



PARK-SIXTY

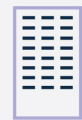
110 EAST 60TH STREET





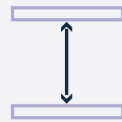
BUILDING FACTS

- Entrance to 59th street subway hub (4 5 6 N Q R) on the block.
- Entire building of 186,000 RSF
- Divisible floors can be made available.
- Landlord to deliver full and partial floor prebuilts.
- Infrastructure available to accommodate Article 28 compliance.
- 7,500 RSF PH floor with 16' high ceilings.



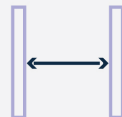
200'

Building Height



CEILING HEIGHTS

Floors 3-12: 11'
Floors 13-14: 12'
PH: 16'



20'

Column Spacing



CONSTRUCTION TYPE

Structural steel framing with concrete slabs



ELECTRICAL CAPACITY

6 watts/RSF, exclusive of building systems.



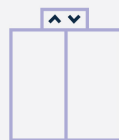
FLOOR LOAD CAPACITY

50-100 LB/PSF



TELECOM

Providers include Verizon & Time Warner



ELEVATORS

3 passenger cars
3,000 LB capacity @ #FPM

1 Service/Passenger Car
3,500 LB capacity @ #FPM

1 Freight Car
4,000 LB capacity @ #FPM



HVAC

Installation of a brand new rooftop cooling tower



HEATING SYSTEM

Perimeter heat delivered via Con Edison steam.

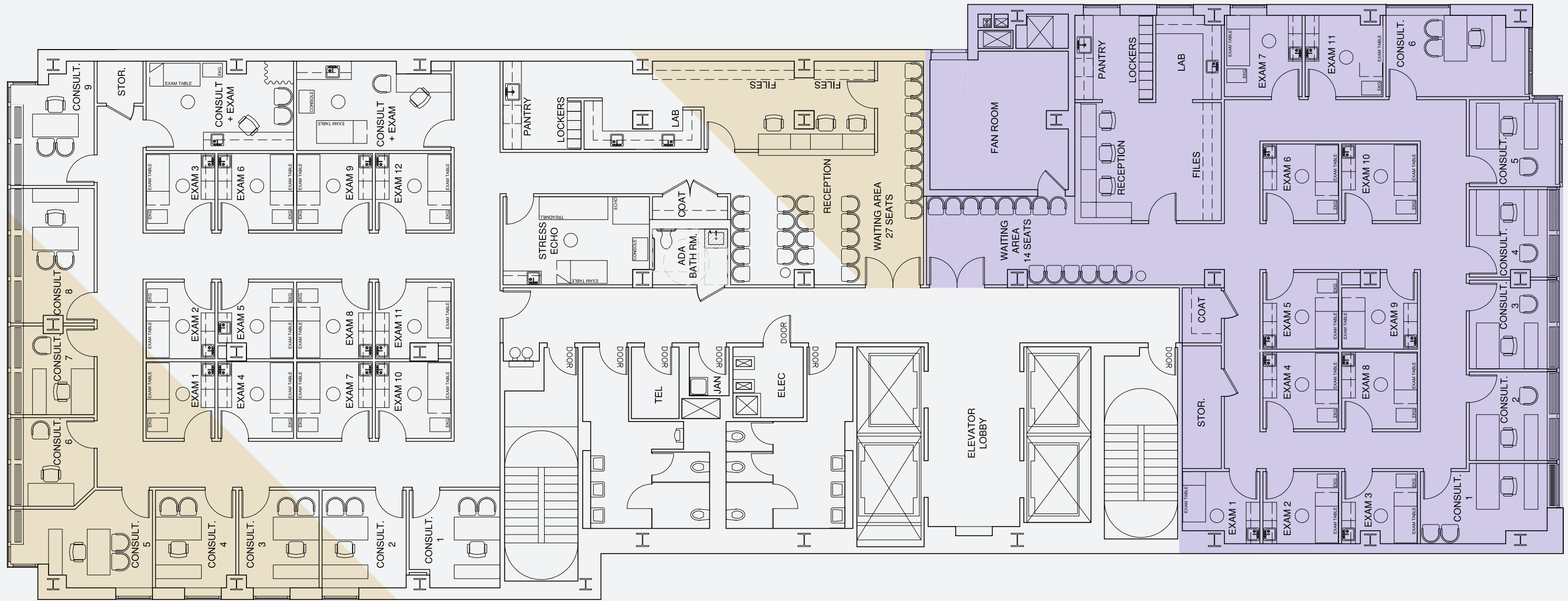


BUILDING MANAGEMENT SYSTEM (BMS)

24 / 7 attended lobby with exclusive keycard access.

