



PARK·SIXTY

110 EAST 60TH STREET





LOBBY

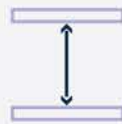
BUILDING FACTS

- 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.

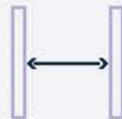


200'
Building Height



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.



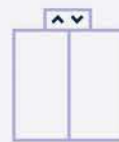
FLOOR LOAD CAPACITY

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.

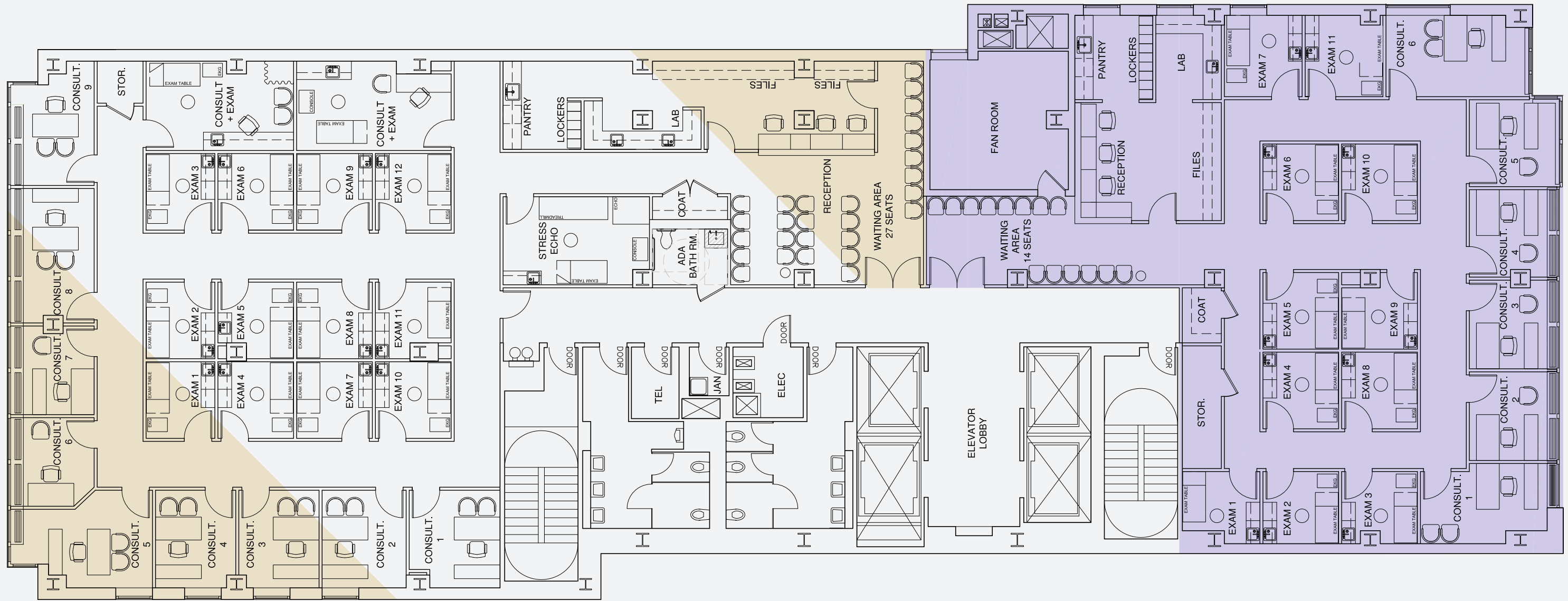


BUILDING MANAGEMENT SYSTEM (BMS)

