



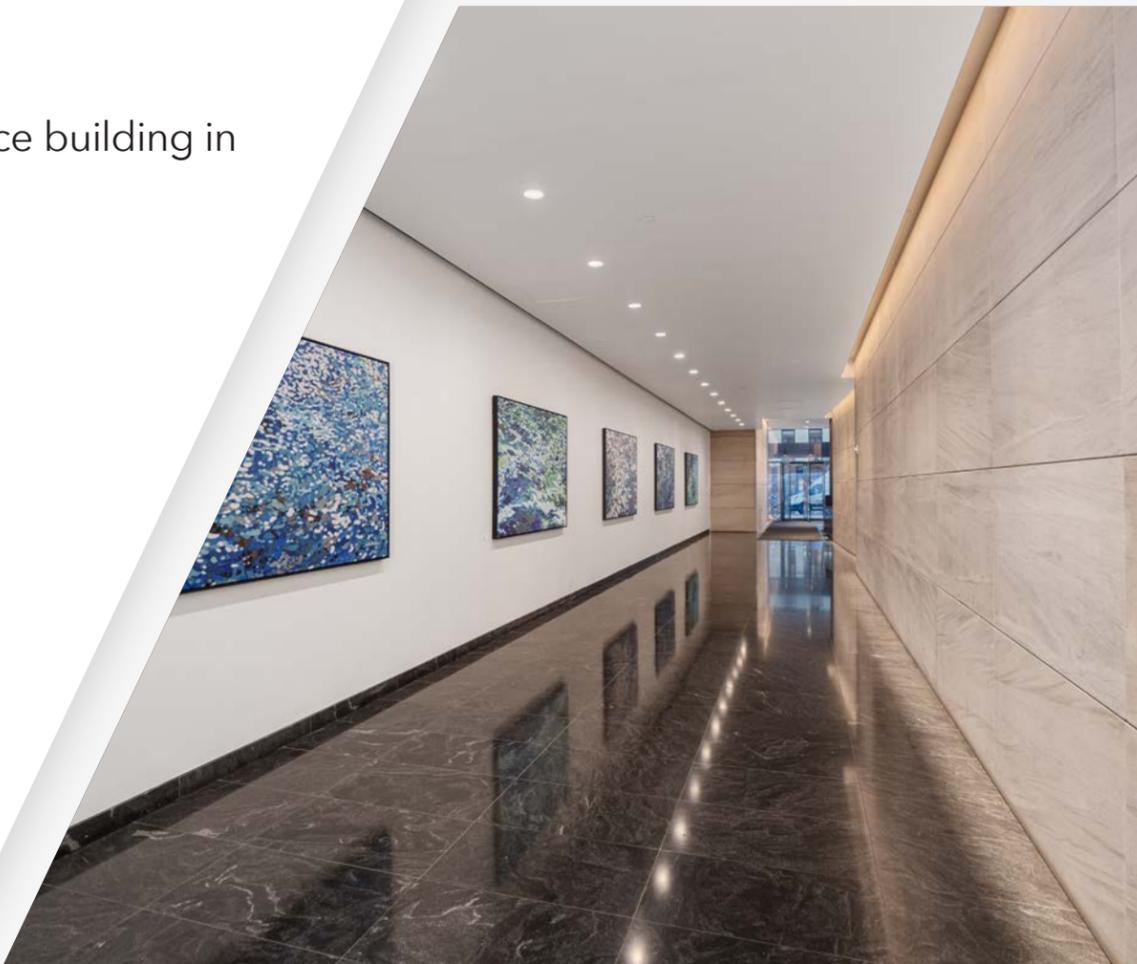
# PARK·SIXTY

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

**CURRENT AVAILABILITY: 61,081 