



PREMIER UPPER EAST SIDE MEDICAL SPACE  
1061 THIRD AVENUE



**WEXLER** HEALTHCARE & COMMERCIAL  
PROPERTIES  
TEAM AT THE CORCORAN GROUP

Floor Plans Contained Within Are For Illustrative Purposes Only. Actual Size and Dimensions May Vary.



# The Leyton

## Medical @ 1061 THIRD AVENUE

Available for lease, The Leyton Medical at 1061 Third Avenue is a new construction, mixed-use luxury building located between 62nd and 63rd Street. The Leyton is proximate to Manhattan's major hospitals and mass transit.

### Additional Features

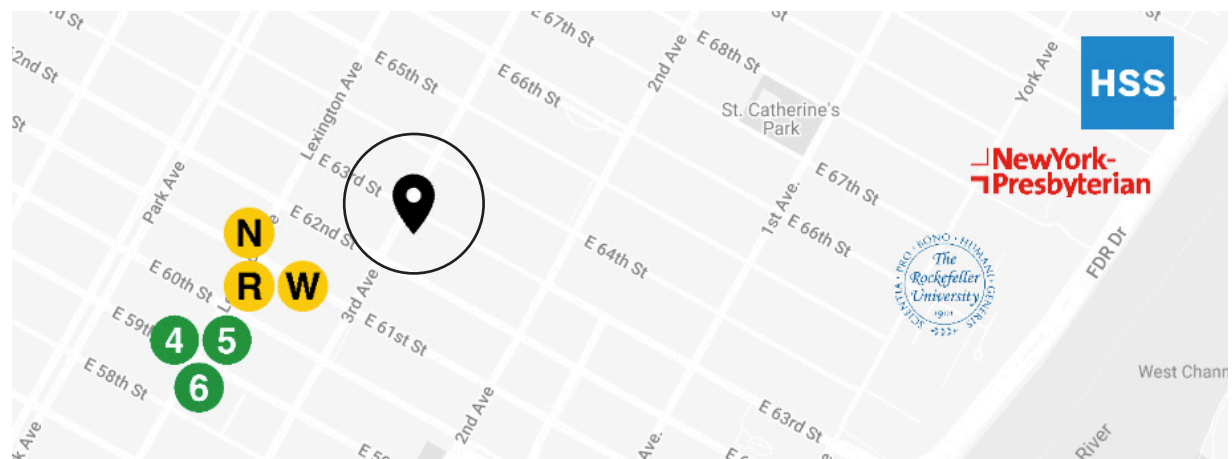
- Building-within-a-building opportunity for a single tenant
- Floors can be leased individually or divided
- Landlord to deliver full and partial floor prebuilts
- Floor-to-ceiling windows facing Third Avenue

<b>Year Built</b>	2022
<b>Entrance</b>	Dedicated Medical Lobby
<b>Elevators</b>	Two (2) dedicated elevators
<b>Restrooms</b>	Two (2) per floor in current configuration
<b>HVAC</b>	Tenant-controlled VRF system 2 evaporators per floor Condensers on 5th floor 14-ton cooling, 1000 CFM
<b>Electric</b>	~20W/USF
<b>Ceiling Height</b>	16' 8" Slab-to-Slab
<b>Floor Loads</b>	2nd FL: 45/SF SDL, 50/SF LL 3/4th FL: 25/SF SDL, 50/SF LL