CURRENT AVAILABILITY | 99,022 RSF

| FLOOR/SUITE | Size |
|--|------------|
| P. 1st Floor - Suite 101 | 1,210 RSF |
| P. 1st Floor - Suite 102 | 3,238 RSF |
| E. 2nd Floor | 14,743 RSF |
| E. 3rd Floor | 13,253 RSF |
| P. 4th Floor - Suite 400 | 3,870 RSF |
| P. 6th Floor - Suite 600 | 2,082 RSF |
| P. 9th Floor - Suite 900 | 2,051 RSF |
| 10th Floor - New Prebuilt Suite 1000 | 2,082 RSF |
| 10th Floor - New Prebuilt Suite 1002 | 2,777 RSF |
| 10th Floor - New Prebuilt Suite 1004 | 2,515 RSF |
| 11th Floor - Prebuilt Suite (in progress) 1100 | 2,082 RSF |
| 11th Floor - Prebuilt Suite (in progress) 1102 | 2,777 RSF |
| 11th Floor - Prebuilt Suite (in progress) 1104 | 2,515 RSF |
| E. 12th Floor | 12,321 RSF |
| E. 13th Floor | 12,257 RSF |
| E. 14th Floor | 12,008 RSF |
| E. 15th Floor | 7,241 RSF |



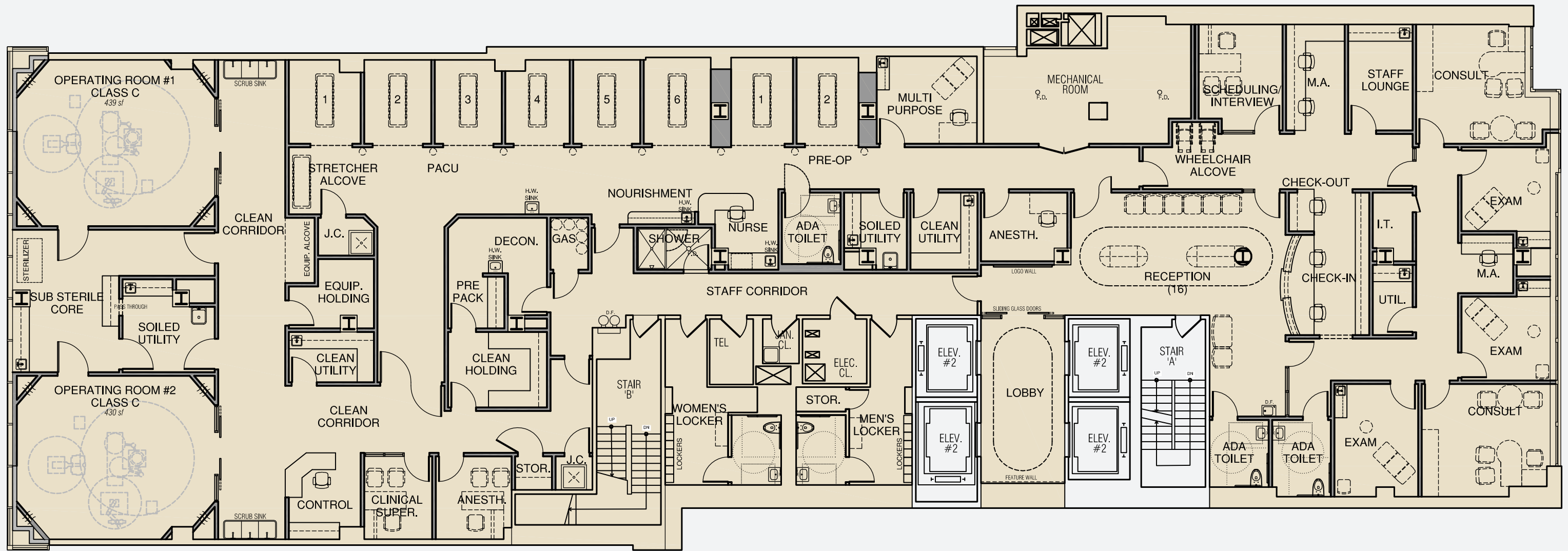
| TENANT A | 7,492 RSF |
|---------------------|-----------|
| RECEPTIONIST | 3 |
| CONSULTING OFFICE | 9 |
| WAITING AREA | 27 |
| TOTAL HEADCOUNT | 39 |
| RSF PER PERSON | 192 |
| EXAM ROOM | 12 |
| CONSULT + EXAM ROOM | 12 |
| STRESS ECHO ROOM | 1 |
| LAB | 1 |
| LOCKERS | 1 |
| PANTRY | 1 |
| ADA BATHROOM | 1 |
| STORAGE | 1 |
| COAT CLOSET | 1 |

