



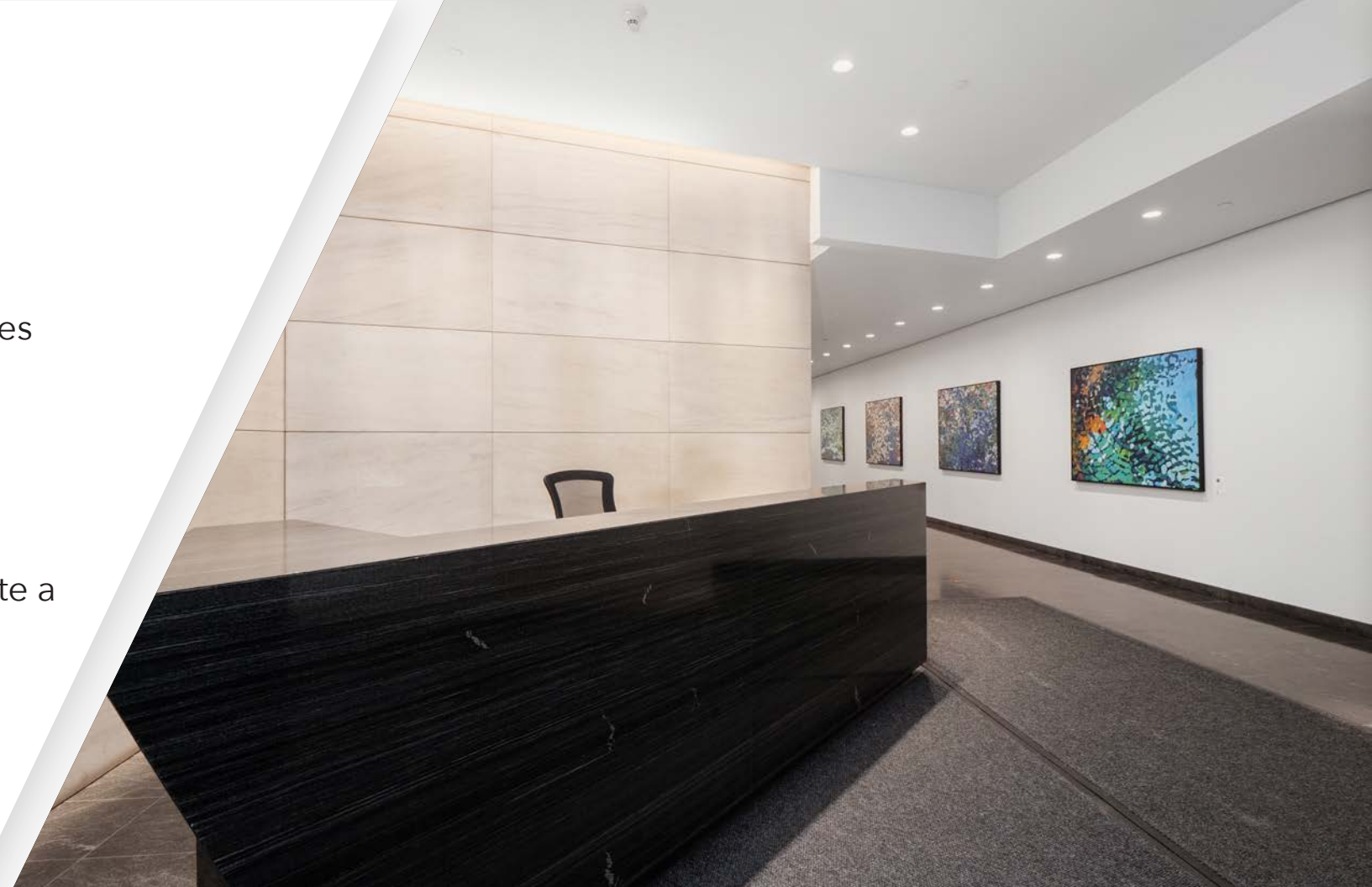
PARK·SIXTY

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: 56,134 RSF

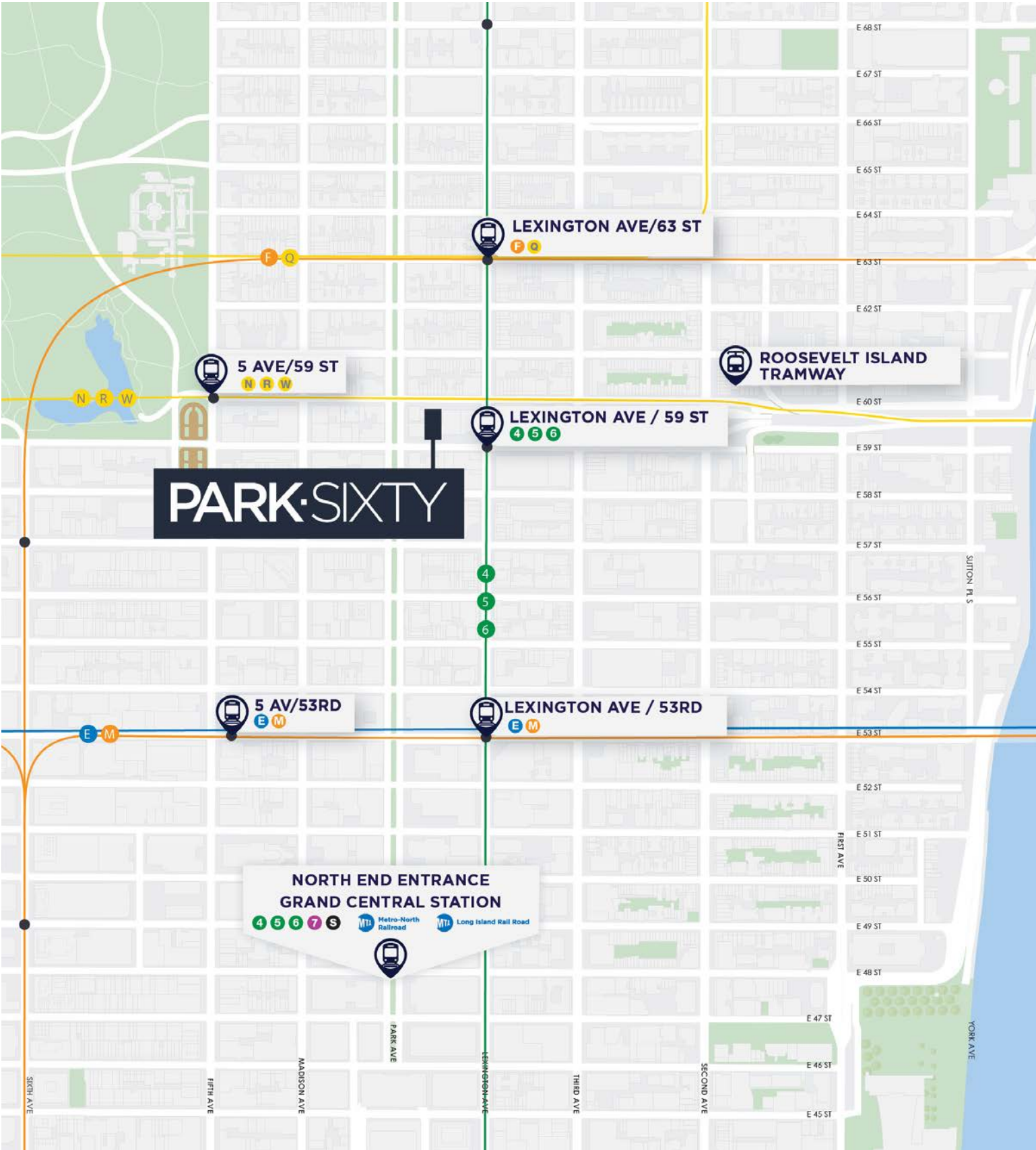