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

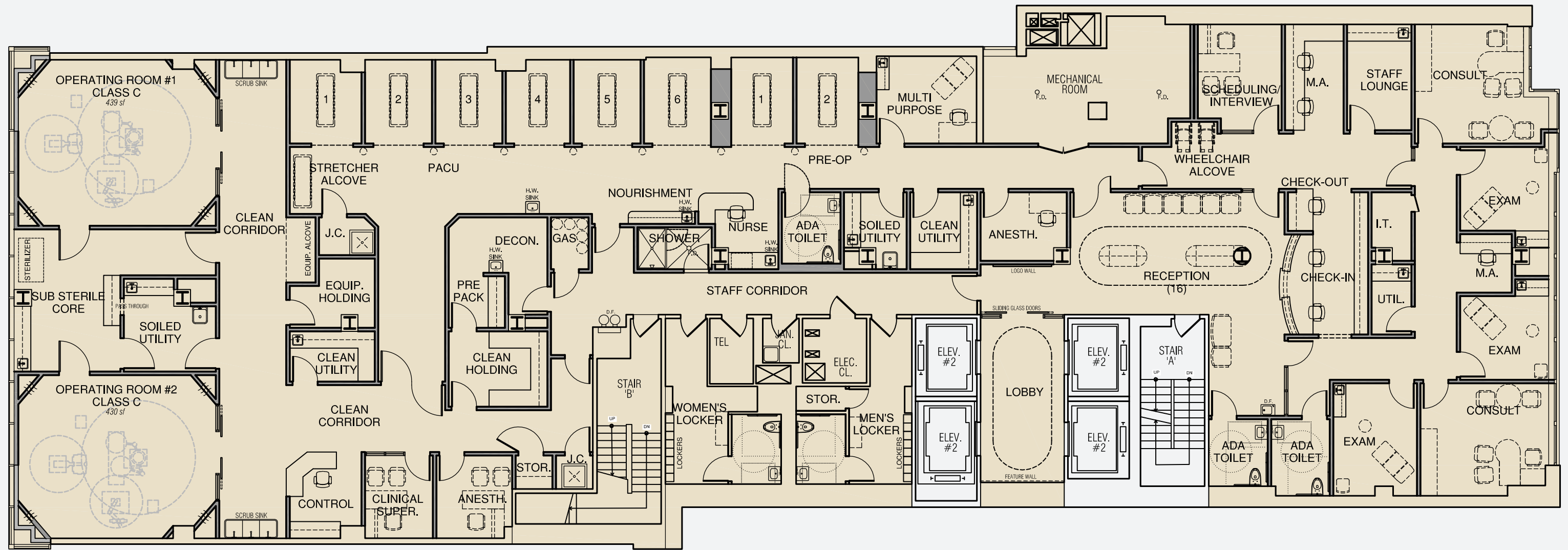


TENANT A	7,492 RSF
RECEPTIONIST	3
CONSULTING OFFICE	9
WAITING AREA	27
TOTAL HEADCOUNT	39
RSF PER PERSON	192
EXAM ROOM	12
CONSULT + EXAM ROOM	12
STRESS ECHO ROOM	1
LAB	1
LOCKERS	1
PANTRY	1
ADA BATHROOM	1
STORAGE	1
COAT CLOSET	1

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

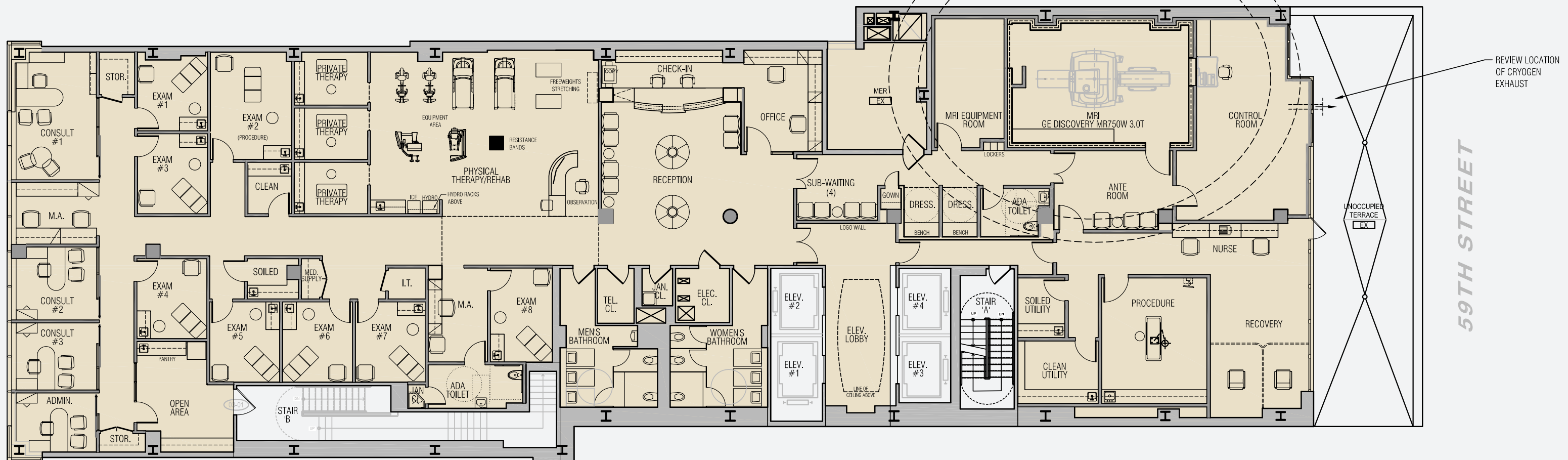
SCALE: 1/16" = 1'



