



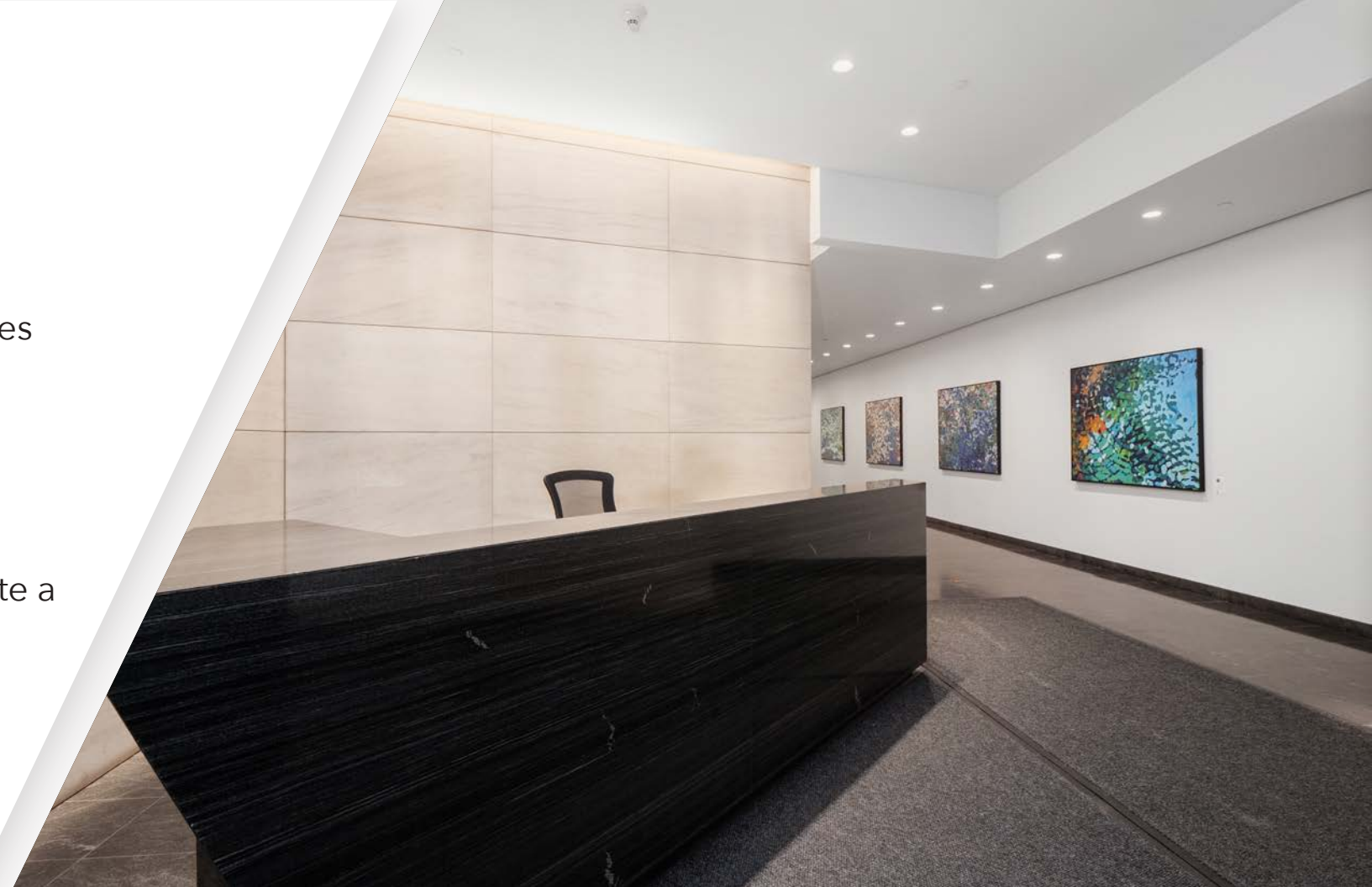
PARK·SIXTY

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: 53,357 RSF