SURROUNDED BY KEY DEMAND DRIVERS

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
2,082-2,777 RSF



WAITING AND RECEPTION



HALL/EXAM ROOMS



EXAM ROOM



OFFICE/CONSULT



NURSES' STATION



STAFF KITCHEN/LOUNGE

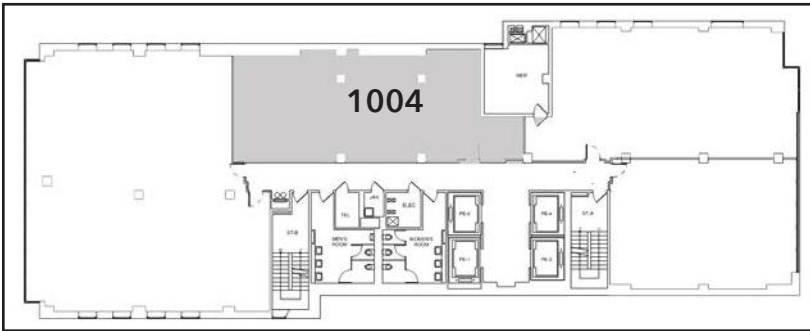
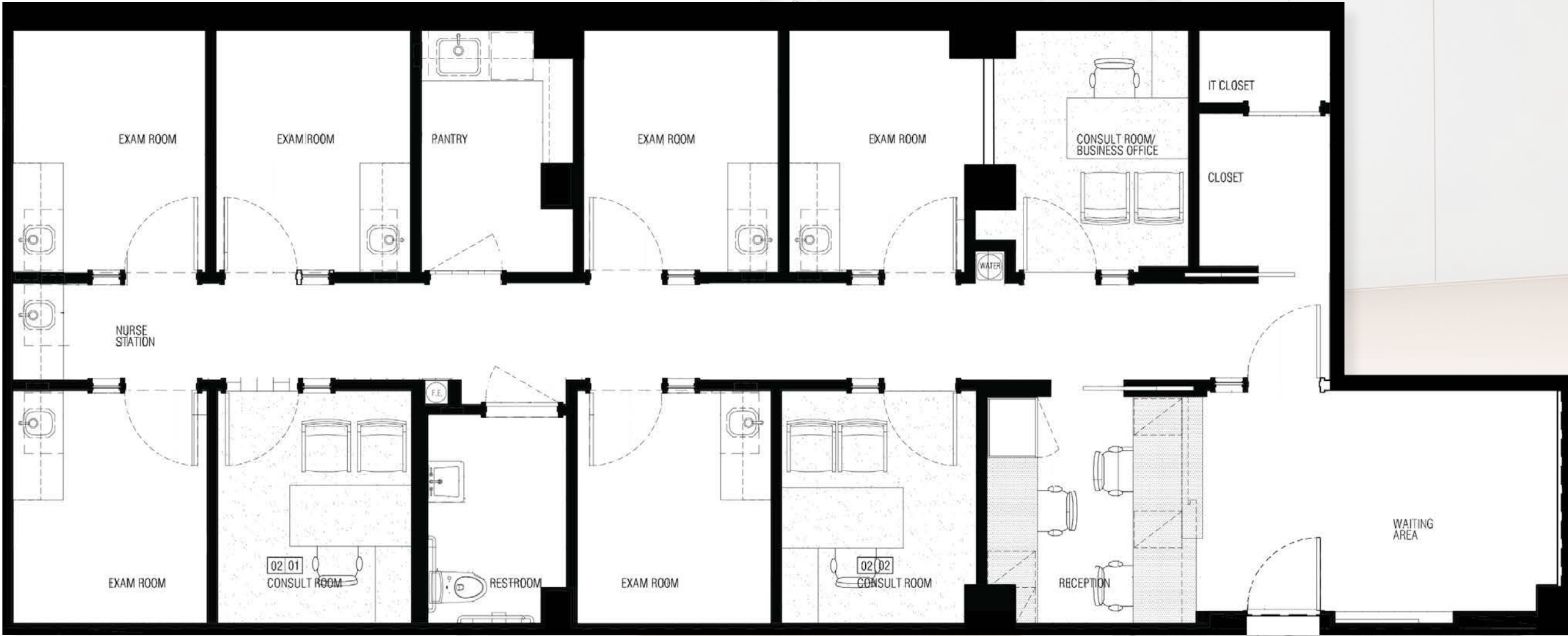
SUITE 1004: MOVE-IN READY PREBUILT