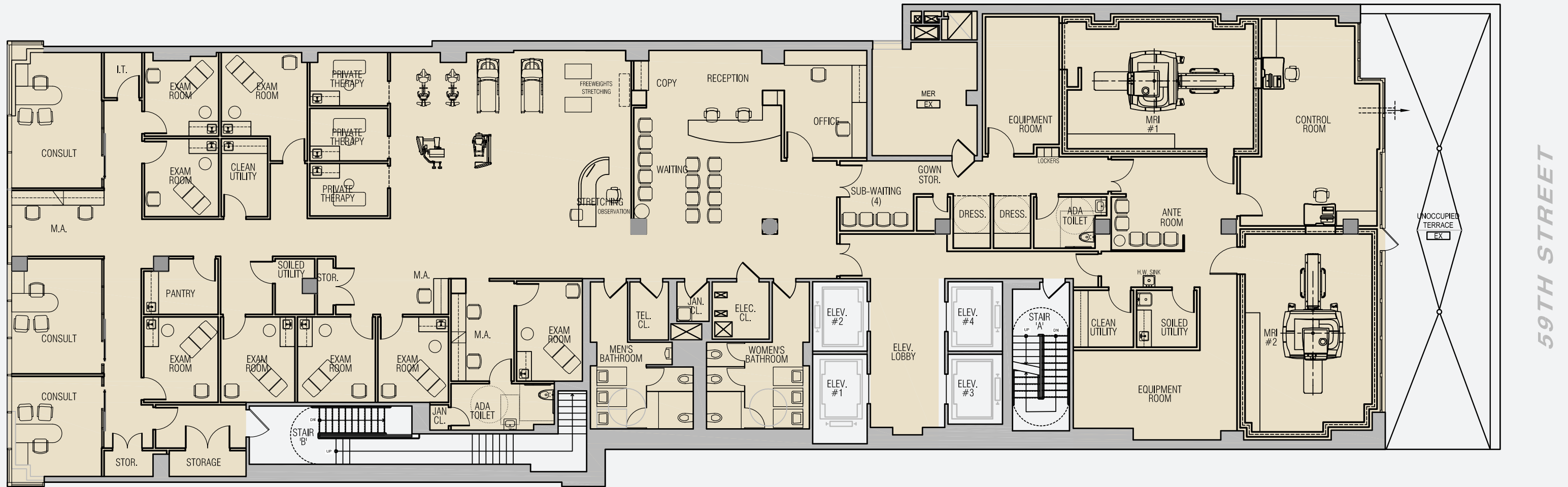
TENANT A 13,328 RSF

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: FERROUS 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



