PARK·SIXTY

110 EAST 60TH STREET

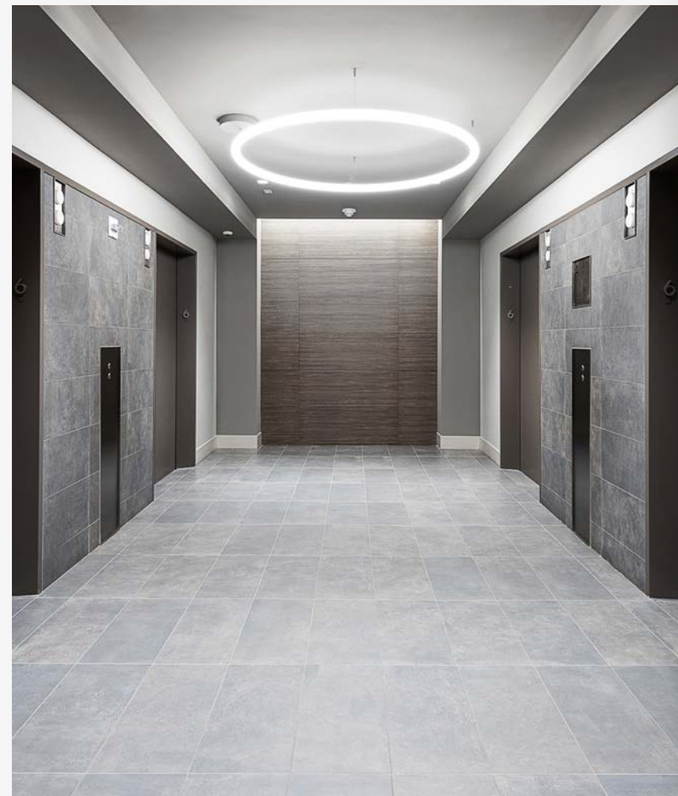
PARK SIXTY: NYC'S PREMIER MEDICAL OFFICE BUILDING

