



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

"BUILDING-WITHIN-A-BUILDING" OPPORTUNITY

- This unique offering features a private entrance on 59th Street and provides up to 29k RSF of customizable space

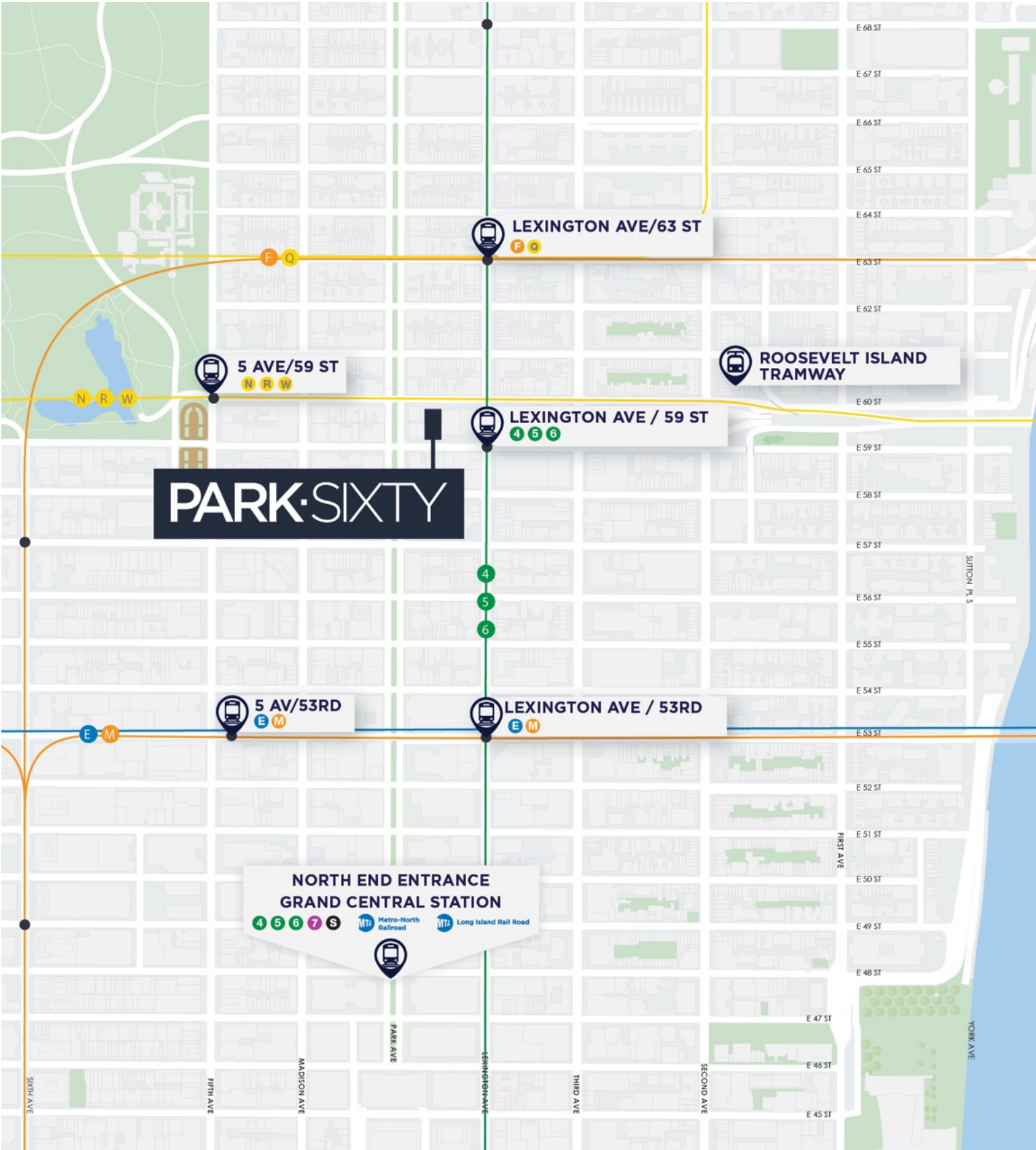


SURROUNDED BY KEY DEMAND DRIVERS

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



CURRENT AVAILABILITY: 84,274 RSF

15 TH FLOOR	VACANT SUITE 1500 // 7,241 SF			
14 TH FLOOR	VACANT SUITE 1400 // 12,008 SF			
13 TH FLOOR	VACANT SUITE 1300 // 12,257 SF			
12 TH FLOOR	VACANT SUITE 1200 // 12,321 SF			
11 TH FLOOR	DERMATOLOGY SUITE 1108	MED SPA SUITE 1104	INTERNAL MEDICINE SUITE 1102	OPHTHALMOLOGY SUITE 1100
10 TH FLOOR	PLASTIC & COSMETIC SURGERY SUITE 1008	VACANT - PREBUILT MEDICAL SUITE 1004 // 2,515 SF	DERMATOLOGY SUITE 1002	CARDIOLOGY SUITE 1000
9 TH FLOOR	PLASTIC & COSMETIC SURGERY SUITE 908	CONCIERGE MEDICINE SUITE 904	DENTAL PRACTICE SUITE 902	DENTAL PRACTICE SUITE 900