| TENANT B | 5,008 RSF |
|---------------------|-----------|
| RECEPTIONIST | 3 |
| CONSULTING OFFICE | 6 |
| WAITING AREA | 14 |
| TOTAL HEADCOUNT | 23 |
| RSF PER PERSON | 218 |
| EXAM ROOM | 11 |
| CONSULT + EXAM ROOM | - |
| STRESS ECHO ROOM | - |
| LAB | 1 |
| LOCKERS | 1 |
| PANTRY | 1 |
| ADA BATHROOM | - |
| STORAGE | 1 |
| COAT CLOSET | 1 |

TYPICAL MULTI-TENANT PLAN

SCALE: 1/16" = 1'

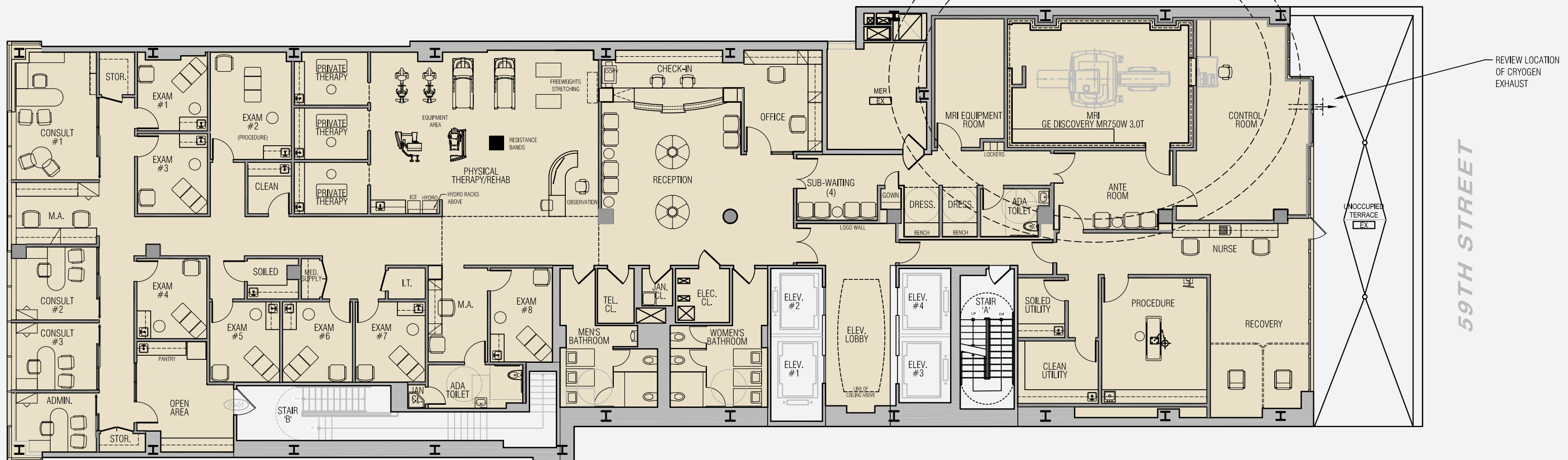
60TH STREET



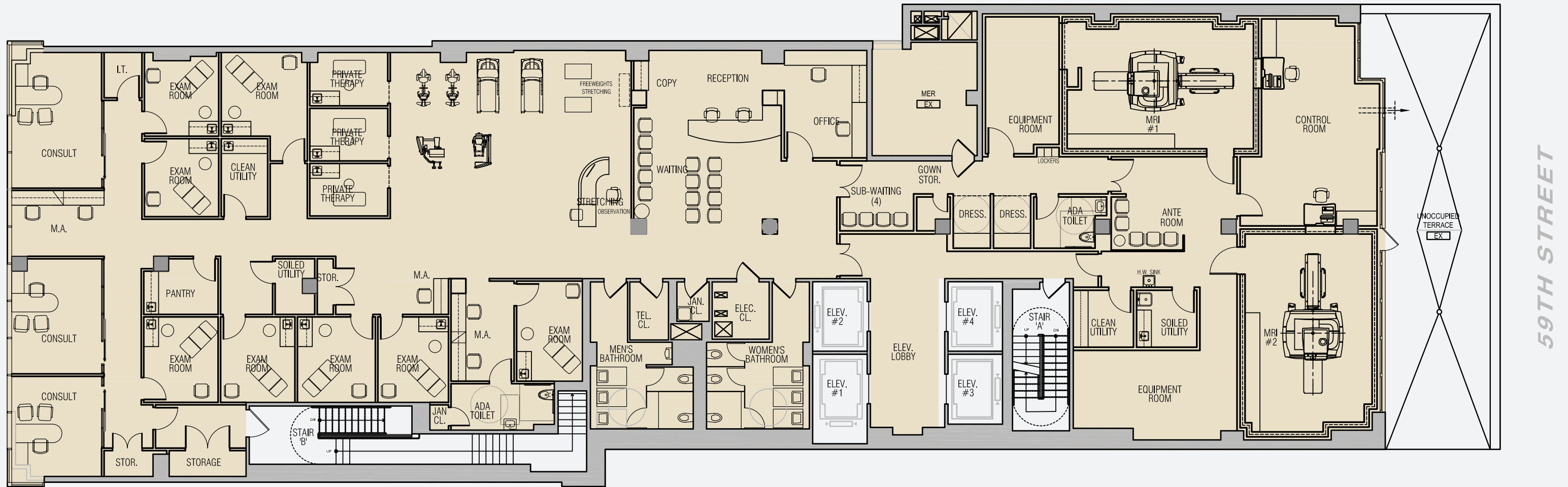
TENANT A 13,328 RSF

| ROOMS | SEATS | ROOMS | QTY. | ROOMS | QTY. | ROOMS | QTY. |
|-----------|-------|------------------------|------|----------------------|------|------------------|------|
| CHECK-IN | 3 | EXAM ROOMS | 3 | STAFF LOUNGE | 1 | I.T. | 1 |
| RECEPTION | 16 | CONSULT | 2 | ADA TOILET | 3 | GAS | 1 |