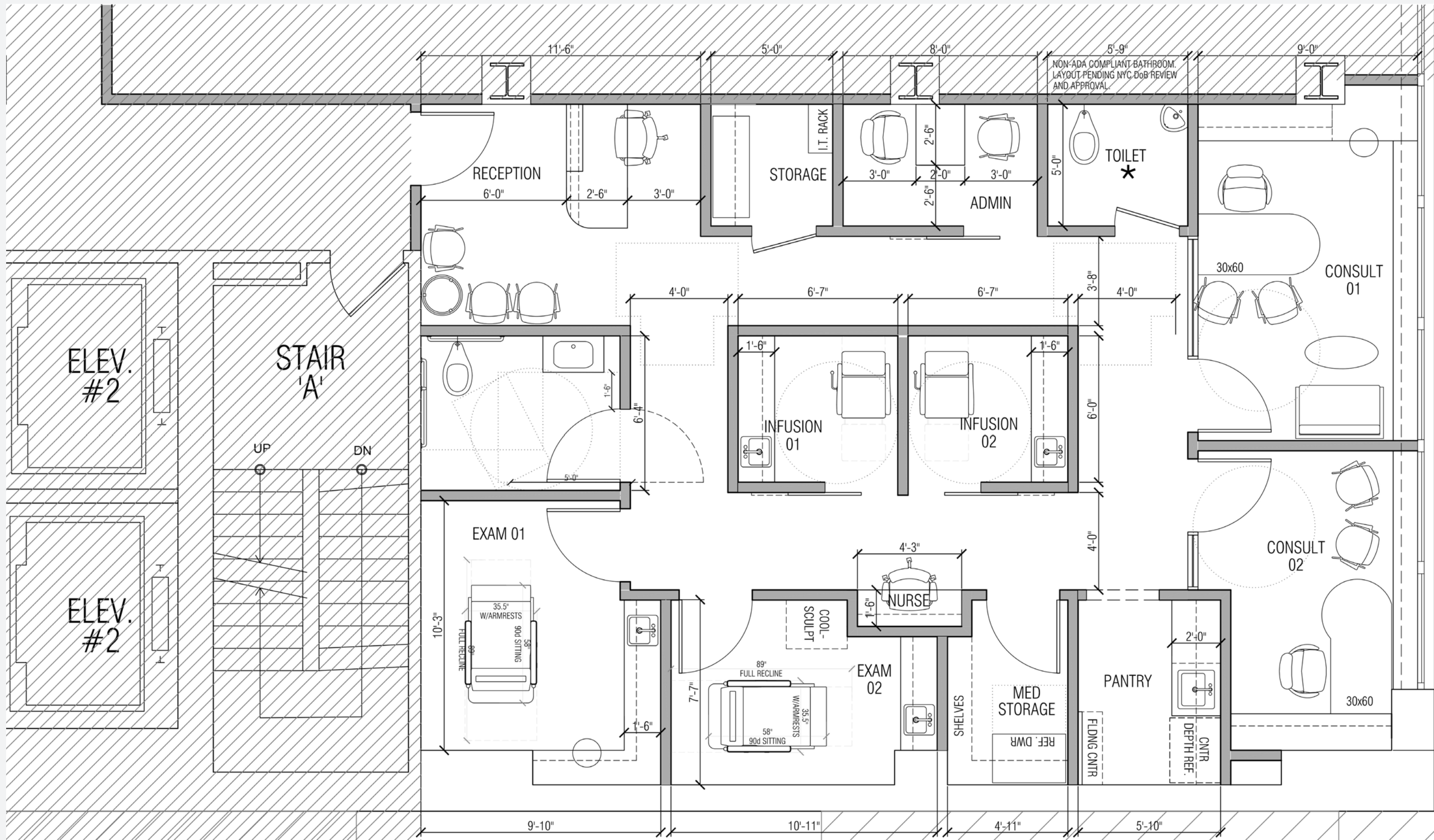
TENANT A 13,328 RSF			
ROOM	SEATS	ROOMS	QTY.
CHECK-IN	4	EXAM ROOMS	8
RECEPTION	18	CONSULT	3
SUB-WAITING	4	CLEAN UTILITY	2
ANTE-ROOM	5	SOILED UTILITY	2
M.A.	5	DRESSING	2
		ADA TOILET	2
		CONTROL ROOM	1
		EQUIPMENT ROOM	1
		MRI	2
		PHYSICAL THERAPY	1
		PRIVATE THERAPY	3
		I.T.	1
		PANTRY	1
		STORAGE	3