2,515 RSF

SCAN FOR
360-DEGREE
TOUR



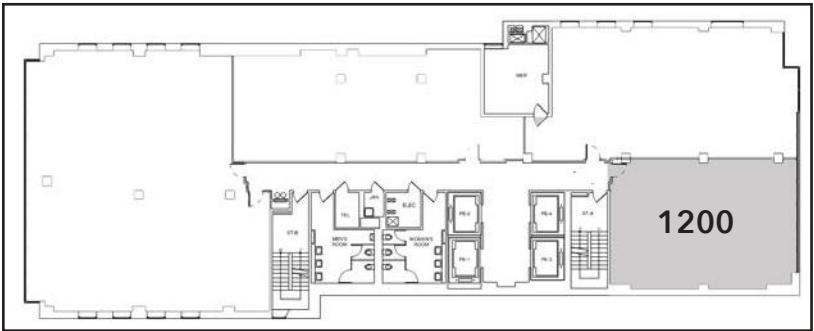
- LAYOUT
- Six Exam Rooms
 - Three Offices/Consults
 - Nurses' Station
 - ADA Restroom
 - Staff Kitchen/Lounge
 - Waiting Area
 - Reception
 - Storage Room



SUITE 1200: MEDICAL PREBUILT

2,083 RSF

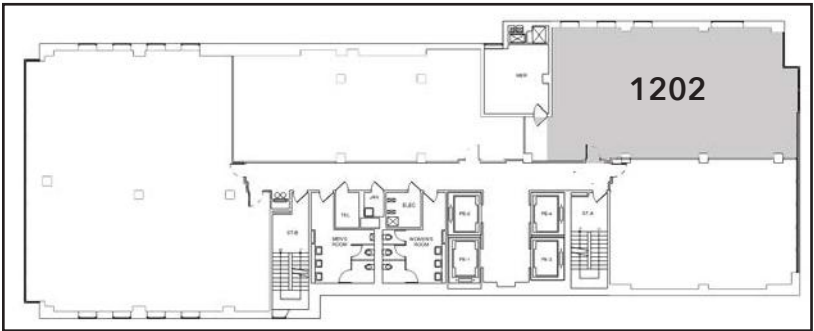
- LAYOUT**
- Four Exam Rooms
 - Two Offices/Consults
 - Nurses' Station
 - ADA Restroom
 - Staff Kitchen/Lounge
 - Waiting Area
 - Reception
 - Two Storage Closets