| M.A. | 1 | CLEAN UTILITY | 2 | SHOWER | 1 | UTILITY | 1 |
| NURSE | 1 | SOILED UTILITY | 2 | WOMEN'S LOCKER | 1 | JANITOR'S CLOSET | 2 |
| | | CLEAN HOLDING | 1 | MEN'S LOCKER | 1 | STORAGE | 2 |
| | | EQUIPMENT HOLDING | 1 | MULTI-PURPOSE | 1 | CONTROL | 1 |
| | | CLASS C OPERATING ROOM | 2 | INTERVIEW/SCHEDULING | 1 | GAS | 1 |
| | | SUB-STERILE CORE | 1 | CLINICAL SUPERVISOR | 1 | PRE-OP | 2 |
| | | DECON. | 1 | ANESTHESIOLOGIST | 2 | PACU | 6 |

***MRI REQUIREMENTS**
 MOVING METAL SENSITIVITY LINE FOR CARS, MINIVANS, PICKUP TRUCKS, AND AMBULANCES.
 NOTE: FERREROUS OBJECTS MUST NOT MOVE INTO OR INSIDE OF THE MOVING METAL SENSITIVITY LINE DURING SCANS.
 MOVING METAL SENSITIVITY LINE FOR BUSES AND TRUCKS (DUMP, TRACTOR TRAILER, UTILITY, FIRE TRUCKS)
 *FINAL LOCATION T.B.D. PENDING EMI/VIBRATION/ACOUSTICAL TESTING.