FULL FLOOR / SINGLE TENANT

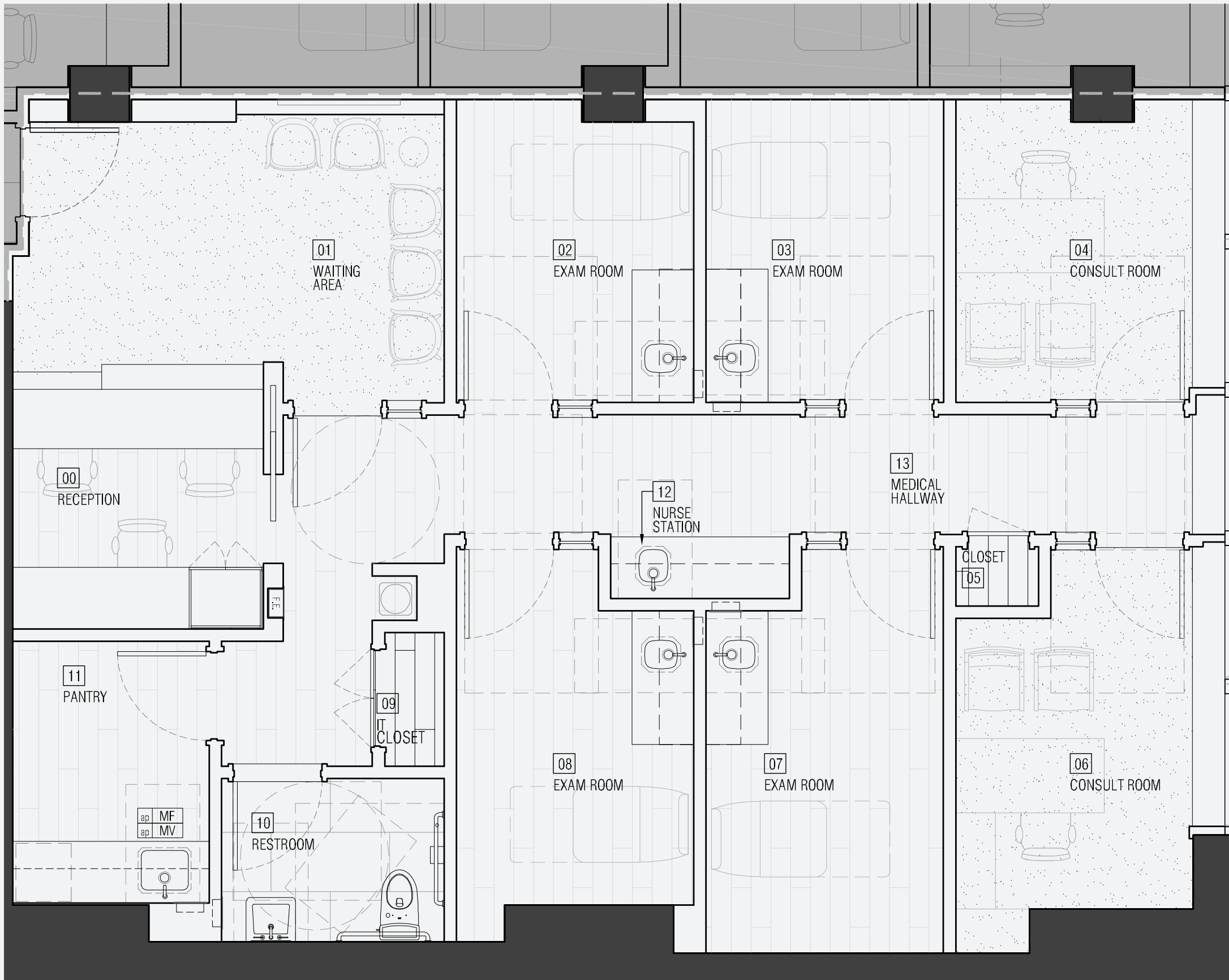
IMAGING/MRI CENTER MRI PLAN

SCALE: 1/16" = 1'