8 TH FLOOR	CONCIERGE MEDICINE SUITE 808	INTERNAL MEDICINE SUITE 804	CONCIERGE MEDICINE 802	DERMATOLOGY SUITE 800
7 TH FLOOR	SINUS & ALLERGY SUITE 708	MENTAL HEALTH CLINIC SUITE 706		HAIR TRANSPLANTATION CLINIC SUITE 702
6 TH FLOOR	NYC HEALTH SYSTEM SUITE 604	DERMATOLOGY SUITE 606	OPHTHAMOLOGY SUITE 602	OCULOPLASTICS SUITE 600
5 TH FLOOR	NYC HEALTH SYSTEM SUITE 500			
4 TH FLOOR	SURGERY CENTER SUITE 402			VACANT SUITE 400 // 5,488 SF
3 RD FLOOR	VACANT SUITE 300 // 13,253 SF			
2 ND FLOOR	VACANT SUITE 200 // 14,743 SF			
1 ST FLOOR	60 TH STREET MEDICAL LOBBY	VACANT SUITE 102 // 3,238 SF ON 60 TH	STARBUCKS	VACANT SUITE 101 // 1,210 SF ON 59 TH
LOWER LEVEL	MEDICAL IMAGING LOWER LEVEL			

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

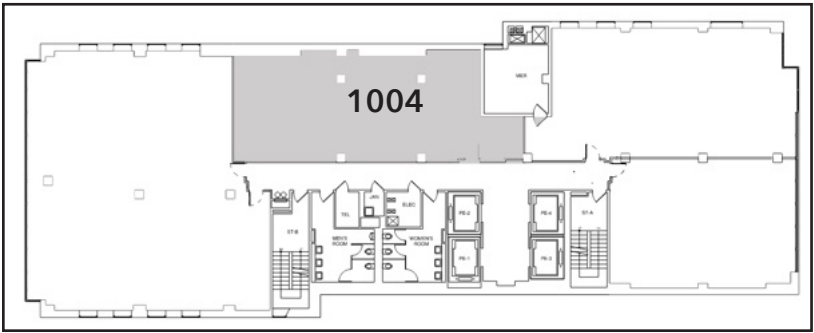
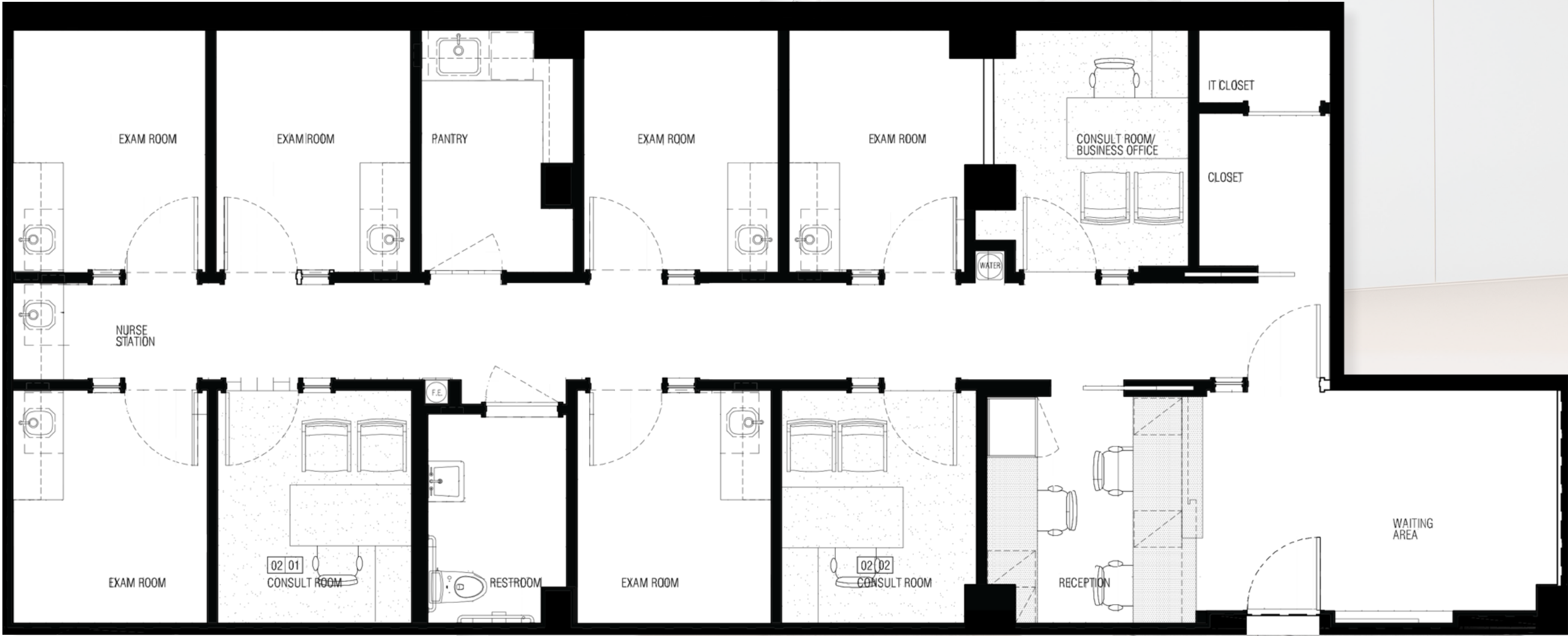
2,515 RSF