SUITE 1202: PROPOSED MEDICAL PREBUILT

2,777 RSF

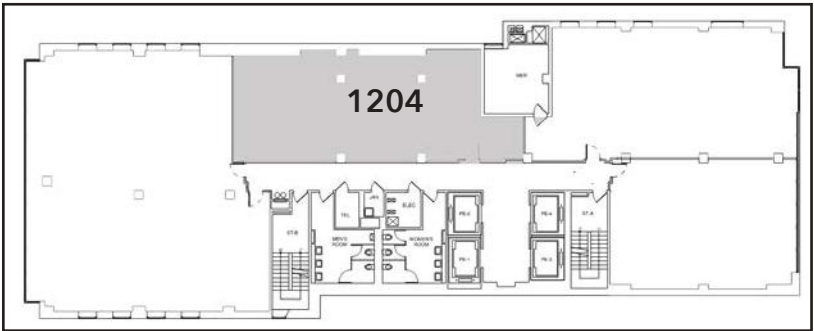
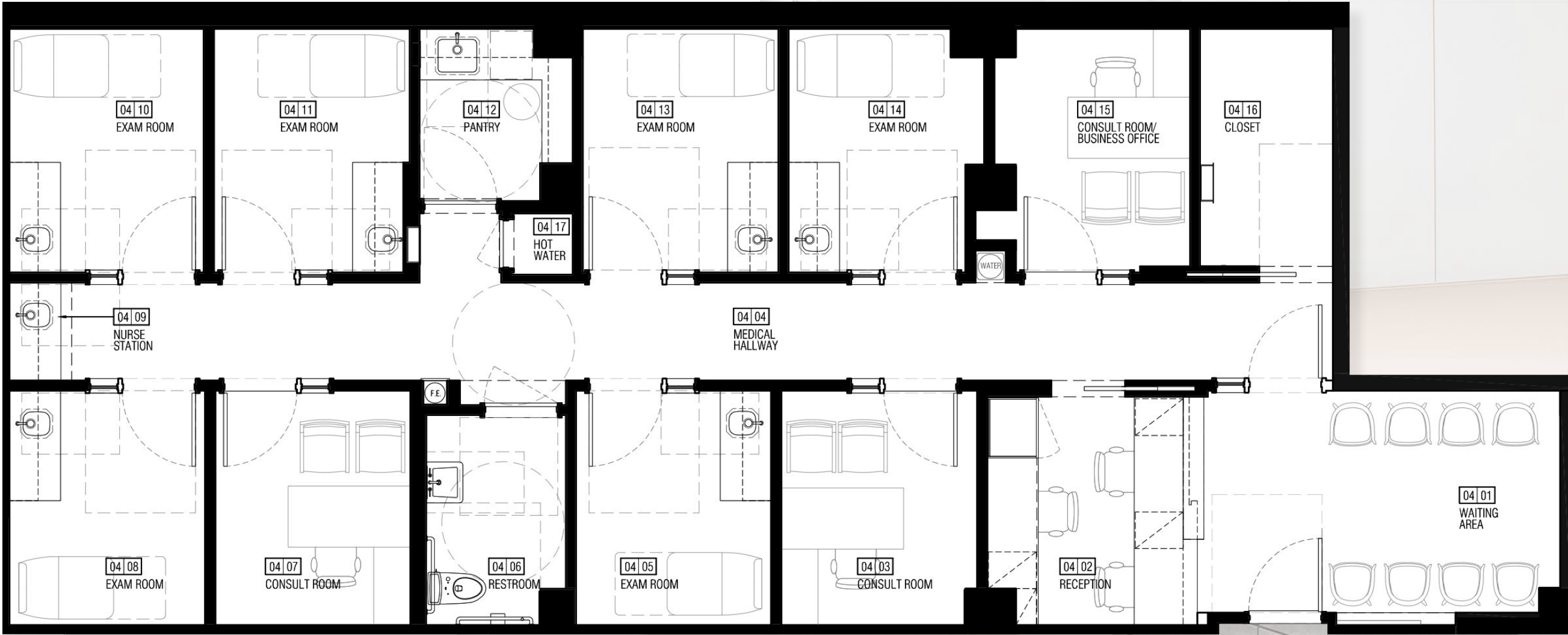
- LAYOUT
- Six Exam Rooms
 - Two Offices/Consults
 - Nurses' Station
 - ADA Restroom
 - Staff Kitchen/Lounge
 - Waiting Area
 - Reception
 - Admin Office
 - Two Storage Closets



SUITE 1204: PROPOSED MEDICAL PREBUILT

2,515 RSF

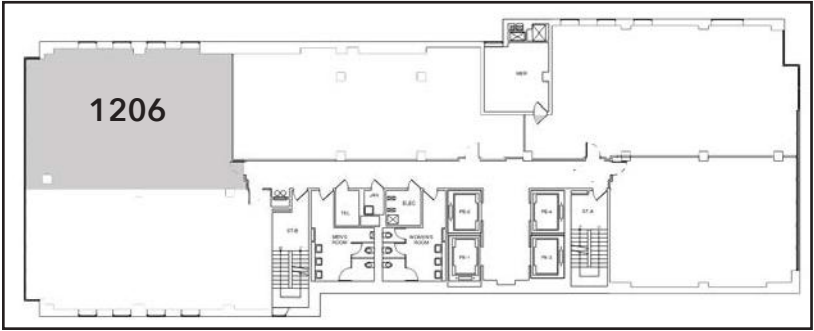
- LAYOUT
- Six Exam Rooms
 - Three Offices/Consults
 - Nurses' Station
 - ADA Restroom
 - Staff Kitchen/Lounge
 - Waiting Area
 - Reception
 - Storage Room