59TH STREET



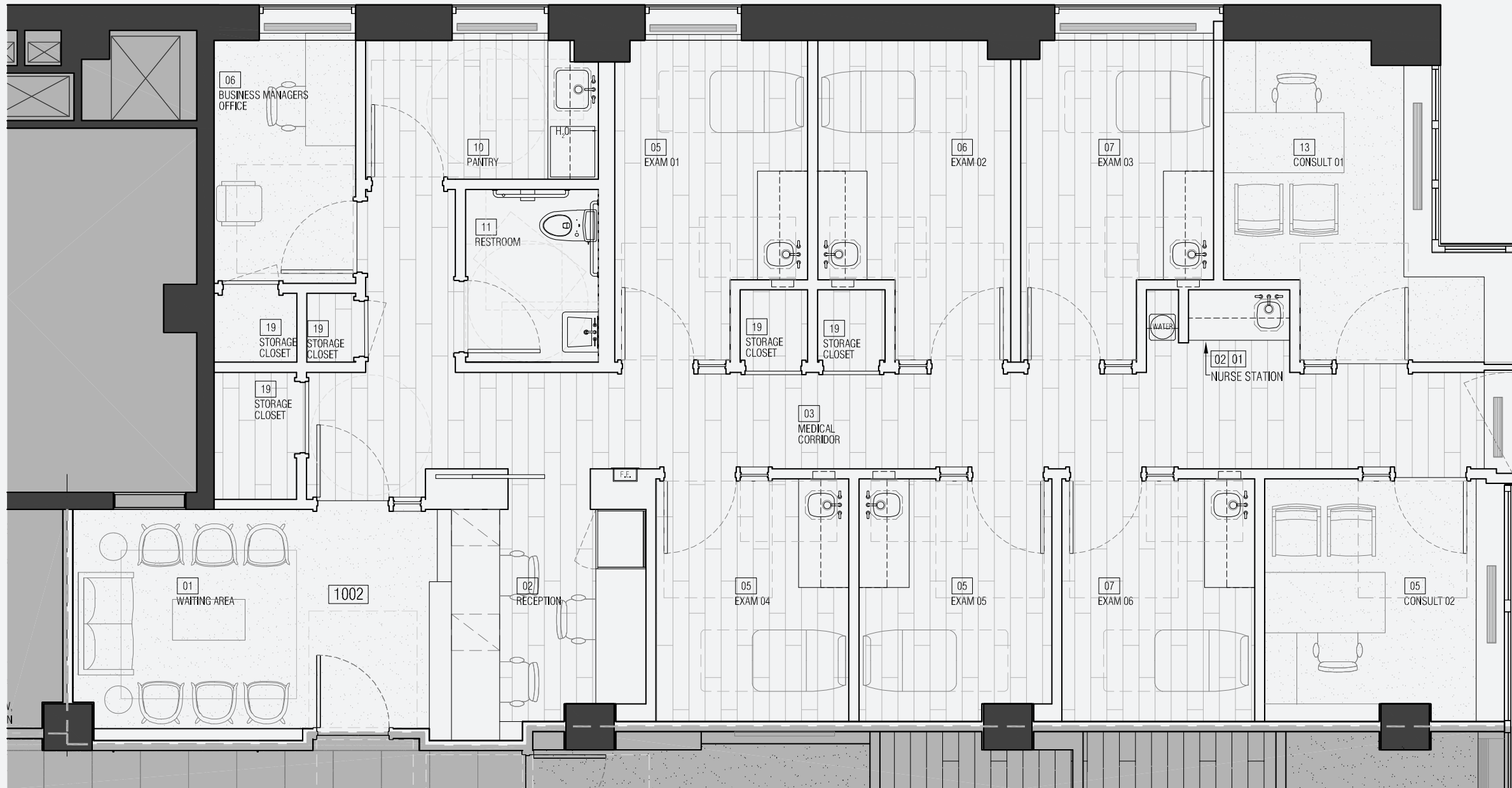




SCAN FOR
360-DEGREE TOUR







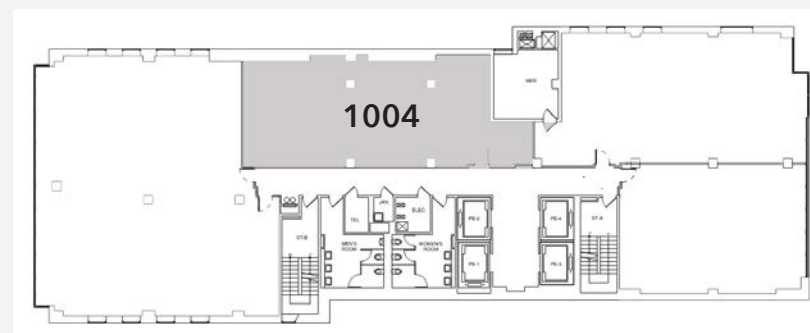
SCAN FOR
360-DEGREE TOUR







SCAN FOR
360-DEGREE TOUR





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