SCAN FOR
360-DEGREE
TOUR



LAYOUT

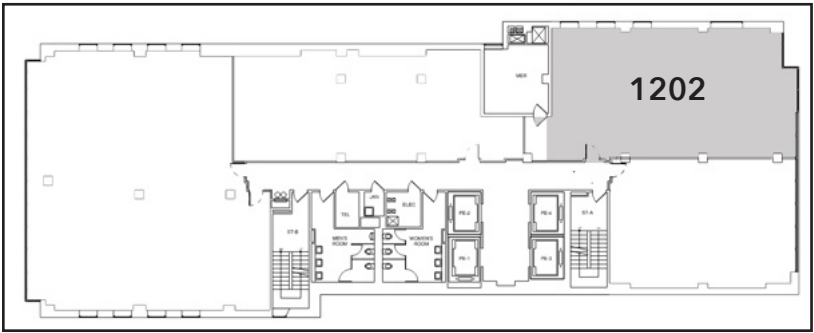
- Six Exam Rooms
- Three Offices/Consults
- Nurses' Station
- ADA Restroom
- Staff Kitchen/Lounge
- Waiting Area
- Reception
- Storage Room



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

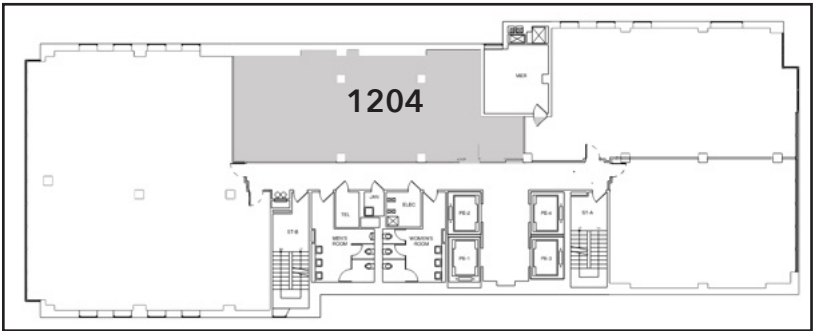
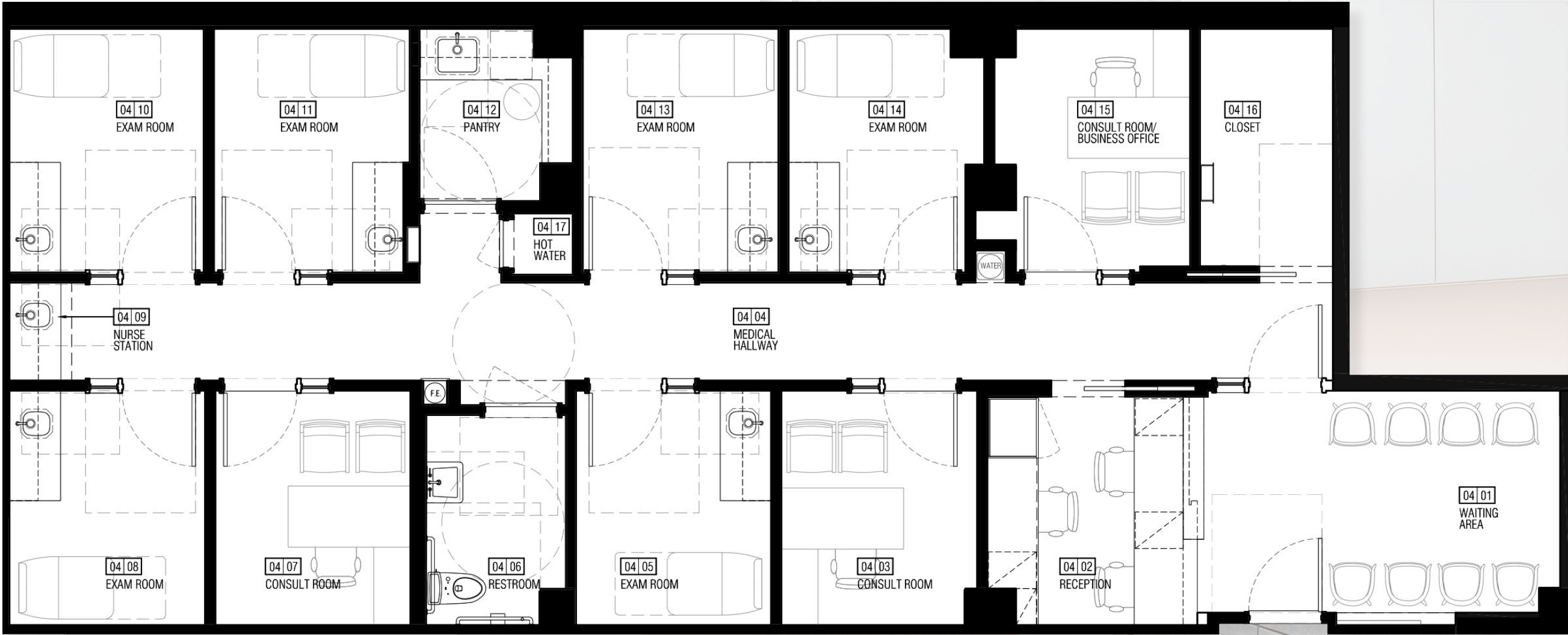