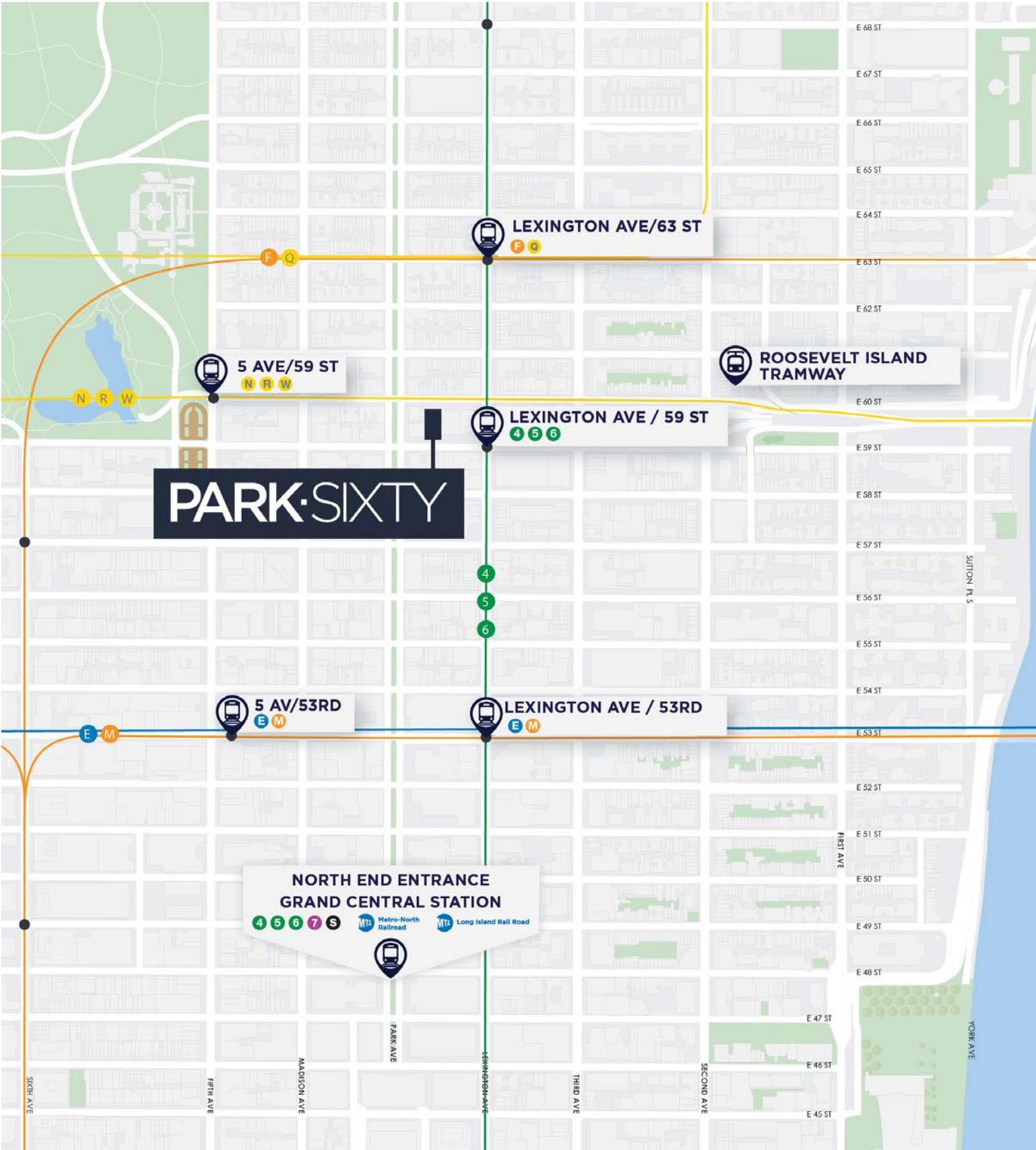


SURROUNDED BY KEY DEMAND DRIVERS

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