RSF**

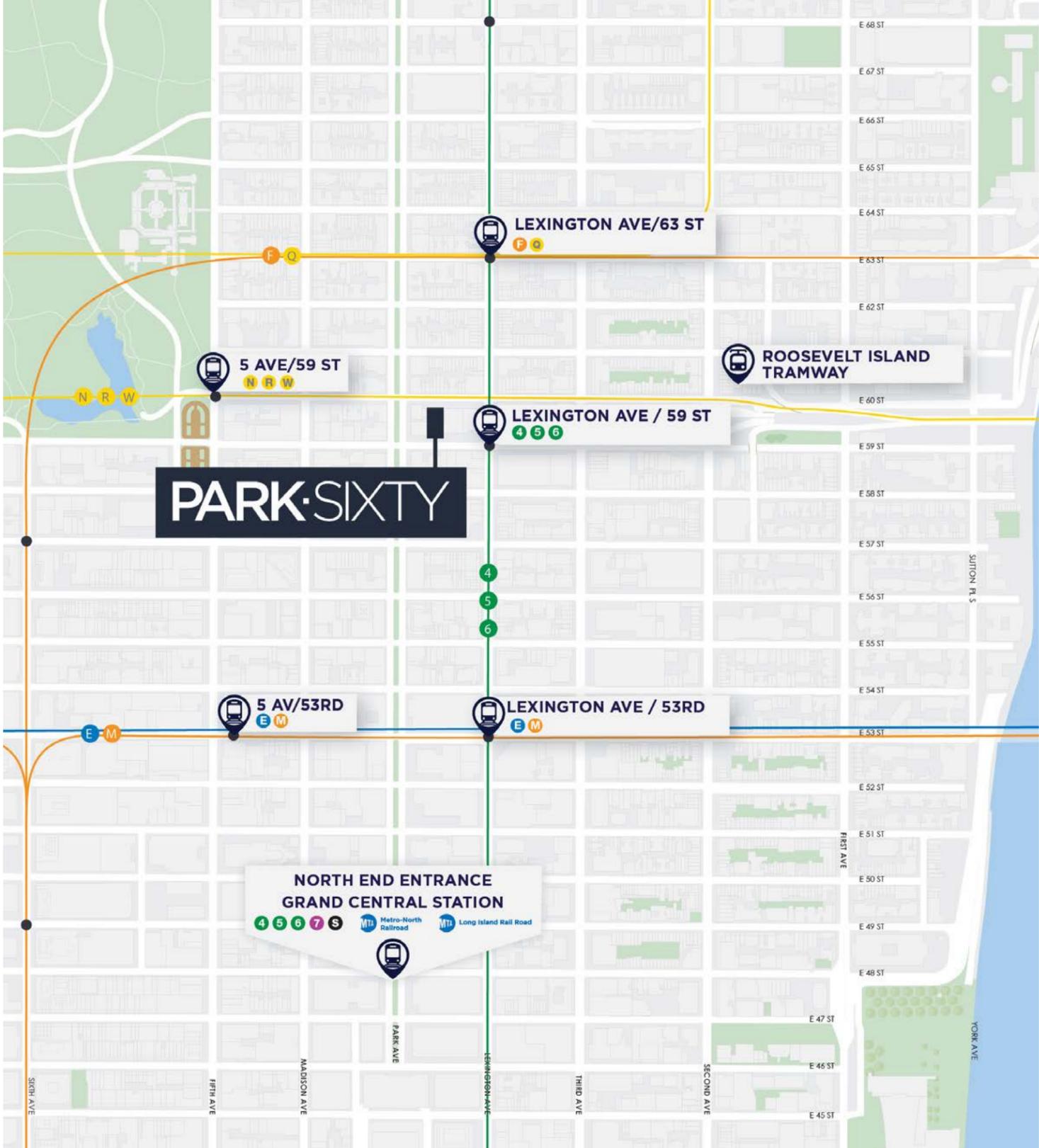


# SURROUNDED BY KEY DEMAND DRIVERS

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