| TENANT A 13,328 RSF | | | |
|---------------------|-------|------------------|------|
| ROOM | SEATS | ROOMS | QTY. |
| CHECK-IN | 4 | EXAM ROOMS | 8 |
| RECEPTION | 18 | CONSULT | 3 |
| SUB-WAITING | 4 | CLEAN UTILITY | 2 |
| ANTE-ROOM | 3 | SOILED UTILITY | 2 |
| M.A. | 3 | DRESSING | 2 |
| NURSE | 2 | ADA TOILET | 2 |
| | | PROCEDURE | 1 |
| | | MRI | 1 |
| | | RECOVERY | 1 |
| | | PHYSICAL THERAPY | 1 |
| | | PRIVATE THERAPY | 3 |
| | | I.T. | 1 |
| | | MEDICAL SUPPLY | 1 |
| | | STORAGE | 2 |



| TENANT A 13,328 RSF | | | |
|---------------------|-------|------------------|------|
| ROOM | SEATS | ROOMS | QTY. |
| CHECK-IN | 4 | EXAM ROOMS | 8 |
| RECEPTION | 18 | CONSULT | 3 |
| SUB-WAITING | 4 | CLEAN UTILITY | 2 |
| ANTE-ROOM | 5 | SOILED UTILITY | 2 |
| M.A. | 5 | DRESSING | 2 |
| | | ADA TOILET | 2 |
| | | CONTROL ROOM | 1 |
| | | EQUIPMENT ROOM | 1 |
| | | MRI | 2 |
| | | PHYSICAL THERAPY | 1 |
| | | PRIVATE THERAPY | 3 |
| | | I.T. | 1 |
| | | PANTRY | 1 |
| | | STORAGE | 3 |