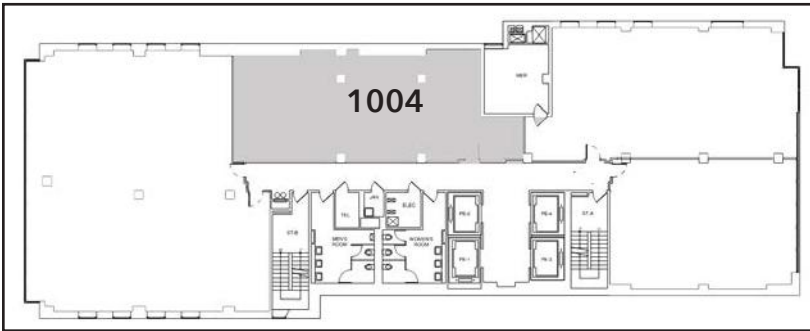
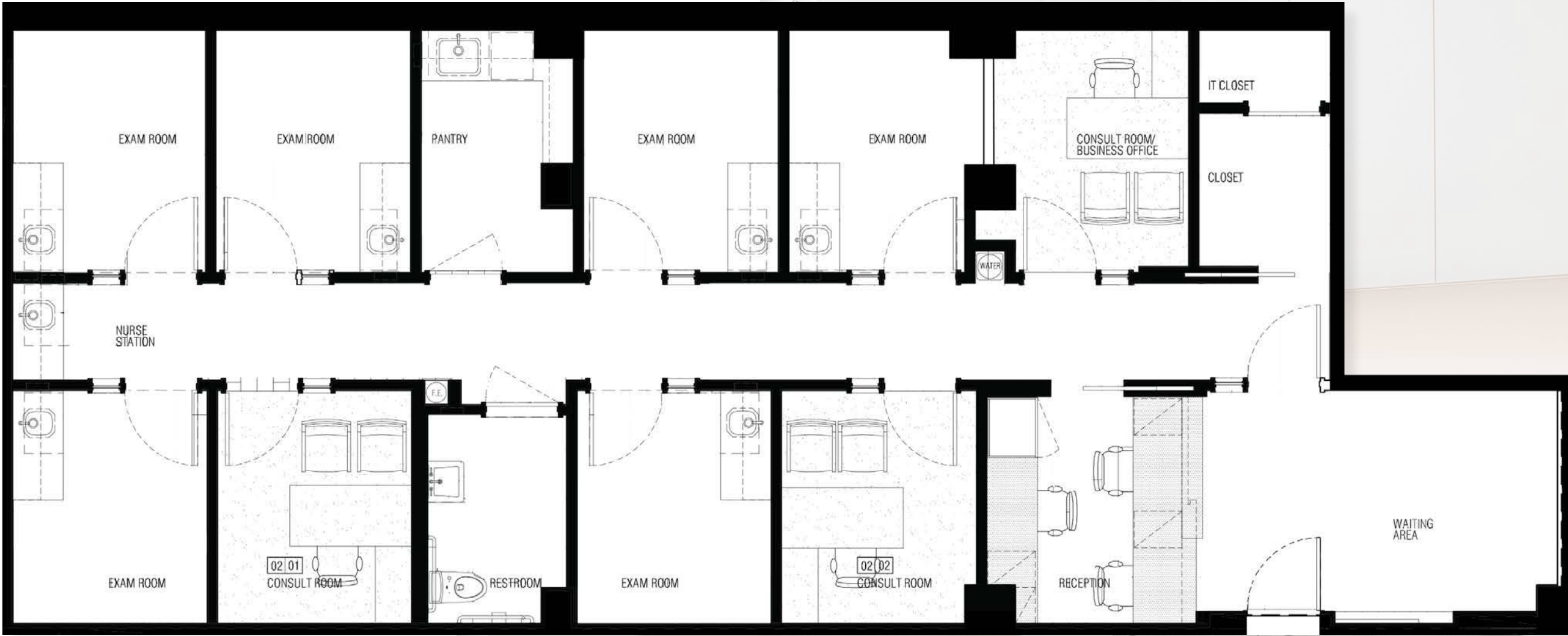
SUITE 1004: MOVE-IN READY PREBUILT