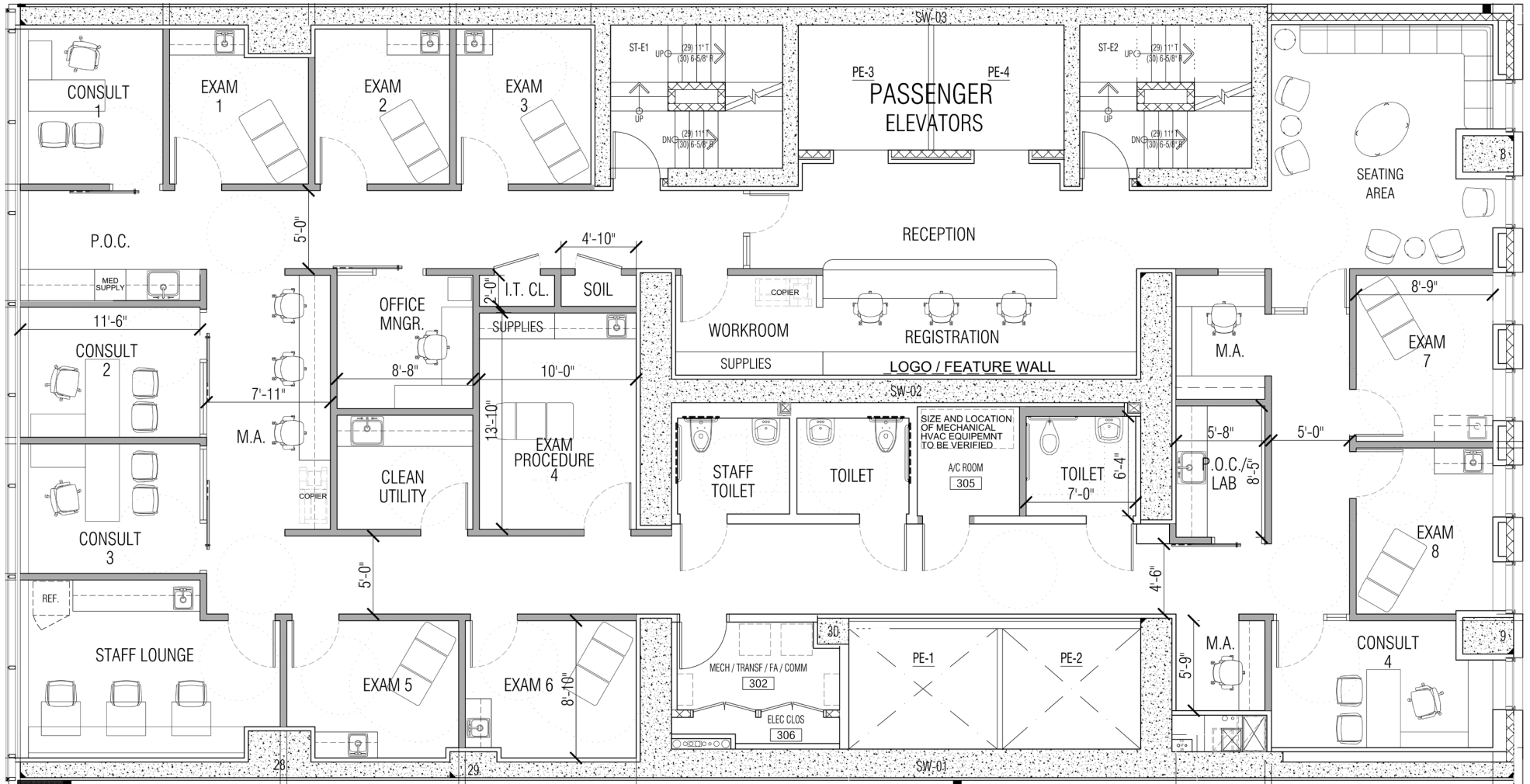
	LOBBY	FLOOR 2	FLOOR 3	FLOOR 4
<b>RSF +/-</b>	976	5,555	5,555	5,555
<b>CONDITION</b>	BUILT	RAW	RAW	RAW
<b>PRICE PSF</b>	INQUIRE	INQUIRE	INQUIRE	INQUIRE



