



B

BLU
CANTINA

116

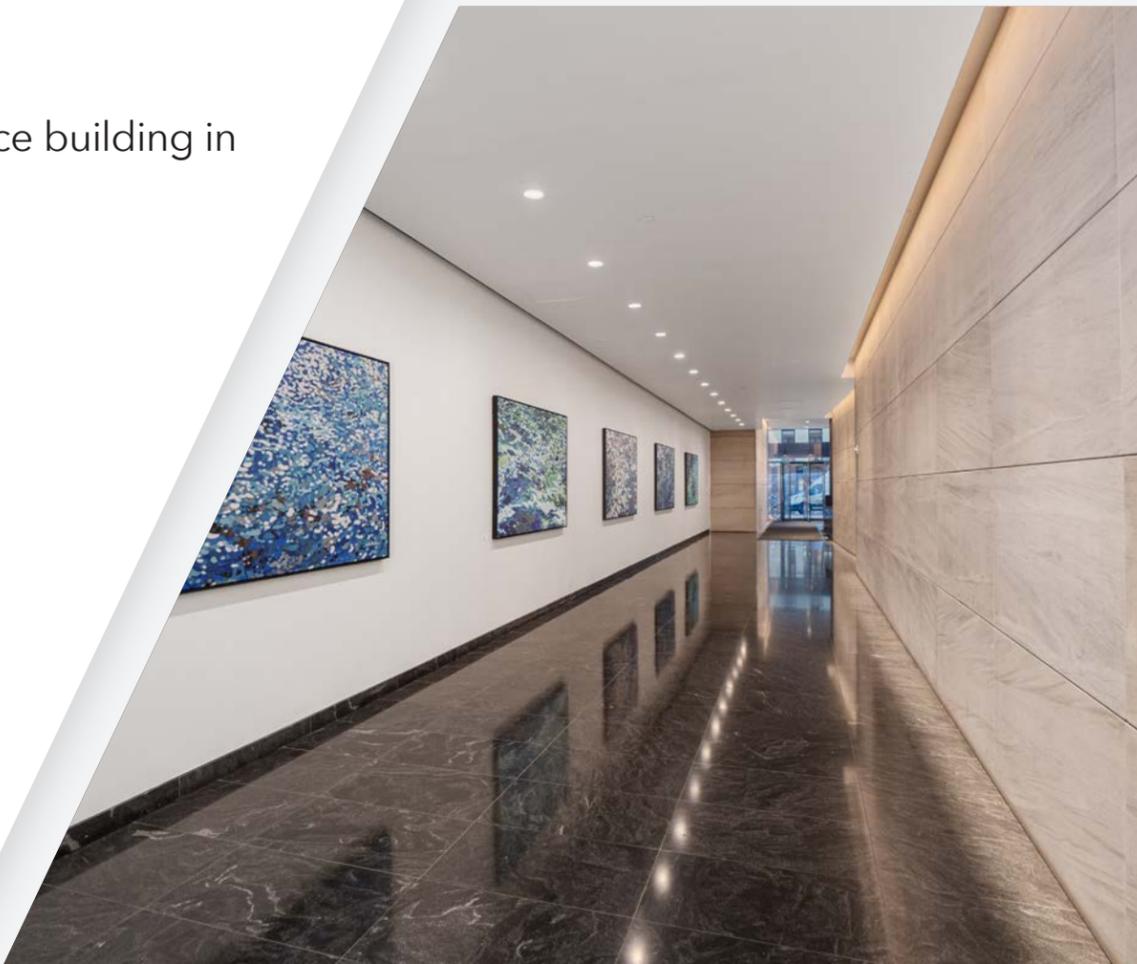
PARK·SIXTY

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.