2,515 RSF

SCAN FOR
360-DEGREE
TOUR



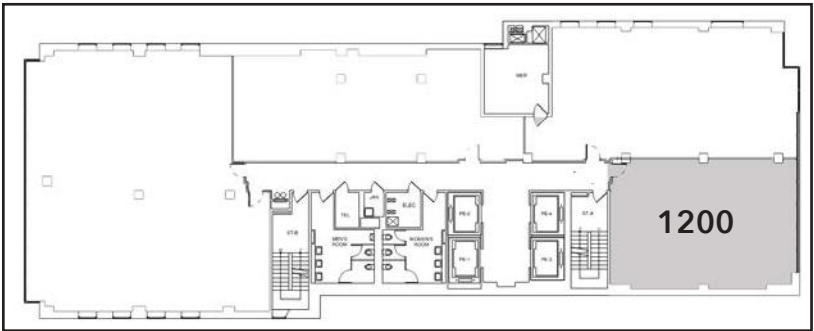
- LAYOUT
- Six Exam Rooms
 - Three Offices/Consults
 - Nurses' Station
 - ADA Restroom
 - Staff Kitchen/Lounge
 - Waiting Area
 - Reception
 - Storage Room



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

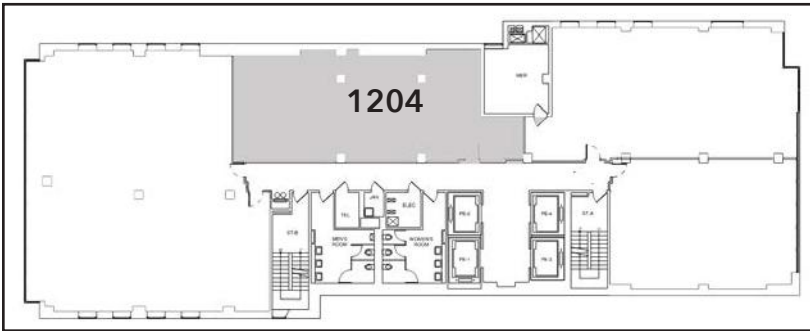
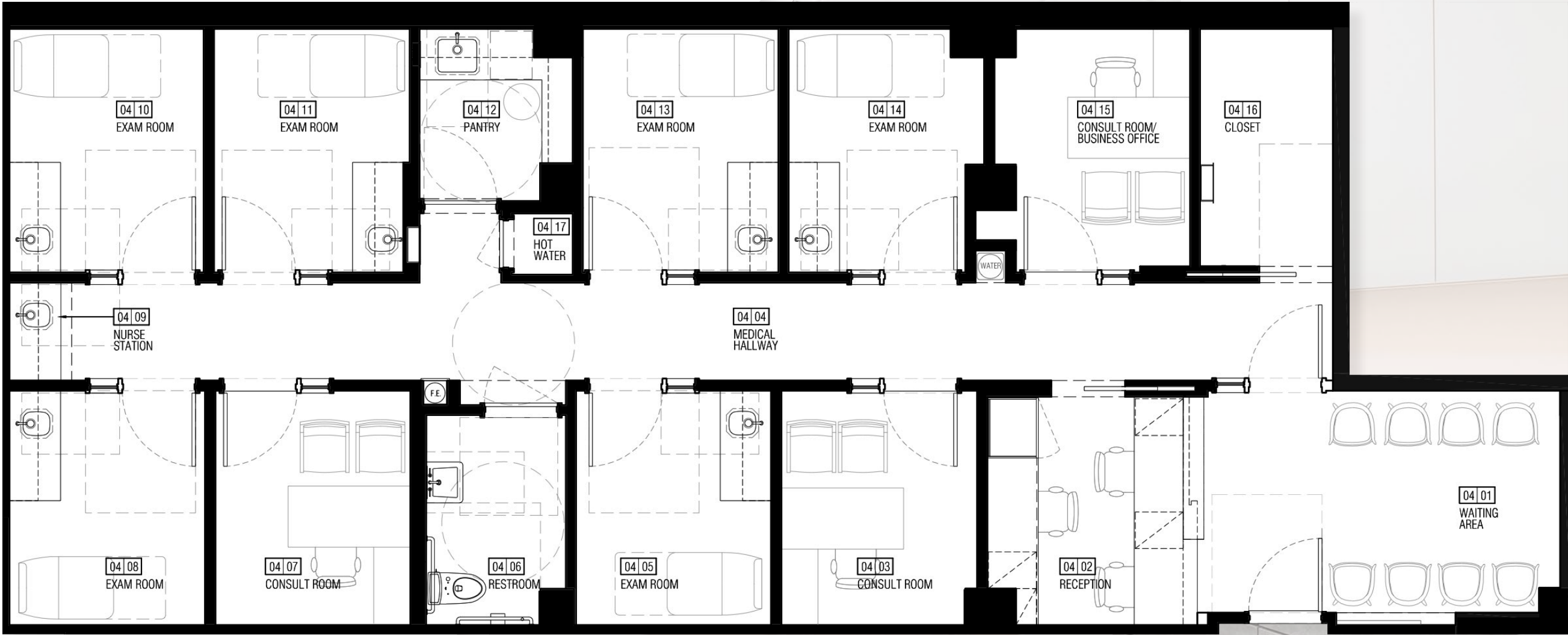