- 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: 46,907 RSF





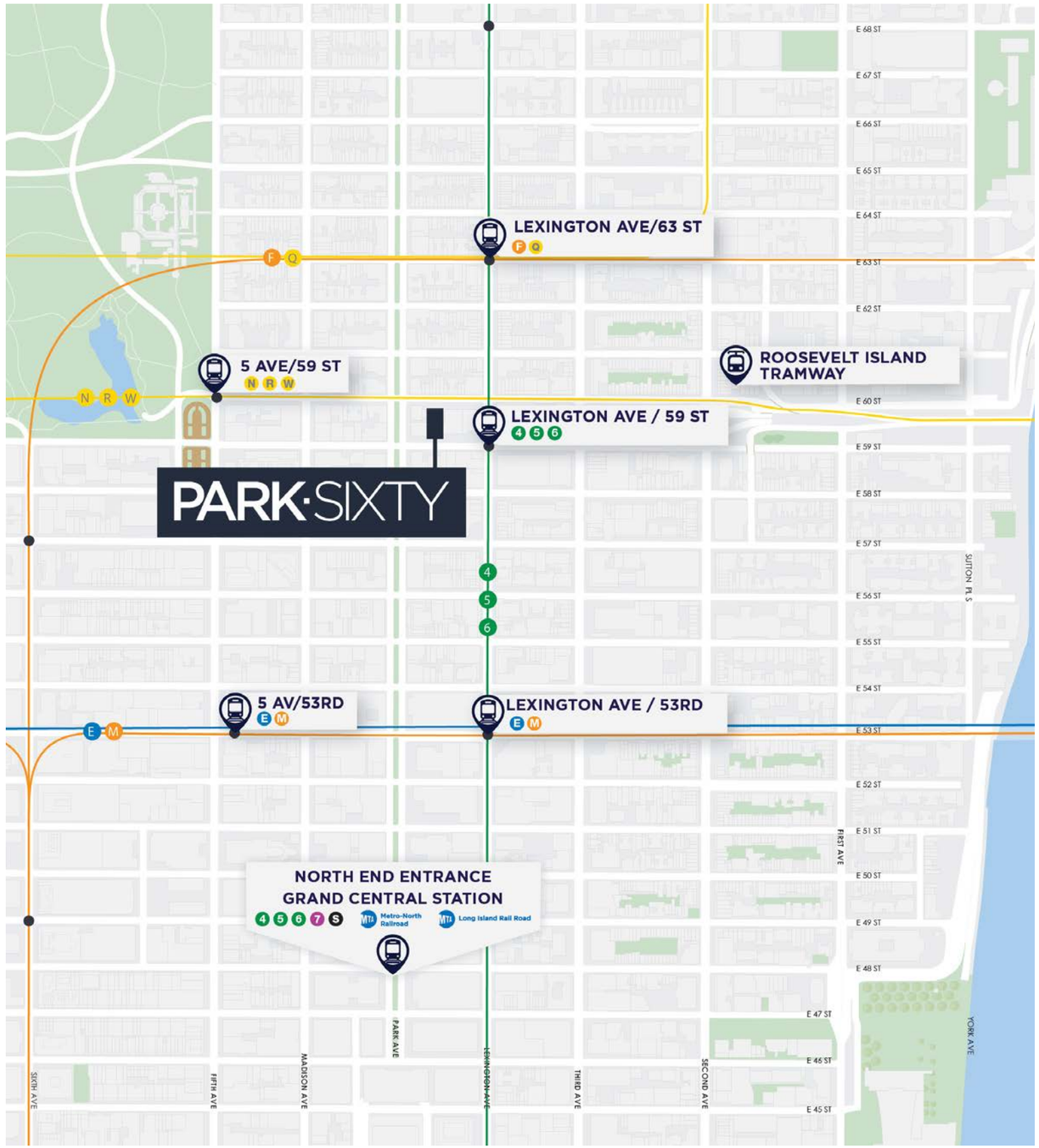


SURROUNDED BY KEY DEMAND DRIVERS

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.