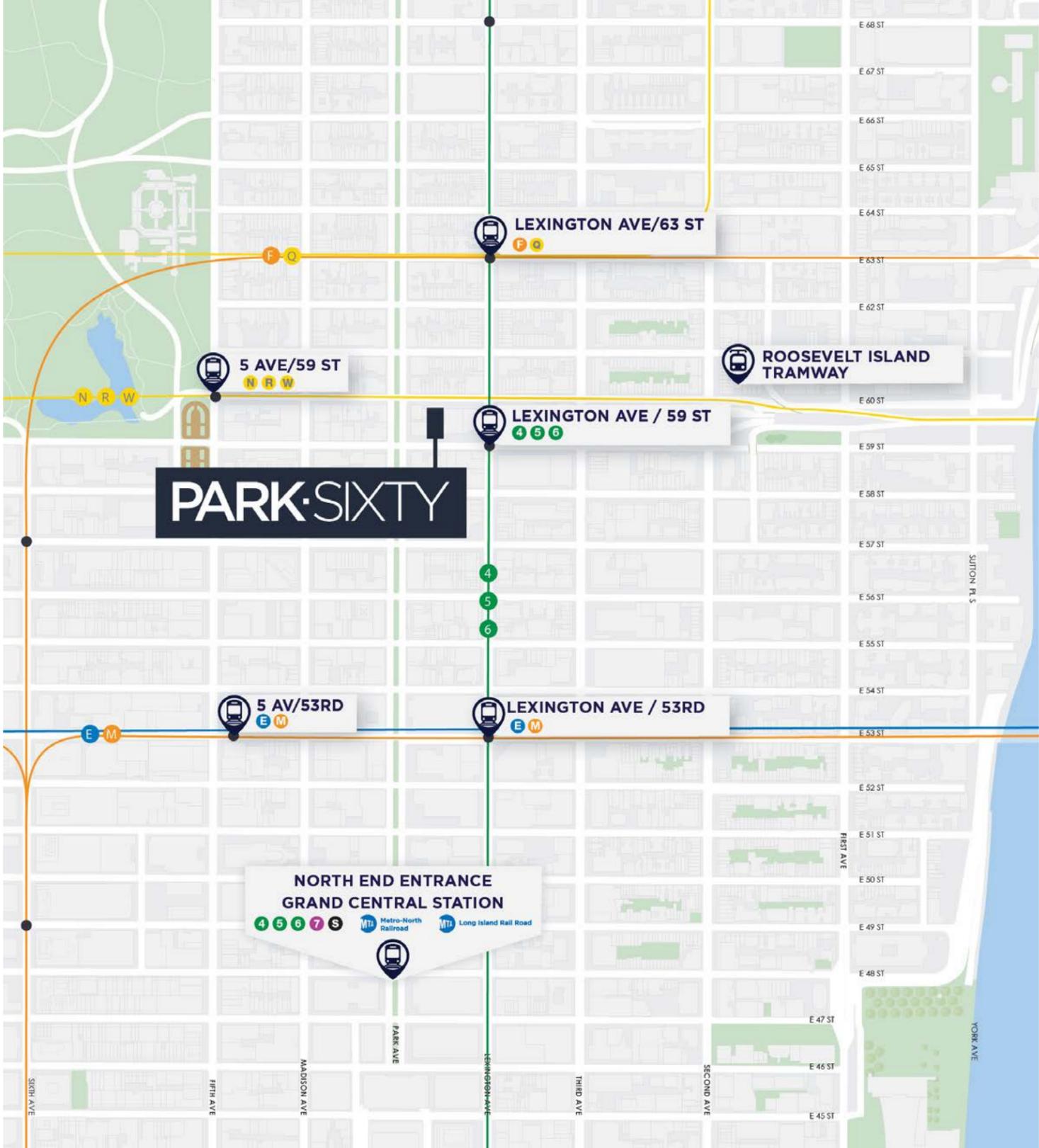
East Side Medical Corridor

Midtown Office Corridor

MIDTOWN OFFICE CORRIDOR NOTABLE TENANTS

- WELLS FARGO
- TD Bank
- Bank of America
- THE CARLYLE GROUP
- Blackstone
- CITADEL
- Morgan Stanley
- J.P. Morgan