SUITE 1204: PROPOSED MEDICAL PREBUILT

2,515 RSF

LAYOUT

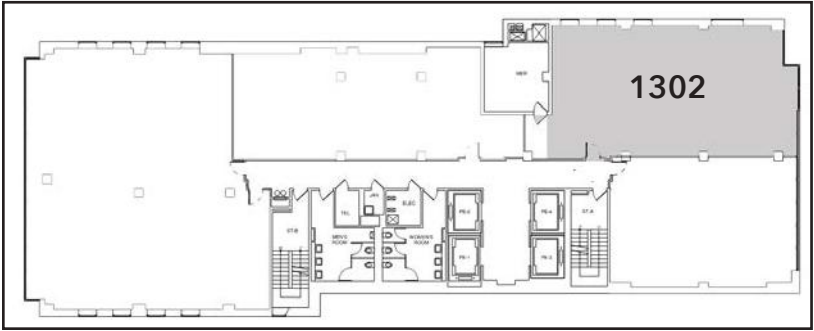
- Six Exam Rooms
- Three Offices/Consults
- Nurses' Station
- ADA Restroom
- Staff Kitchen/Lounge
- Waiting Area
- Reception
- Storage Room



SUITE 1302: PROPOSED MEDICAL PREBUILT

2,777 RSF

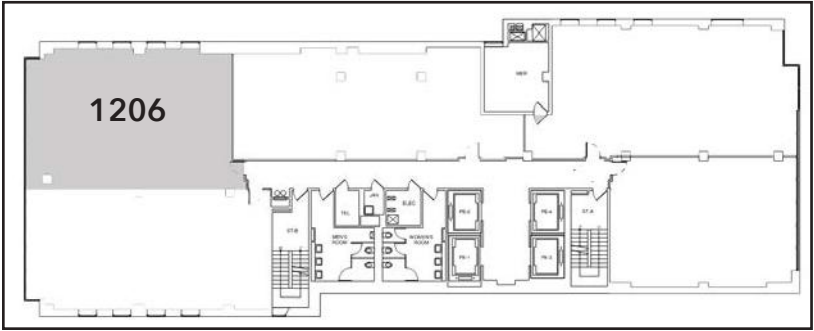
- LAYOUT**
- Six Exam Rooms
 - Two Offices/Consults
 - Nurses' Station
 - ADA Restroom
 - Staff Kitchen/Lounge
 - Waiting Area
 - Reception
 - Admin Office
 - Two Storage Closets