# 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

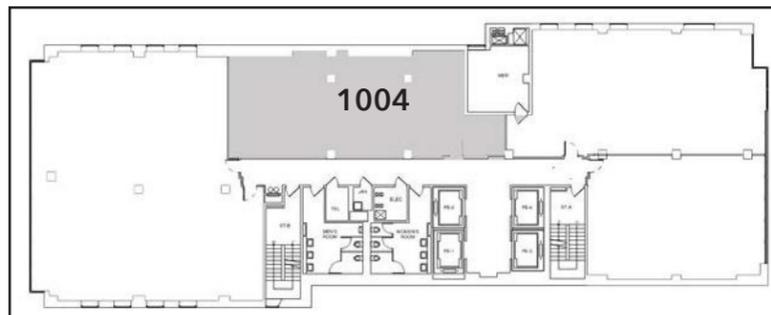
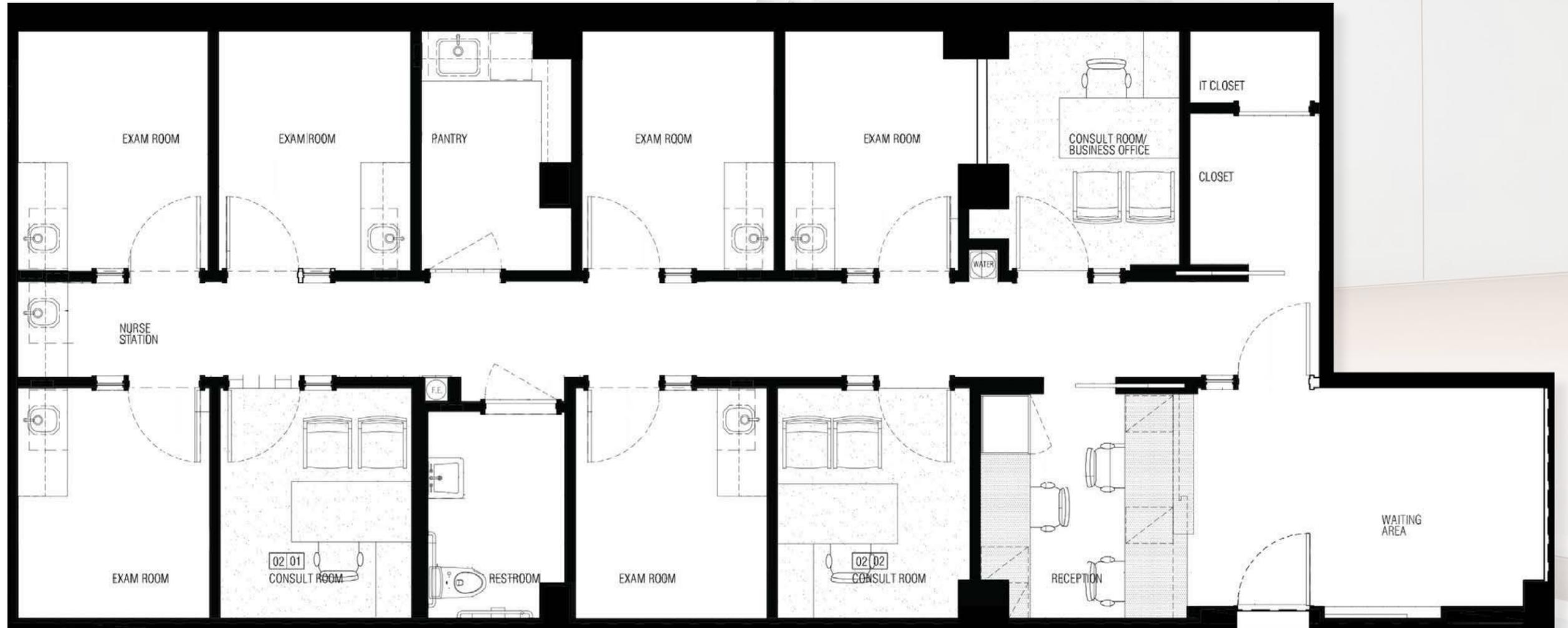
2,515 RSF

