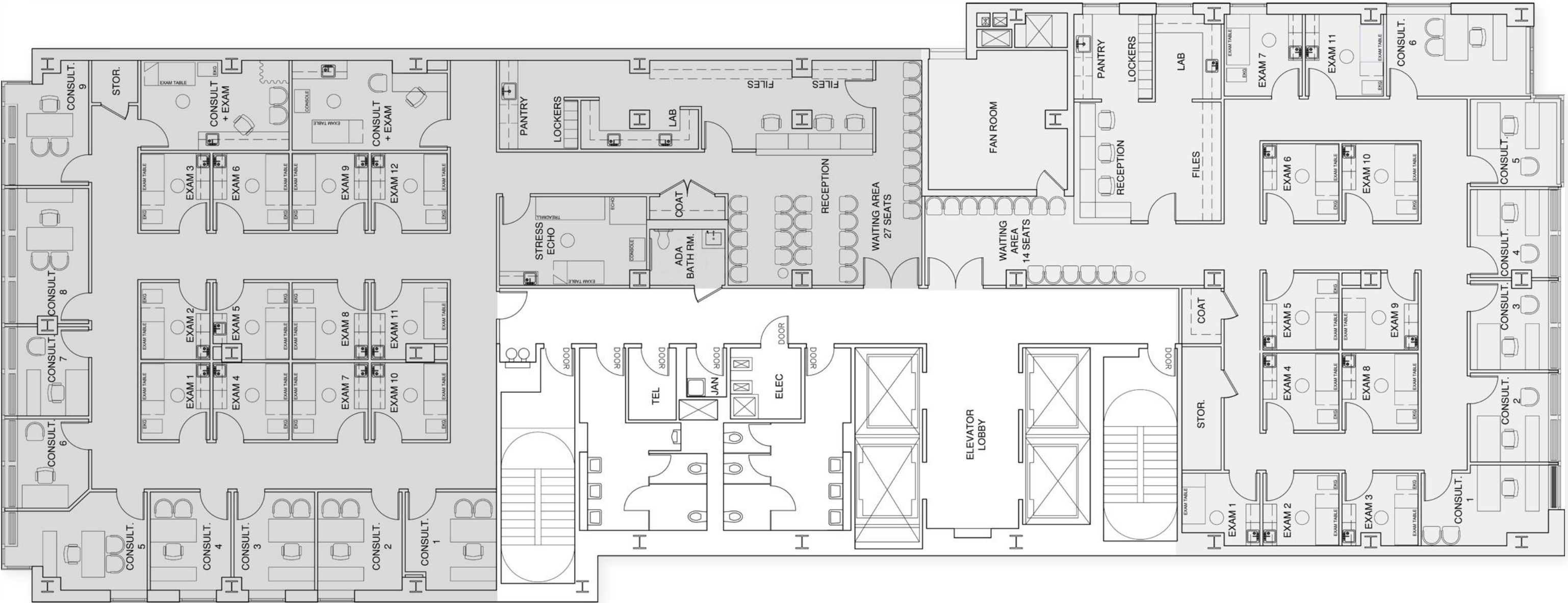
2,515 RSF

- 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

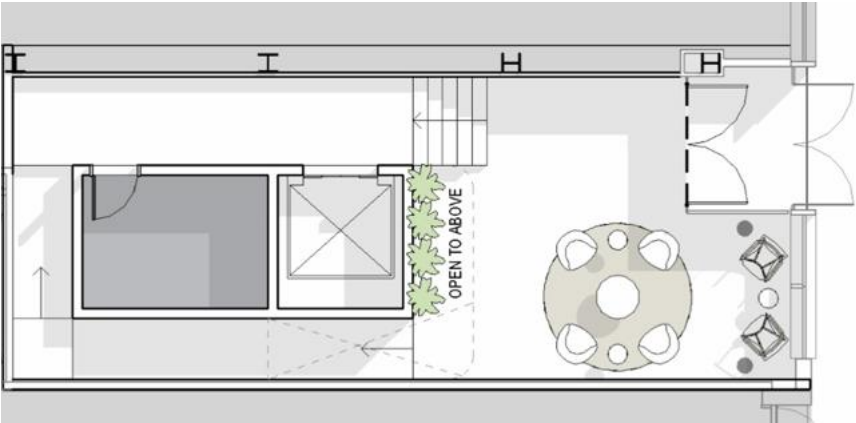
Tenant B Layout

- Waiting Area
- Reception
- Thirteen Exam Rooms
- Twelve Offices/Consults
- Lab
- ADA Restroom
- Staff Kitchen/Lounge
- Storage Closet
- Coat Closet

- Waiting Area
- Reception
- Twelve Exam Rooms
- Six Offices/Consults
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- Staff Kitchen/Lounge
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SAMPLE "BUILDING-WITHIN-A-BUILDING" FLOORPLAN

29,206 RSF



Private Entrance on 59th Street



Second Floor

Legend

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



Third Floor

BUILDING FACTS

Entire Building

186,000 RSF

Divisible Floors

Can be Made Available

Landlord to Deliver

Full and Partial-Floor Prebuilts

Infrastructure Available

To Accomodate Article 28 Compliance

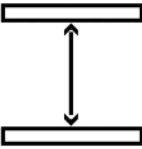
Entrance to 59th Street Subway Hub

On the Block



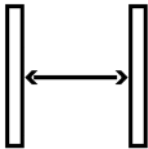
200'

Building Height



Ceiling Heights

Floor	2	14-feet
Floors	3-12	11-Feet
Floors	13-14	12-Feet
Penthouse		16-Feet



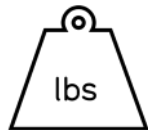
20'

Column Spacing



Construction Type

Structural Steel Framing with
Concrete Slabs



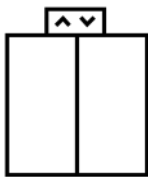
Floor Load Capacity

50-100 LBS/PSF



Telecom Providers

Verizon
Time Warner/Spectrum



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



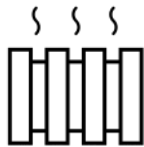
HVAC

Installation of Beand New
Rooftop Cooling Tower



Electrical Capacity

6 Watts/RSF
Exclusive of Building Systems



Heating System

Perimeter Heat Delivered via
Con Edison Steam



Building Management System (BMS)

24/7 Attended Lobby with
Exclusive Keycard Access

ParkSixtyMedical.com

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