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

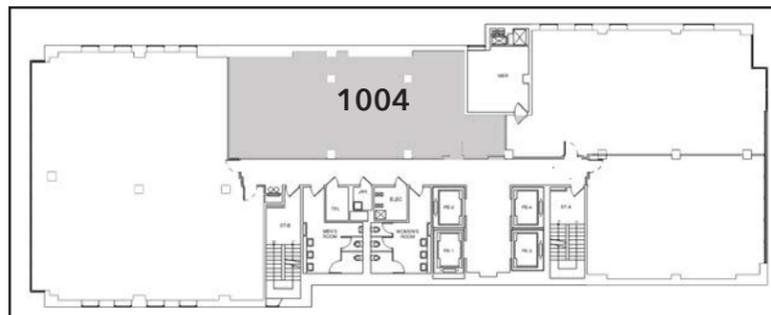
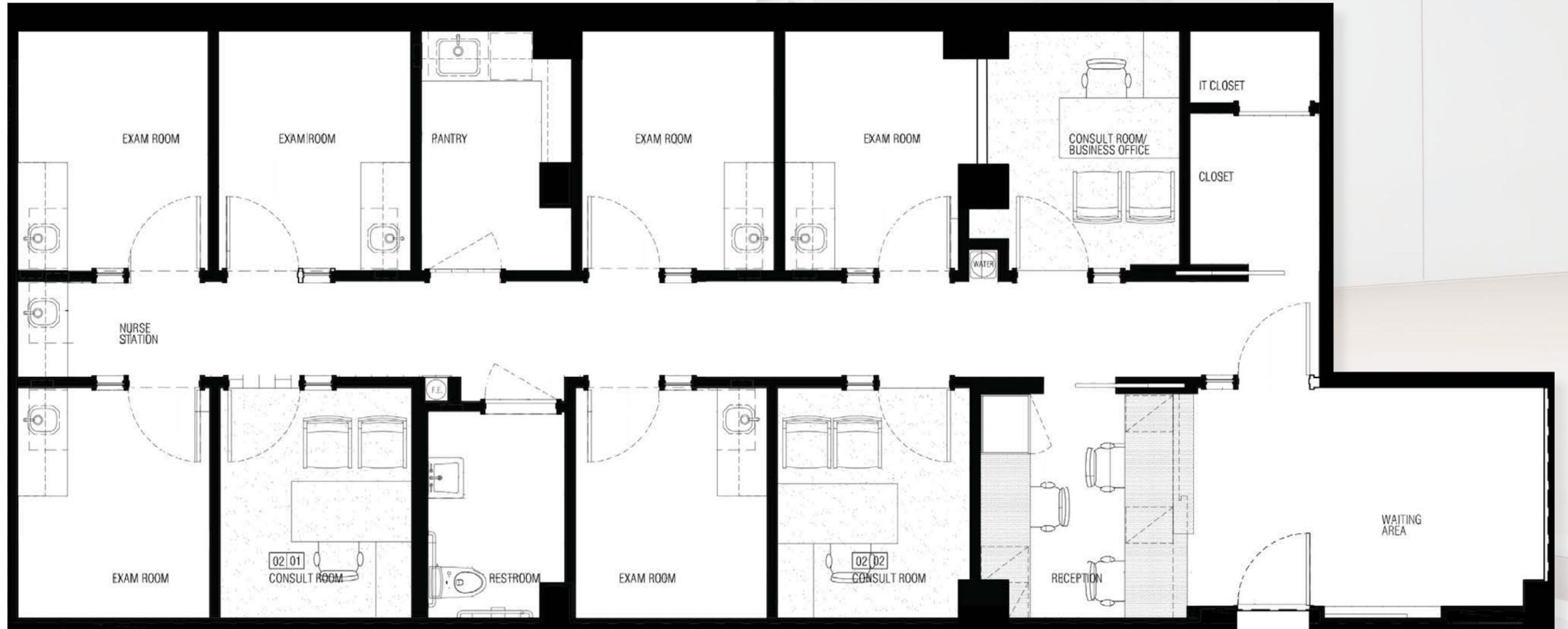
2,515 RSF