SCAN FOR  
360-DEGREE  
TOUR



## LAYOUT

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

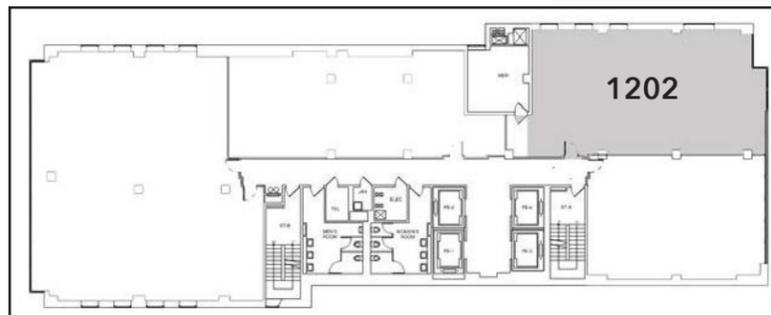


# SUITE 1202: PROPOSED MEDICAL PREBUILT

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

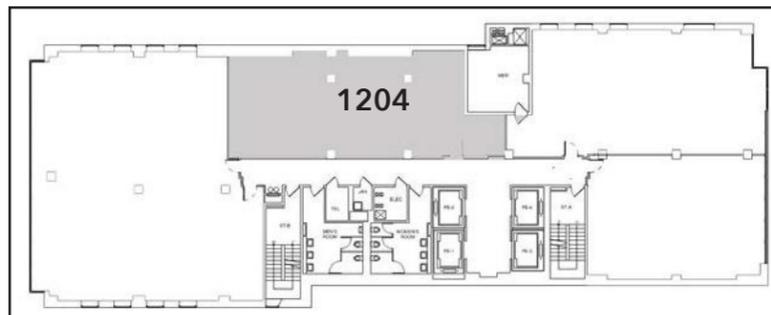


# SUITE 1204: PROPOSED MEDICAL PREBUILT

2,515 RSF

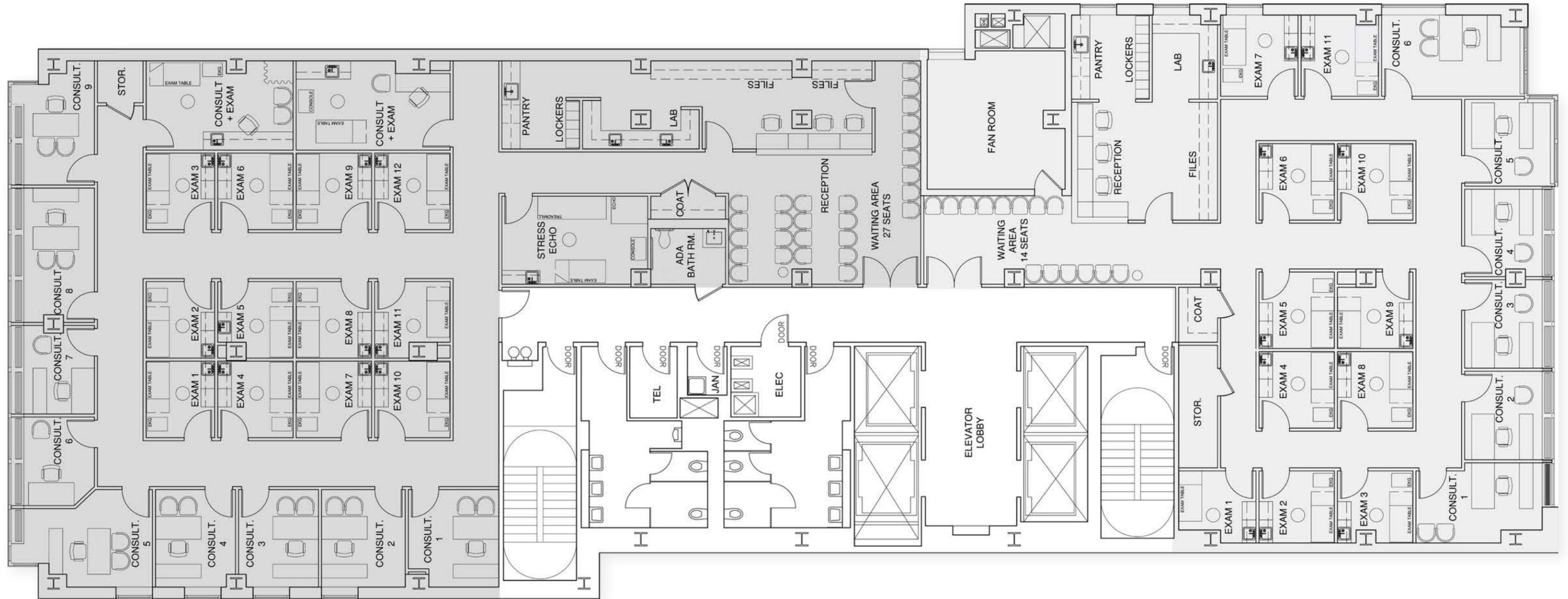
## LAYOUT

- 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

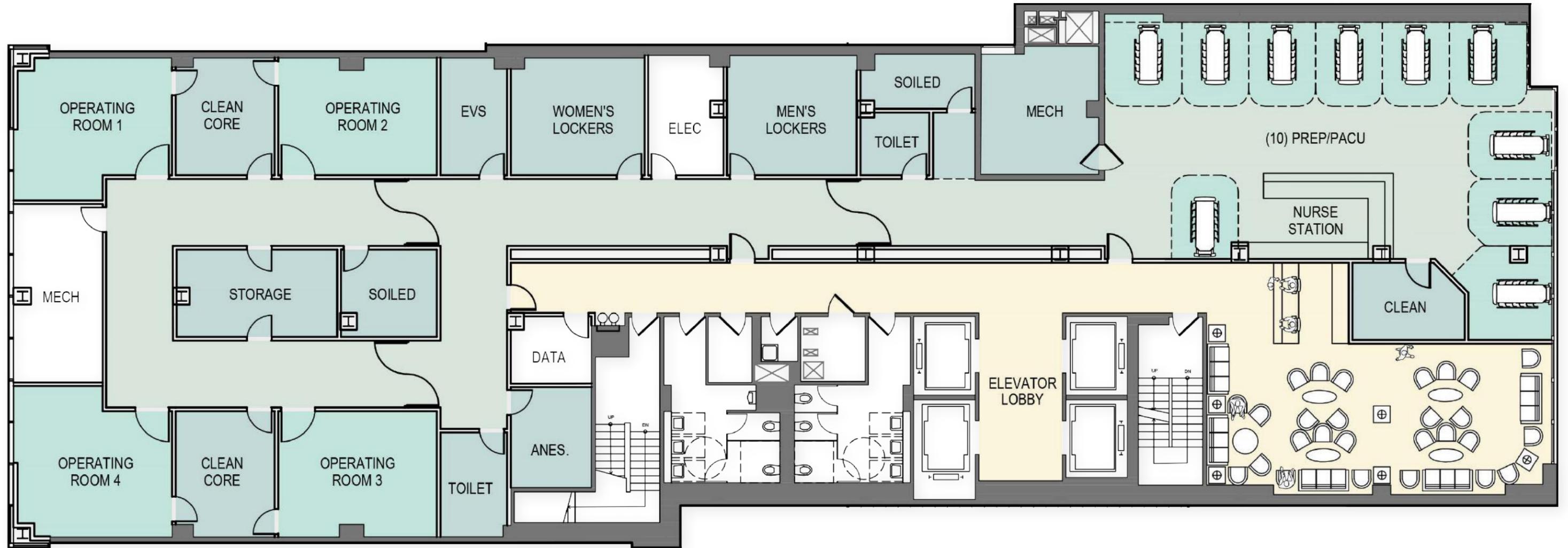
- Waiting Area
- Reception
- Thirteen Exam Rooms
- Twelve Offices/Consults
- Lab
- ADA Restroom
- Staff Kitchen/Lounge
- Storage Closet
- Coat Closet

## Tenant B Layout

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

# PROPOSED THIRD FLOOR LAYOUT

13,253 RSF



## Single Tenant Layout

Waiting Area

Storage

Reception

Clean and Soiled Rooms

Four Operating Rooms

Anesthesia Room

Prep/PACU (10-Bay)

EVS Room

Two Locker Rooms

# BUILDING FACTS

## Entire Building

186,000 RSF

## Divisible Floors

Can be Made Available

## Landlord to Deliver

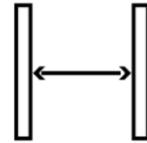
Full and Partial-Floor Prebuilts