SUITE 1306: PROPOSED MEDICAL PREBUILT

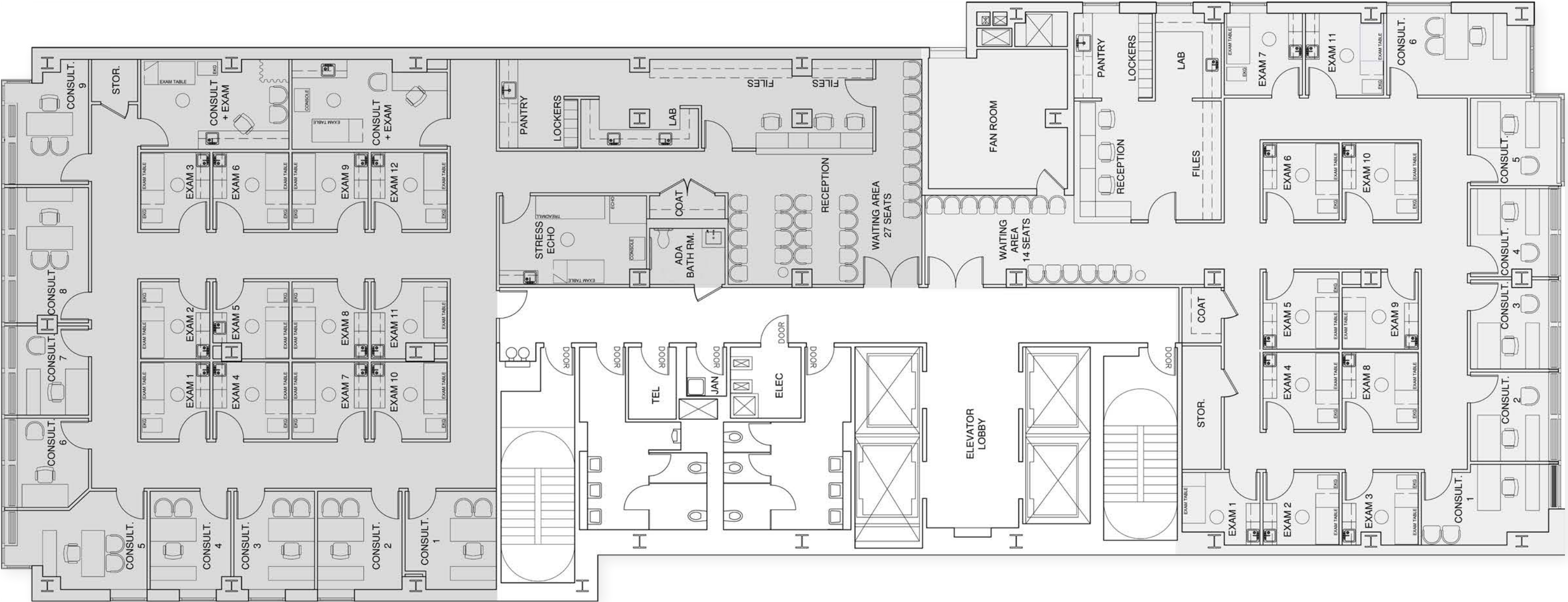
2,377 RSF

- 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

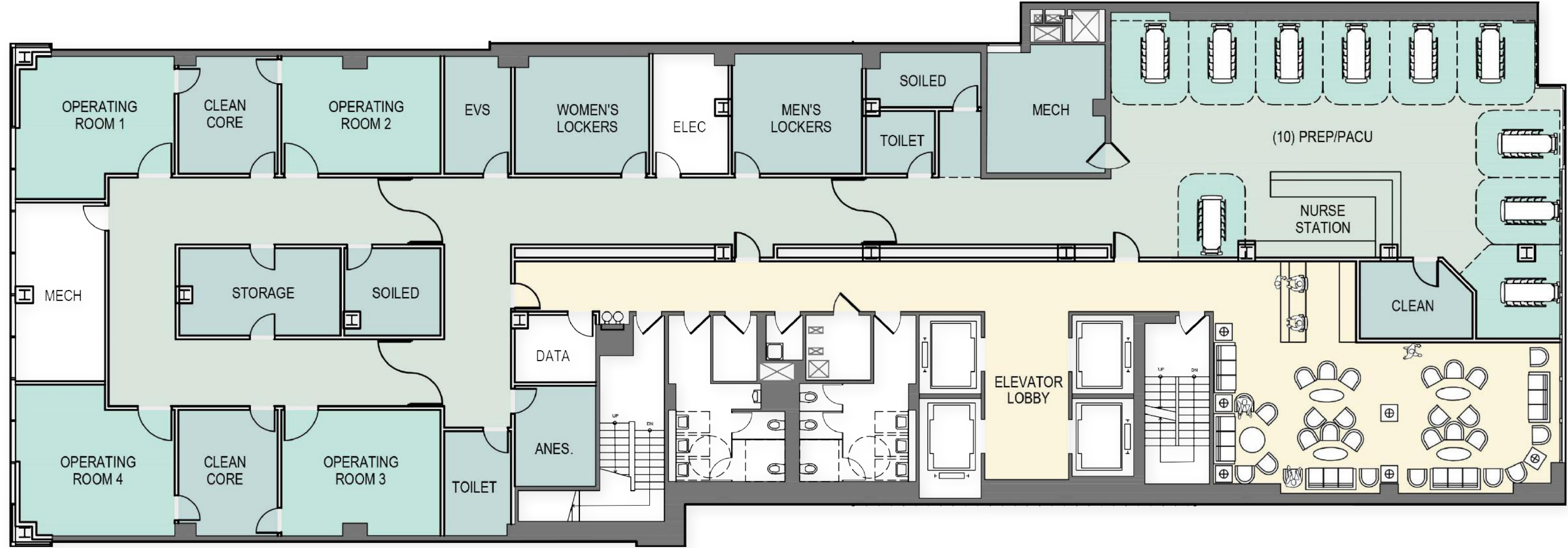
Tenant B Layout

- 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
- 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

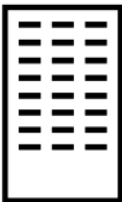
Full and Partial-Floor Prebuilts

Infrastructure Available

To Accomodate Article 28 Compliance

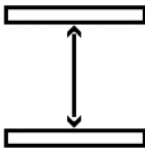
Entrance to 59th Street Subway Hub

On the Block



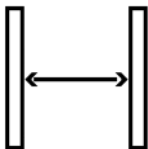
200'

Building Height



Ceiling Heights

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



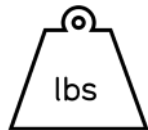
20'

Column Spacing



Construction Type

Structural Steel Framing with
Concrete Slabs



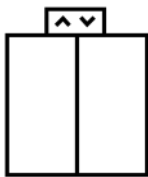
Floor Load Capacity

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



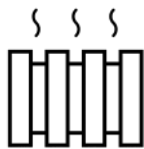
HVAC

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

Paul L. Wexler

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WexlerHealthcareProperties.com

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