SUITE 1306: PROPOSED MEDICAL PREBUILT

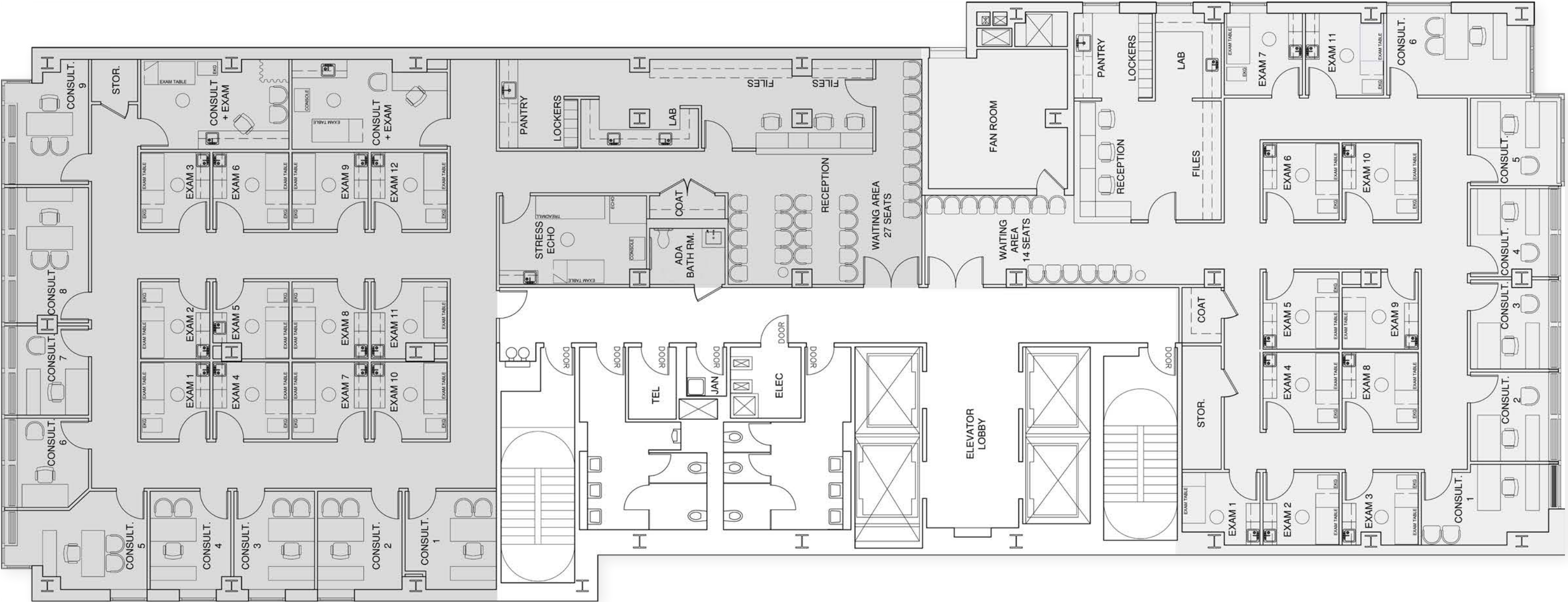
2,377 RSF

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



SAMPLE MULTI-TENANT FLOOR PLAN

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



Tenant A Layout

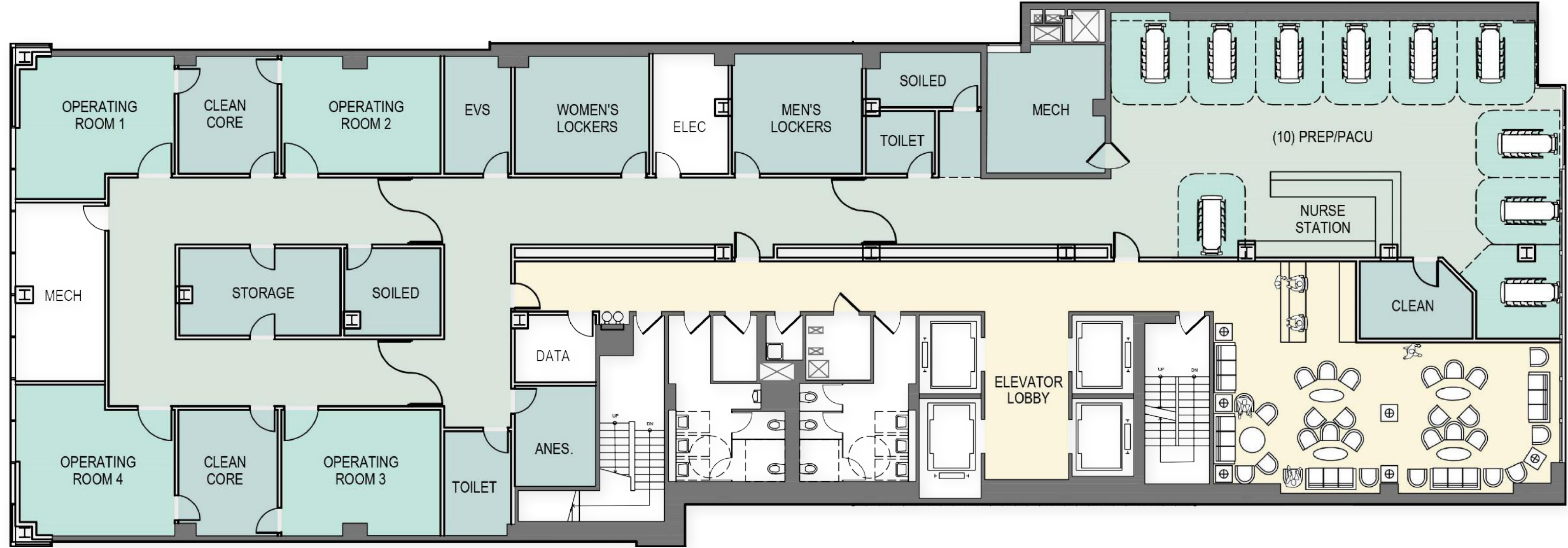
- Waiting Area
- Reception
- Thirteen Exam Rooms
- Twelve Offices/Consults
- Lab
- ADA Restroom
- Staff Kitchen/Lounge
- Storage Closet
- Coat Closet

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
- Reception
- Four Operating Rooms
- Prep/PACU (10-Bay)
- Two Locker Rooms
- Storage
- Clean and Soiled Rooms
- Anesthesia Room
- EVS Room

BUILDING FACTS

Entire Building

186,000 RSF

Divisible Floors

Can be Made Available

Landlord to Deliver

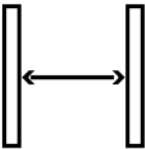
Full and Partial-Floor Prebuilts

Infrastructure Available

To Accomodate Article 28 Compliance

Entrance to 59th Street Subway Hub

On the Block



20'
Column Spacing



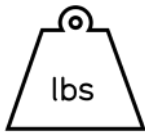
HVAC
Installation of Beand New
Rooftop Cooling Tower



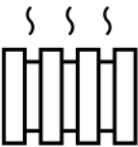
Construction Type
Structural Steel Framing with
Concrete Slabs



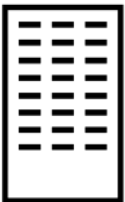
Electrical Capacity
6 Watts/RSF
Exclusive of Building Systems



Floor Load Capacity
50-100 LBS/PSF



Heating System
Perimeter Heat Delivered via
Con Edison Steam



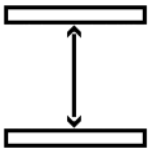
200'
Building Height



Telecom Providers
Verizon
Time Warner/Spectrum

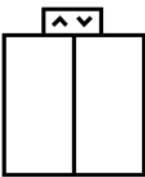


Building Management
System (BMS)
24/7 Attended Lobby with
Exclusive Keycard Access



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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