SCAN FOR
360-DEGREE
TOUR



LAYOUT

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

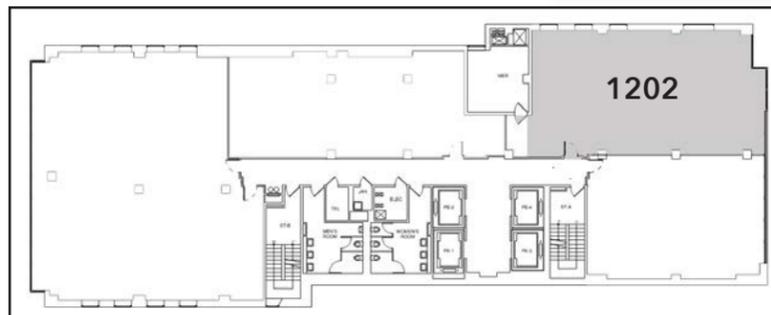


SUITE 1202: PROPOSED MEDICAL PREBUILT

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

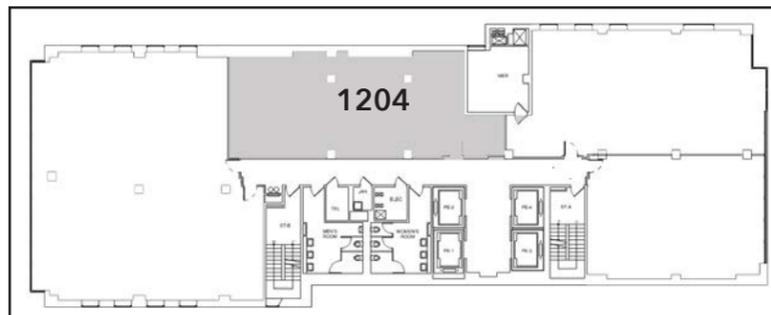


SUITE 1204: PROPOSED MEDICAL PREBUILT

2,515 RSF

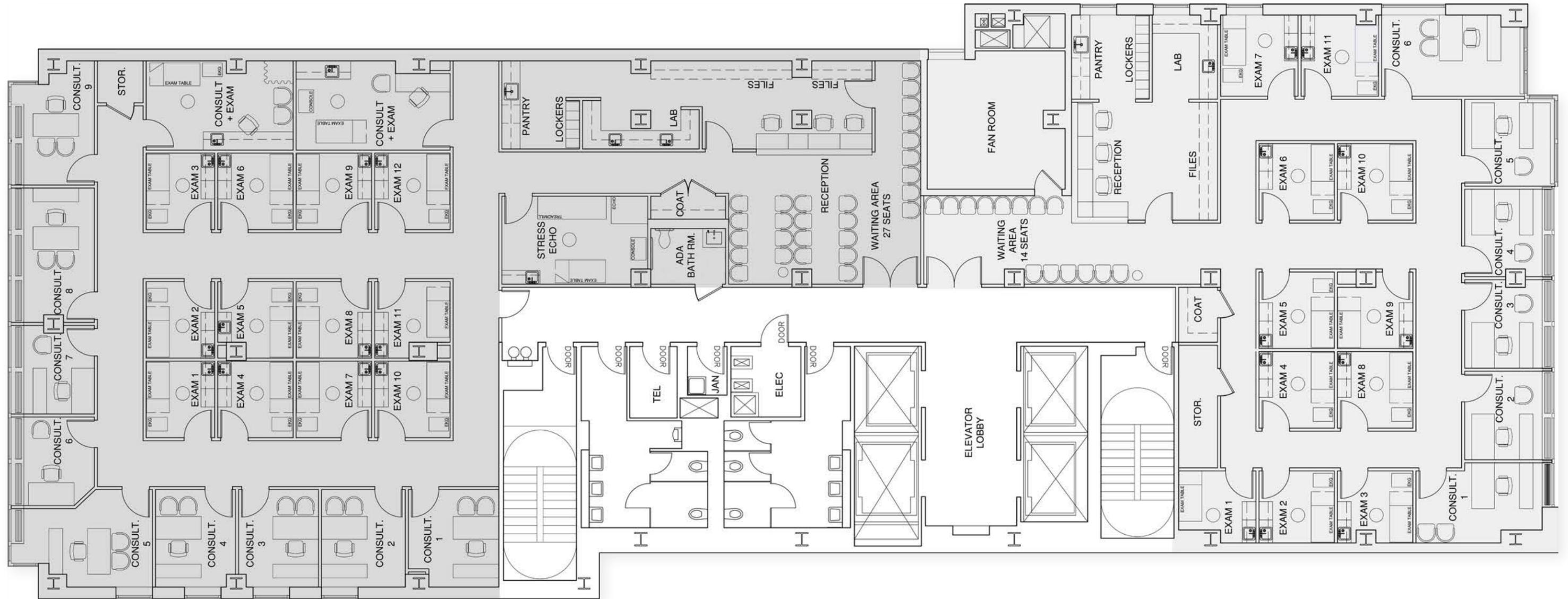
LAYOUT

- 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

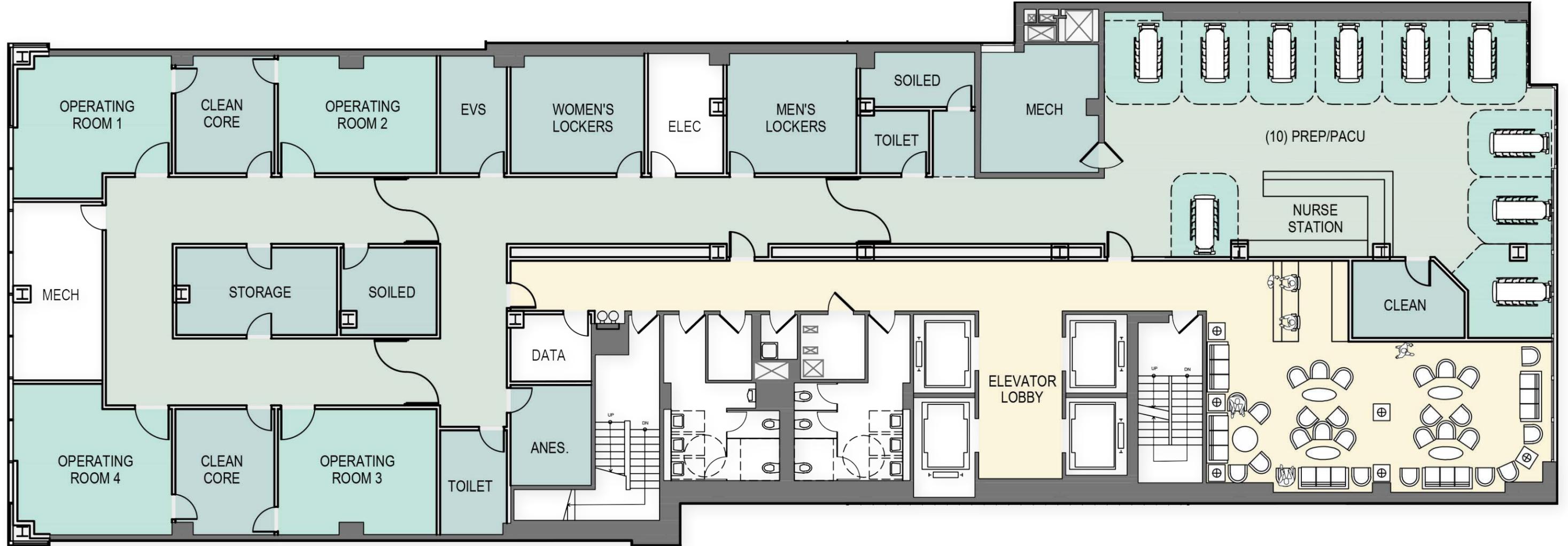
- Waiting Area
- Reception
- Thirteen Exam Rooms
- Twelve Offices/Consults
- Lab
- ADA Restroom
- Staff Kitchen/Lounge
- Storage Closet
- Coat Closet

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

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

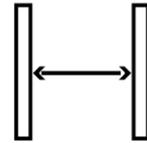
Full and Partial-Floor Prebuilts

Infrastructure Available

To Accomodate Article 28 Compliance

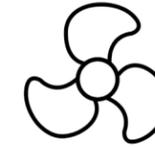
Entrance to 59th Street Subway Hub

On the Block