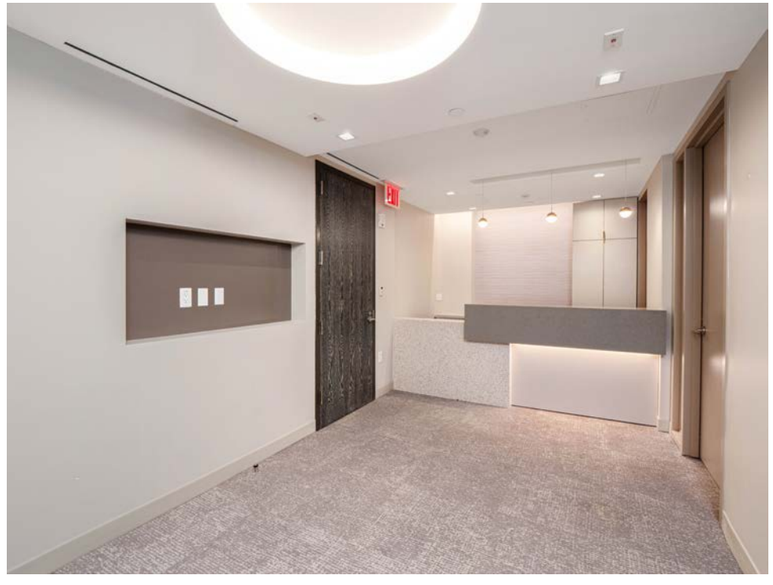
THE MOST CONVENIENT “ONE-STOP-SHOP” MEDICAL BUILDING IN THE PLAZA DISTRICT





GALLERY: PREBUILT SUITES

2,082–2,777 RSF



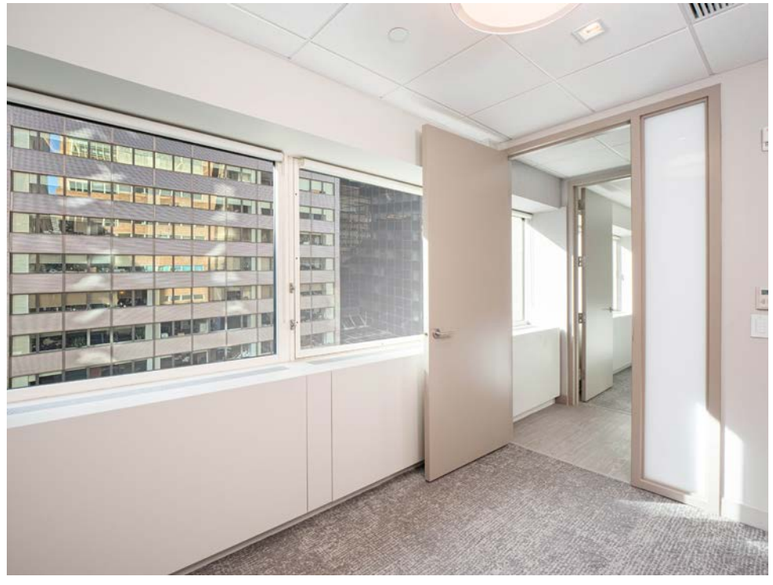
WAITING AND RECEPTION



HALL/EXAM ROOMS



EXAM ROOM



OFFICE/CONSULT



NURSES' STATION



STAFF KITCHEN/LOUNGE

SUITE 1004: MOVE-IN READY PREBUILT

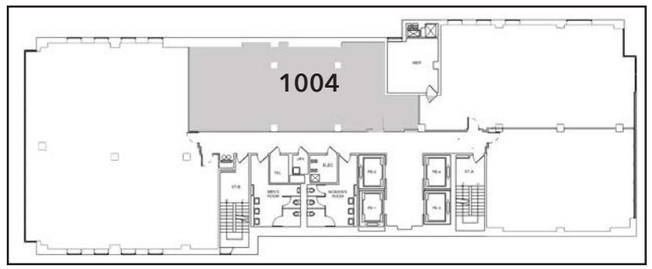
2,515 RSF

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

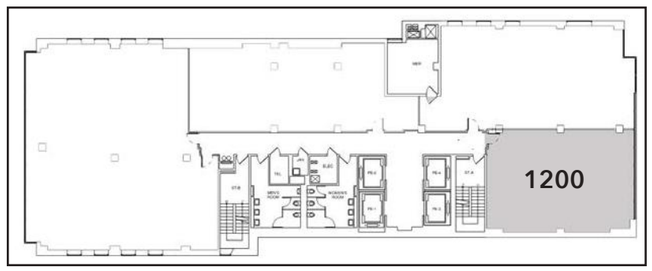
Staff Kitchen/Lounge

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

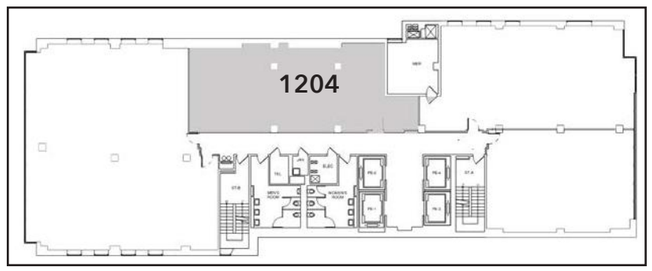
Staff Kitchen/Lounge

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

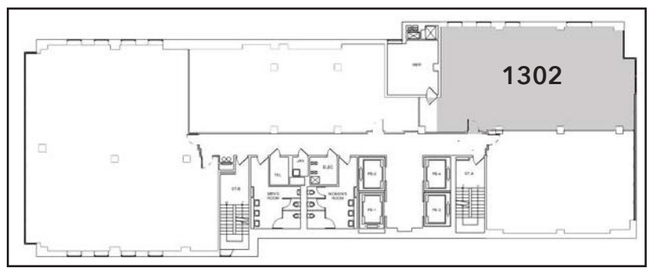
Waiting Area