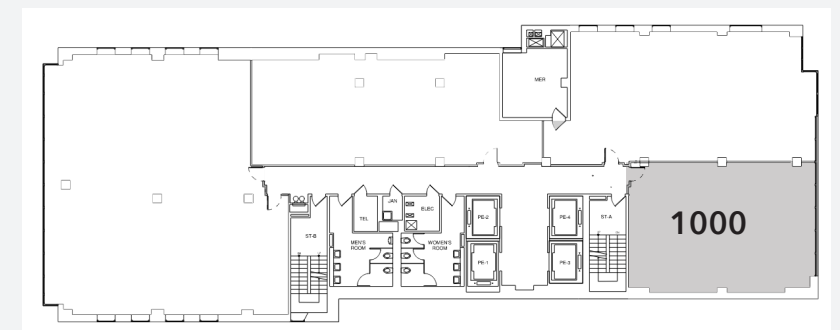
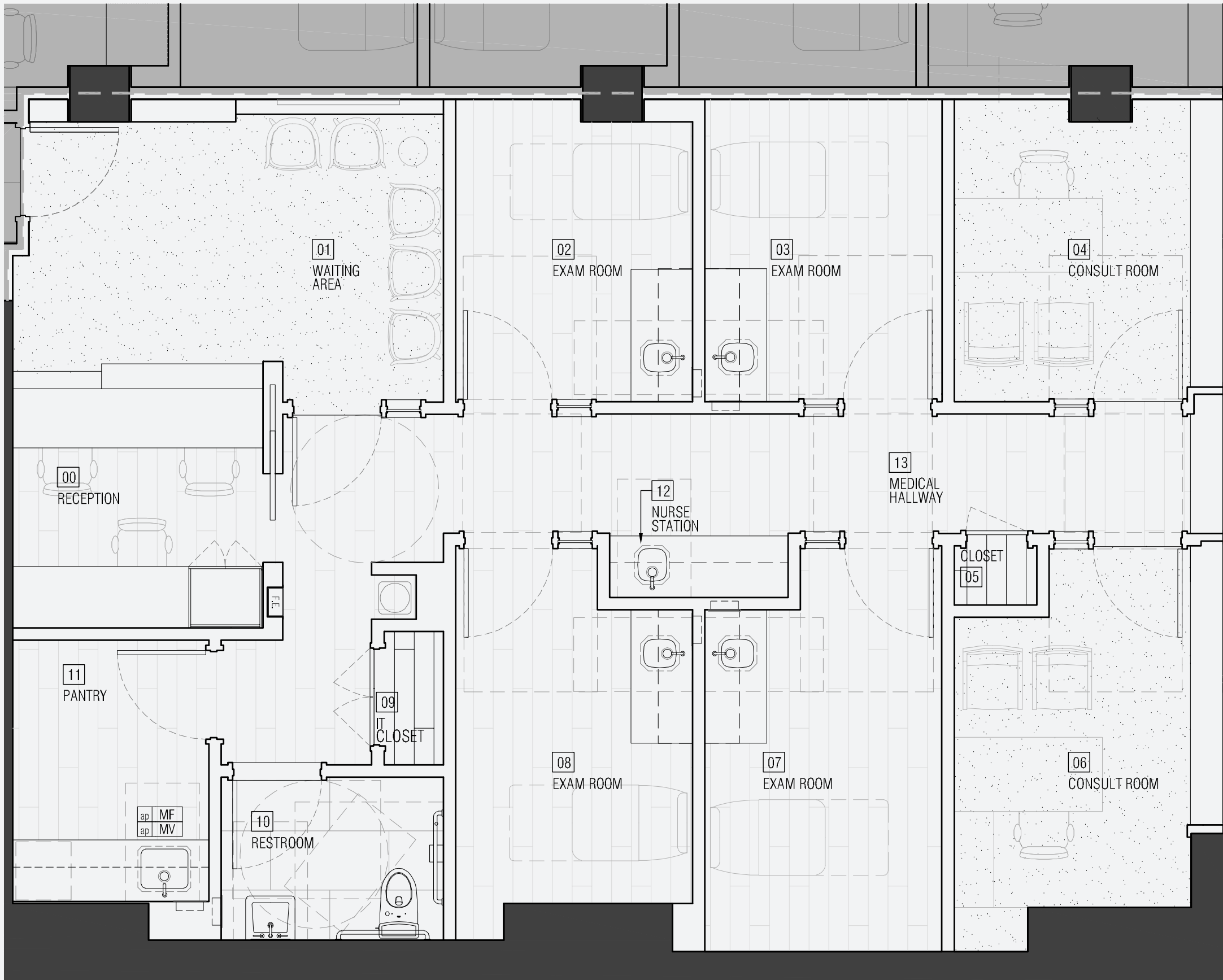
FULL FLOOR / SINGLE TENANT