## Infrastructure Available

To Accomodate Article 28 Compliance

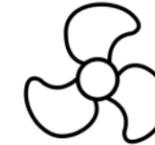
## Entrance to 59th Street Subway Hub

On the Block



20'

Column Spacing



HVAC

Installation of Beand New Rooftop Cooling Tower



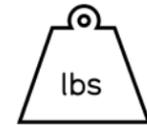
Construction Type

Structural Steel Framing with Concrete Slabs



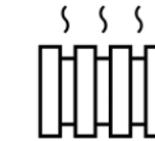
Electrical Capacity

6 Watts/RSF  
Exclusive of Building Systems



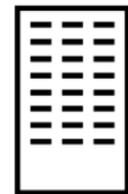
Floor Load Capacity

50-100 LBS/PSF



Heating System

Perimeter Heat Delivered via Con Edison Steam



200'

Building Height



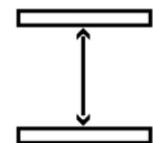
Telecom Providers

Verizon  
Time Warner/Spectrum



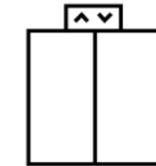
Building Management System (BMS)

24/7 Attended Lobby with Exclusive Keycard Access



## Ceiling Heights

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



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

ParkSixtyMedical.com

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WEXLERHEALTHCAREPROPERTIES.COM

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