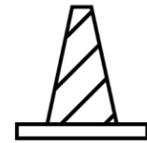
20'

Column Spacing



HVAC

Installation of Beand New Rooftop Cooling Tower



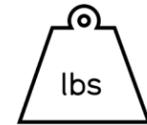
Construction Type

Structural Steel Framing with Concrete Slabs



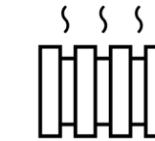
Electrical Capacity

6 Watts/RSF
Exclusive of Building Systems



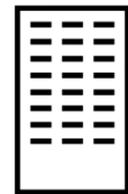
Floor Load Capacity

50-100 LBS/PSF



Heating System

Perimeter Heat Delivered via Con Edison Steam



200'

Building Height



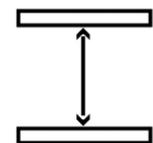
Telecom Providers

Verizon
Time Warner/Spectrum



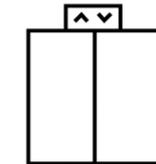
Building Management System (BMS)

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

Paul L. Wexler

Licensed Associate Real Estate Broker

212.836.1075 | PWexler@corcoran.com

WEXLERHEALTHCAREPROPERTIES.COM

WEXLER

HEALTHCARE & COMMERCIAL

— PROPERTIES —

TEAM AT THE CORCORAN GROUP

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.