SUITE 1204: PROPOSED MEDICAL PREBUILT

2,515 RSF

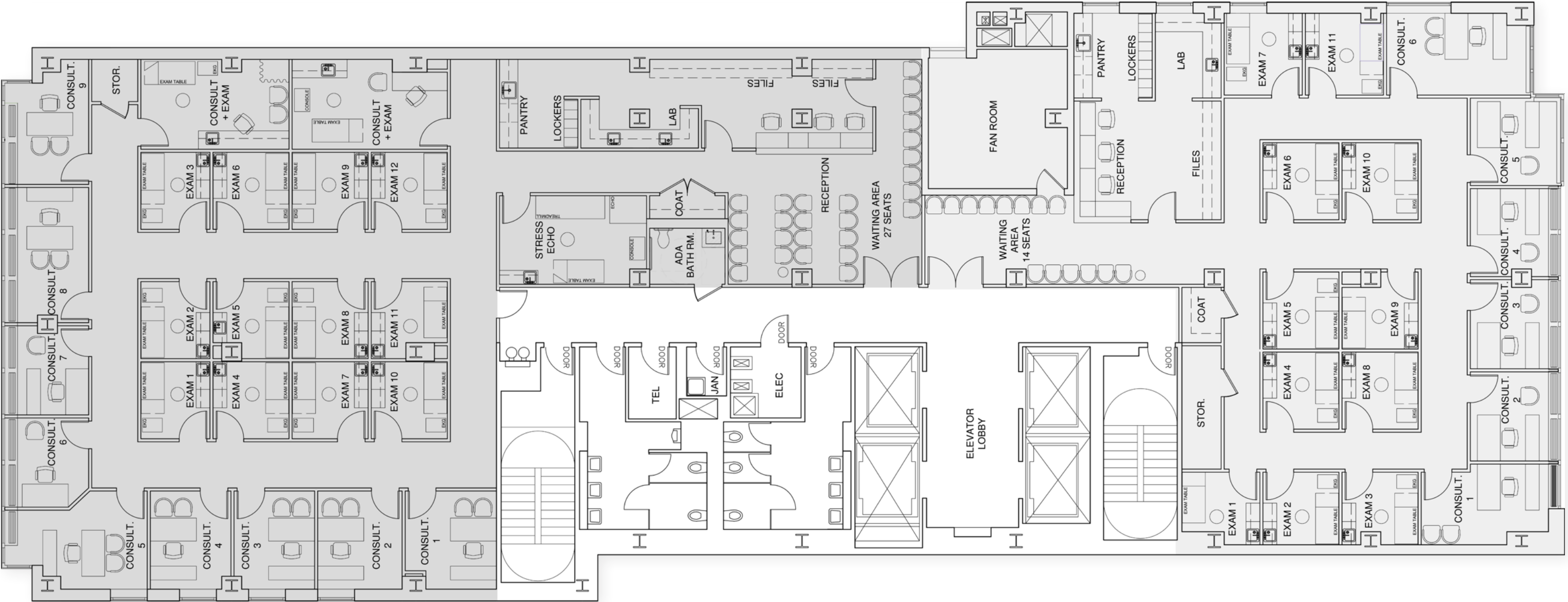
LAYOUT

- 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

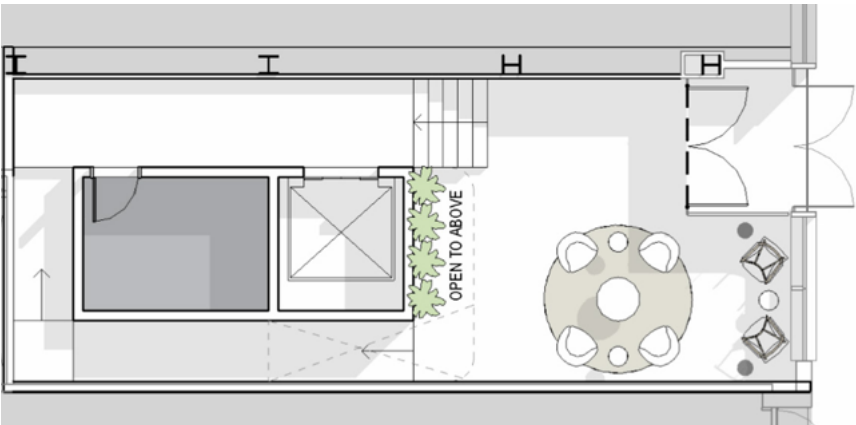
- Waiting Area
- Reception
- Thirteen Exam Rooms
- Twelve Offices/Consults
- Lab
- ADA Restroom
- Staff Kitchen/Lounge
- Storage Closet
- Coat Closet

Tenant B Layout

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

SAMPLE "BUILDING-WITHIN-A-BUILDING" FLOORPLAN

29,206 RSF



Private Entrance on 59th Street



Second Floor

Legend

- Arrival
- Patient KPU
- Clinical Support
- Patient Circulation
- Staff Work



Third Floor

BUILDING FACTS

Entire Building

186,000 RSF

Divisible Floors

Can be Made Available

Landlord to Deliver

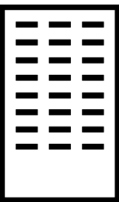
Full and Partial-Floor Prebuilts

Infrastructure Available

To Accomodate Article 28 Compliance

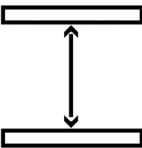
Entrance to 59th Street Subway Hub

On the Block



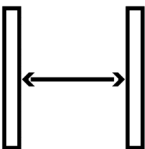
200'

Building Height



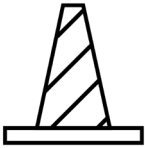
Ceiling Heights

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



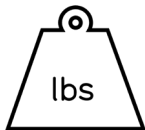
20'

Column Spacing



Construction Type

Structural Steel Framing with
Concrete Slabs



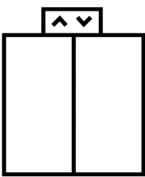
Floor Load Capacity

50-100 LBS/PSF



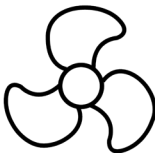
Telecom Providers

Verizon
Time Warner/Spectrum



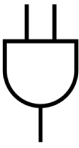
Elevators

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



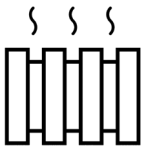
HVAC

Installation of Beand New
Rooftop Cooling Tower



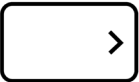
Electrical Capacity

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

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.