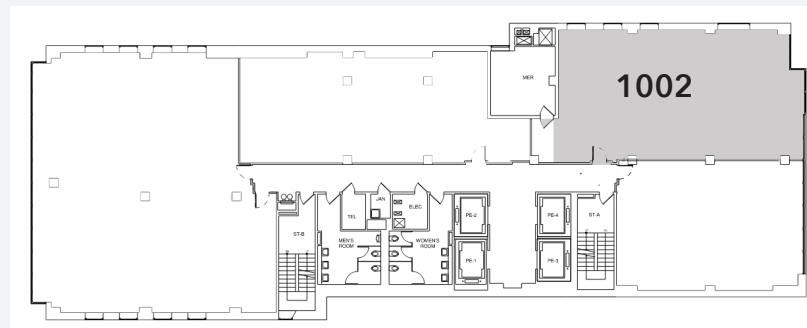
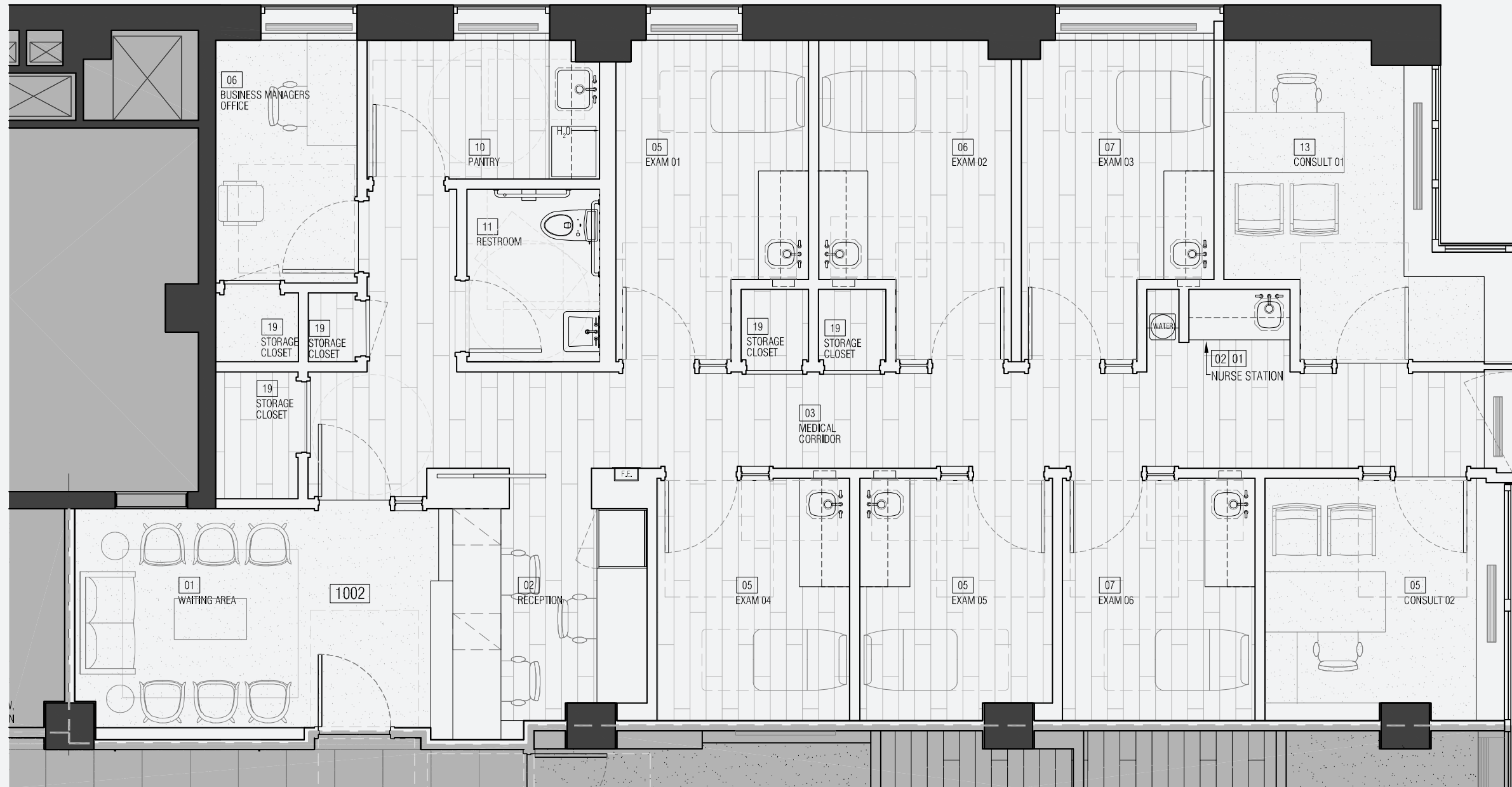
IMAGING/MRI CENTER MRI PLAN

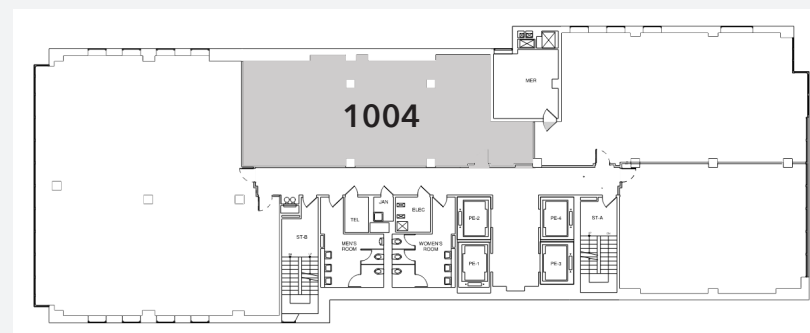
SCALE: 1/16" = 1'

59TH STREET

SUITE 1000







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