RENDERING



# FULL FLOOR MEDICAL TEST FIT Floors Two, Three, Four

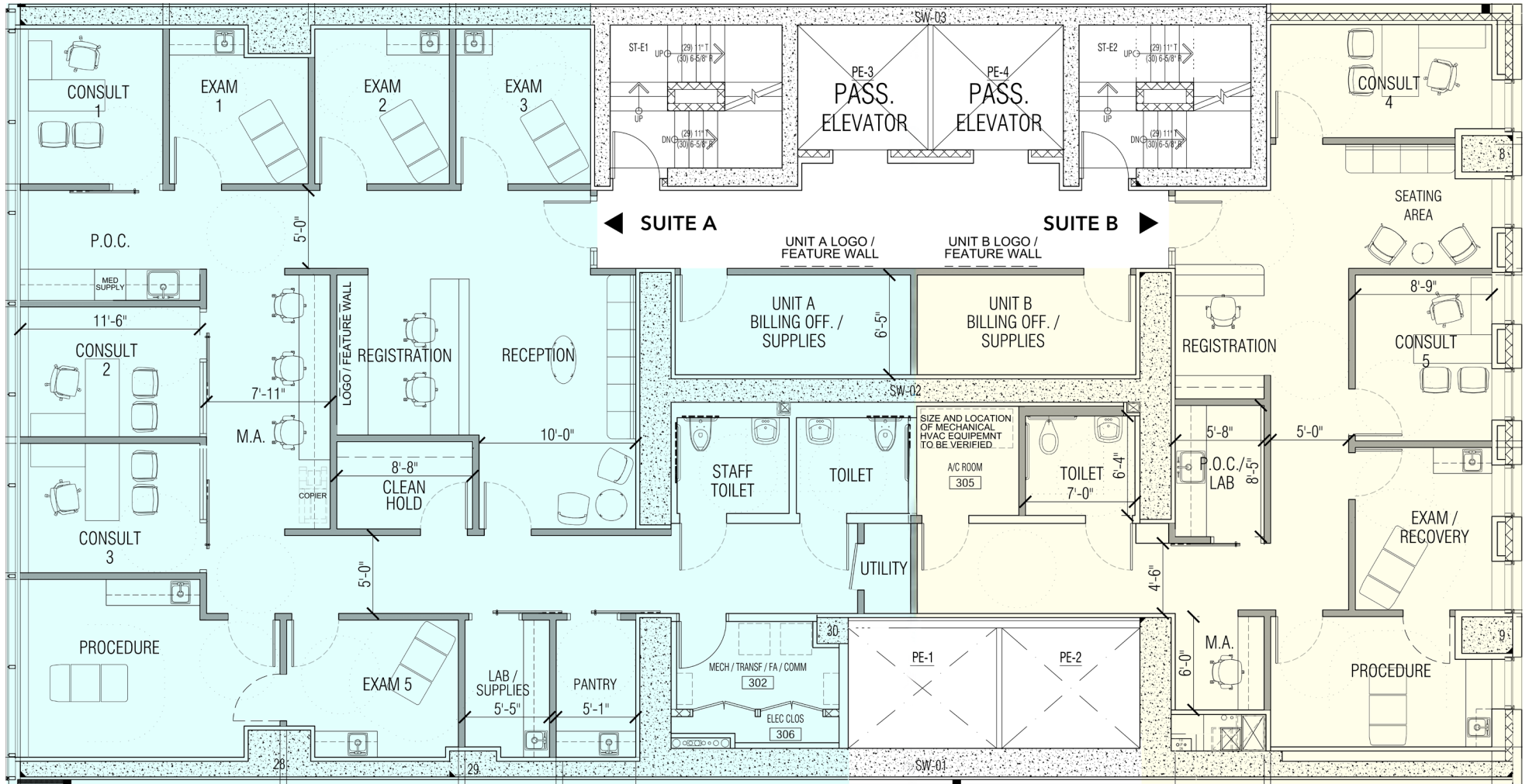


## LAYOUT 5,555 RSF

Waiting Area  
 Reception  
 Seven Exam Rooms  
 Procedure Room  
 Laboratory  
 Staff Lounge/Kitchen  
 Sterilization Room

Two Nurses Stations  
 Four Office/Consults  
 Three Admin Offices  
 Three Restrooms

**PARTIAL FLOOR MEDICAL TEST FIT** Floors Two, Three, Four



**SUITE A LAYOUT** 3,611 RSF

- Waiting Area
- Reception
- Four Exam Rooms
- Procedure Room
- Laboratory
- Sterilization Room
- Nurses Station
- Three Office/Consults
- Admin Office
- Two Restrooms
- Storage Room

**SUITE B LAYOUT** 1,944 RSF

- Waiting Area
- Reception
- Exam/Recovery Room
- Procedure Room
- Laboratory
- Two Office/Consults
- Admin Office
- Restroom
- Storage Room

## TYPICAL FLOOR PLATE Floors Two, Three, Four



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