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

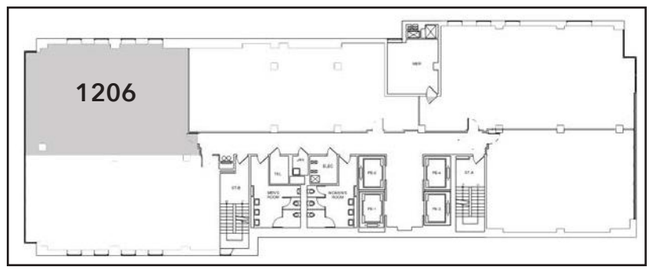
Staff Kitchen/Lounge

Waiting Area

Reception

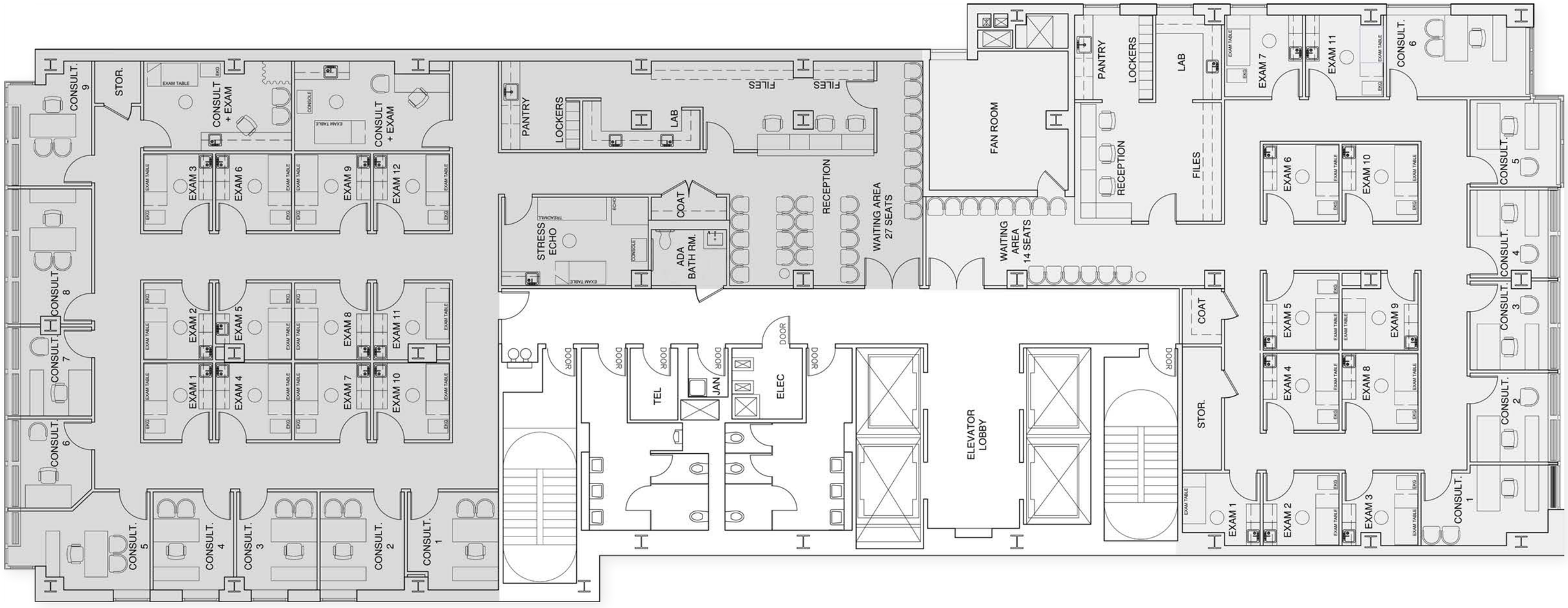
Two Storage Closets





SAMPLE MULTI-TENANT FLOOR PLAN

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



Tenant A Layout

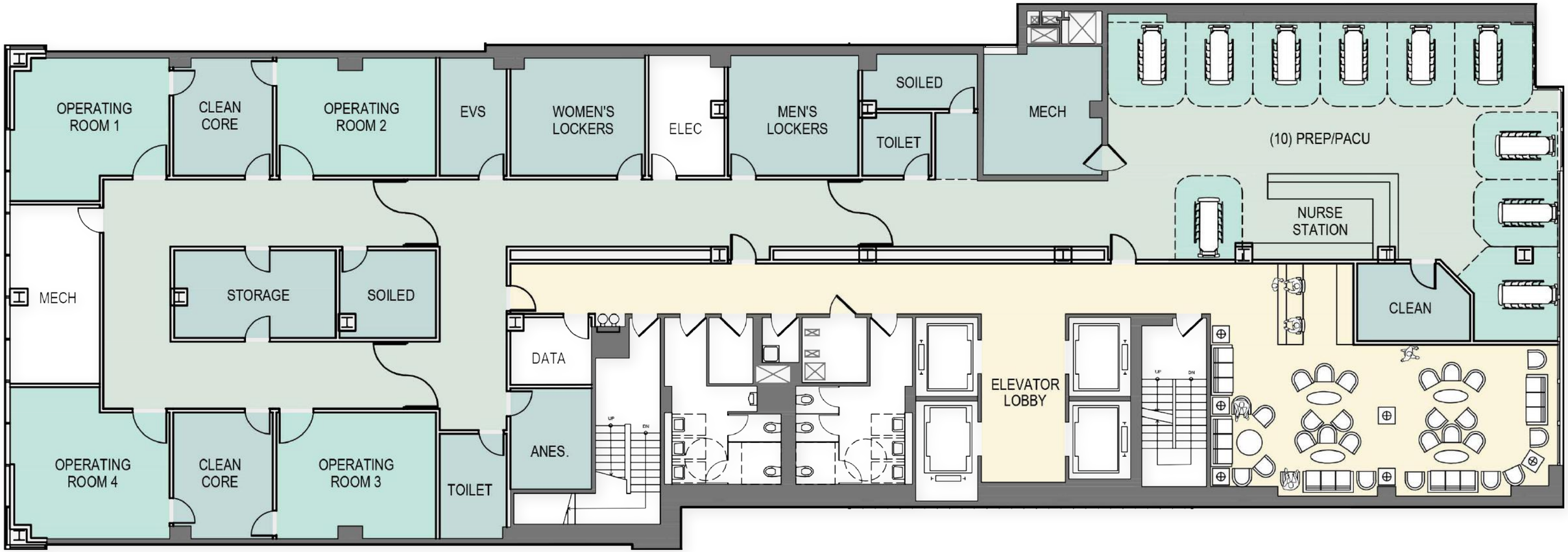
- Waiting Area
- Reception
- Thirteen Exam Rooms
- Twelve Offices/Consults
- Lab
- ADA Restroom
- Staff Kitchen/Lounge
- Storage Closet
- Coat Closet

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

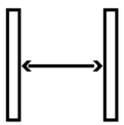
Entire Building
186,000 RSF

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



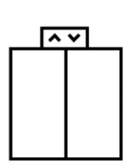
Construction Type
Structural Steel Framing with
Concrete Slabs



Floor Load Capacity
50–100 LBS/PSF



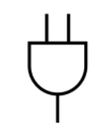
Telecom Providers
Verizon
Time Warner/Spectrum



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



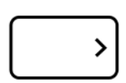
HVAC
Installation of Beand New
Rooftop Cooling Tower



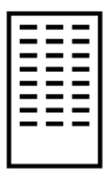
Electrical Capacity
6 Watts/RSF
Exclusive of Building Systems



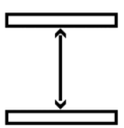
Heating System
Perimeter Heat Delivered via
Con Edison Steam



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



200’
Building Height



Ceiling Heights

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

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