



# PARK-SIXTY

110 EAST 60TH STREET





Lobby





Suite 908

# BUILDING FACTS

- Entrance to 59th street subway hub ( 4 5 6 N Q R ) on the block.
- Entire building of 187,000 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



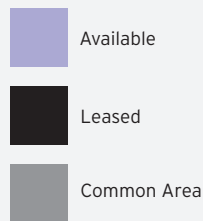
**HEATING SYSTEM**  
Perimeter heat delivered via Con Edison steam.



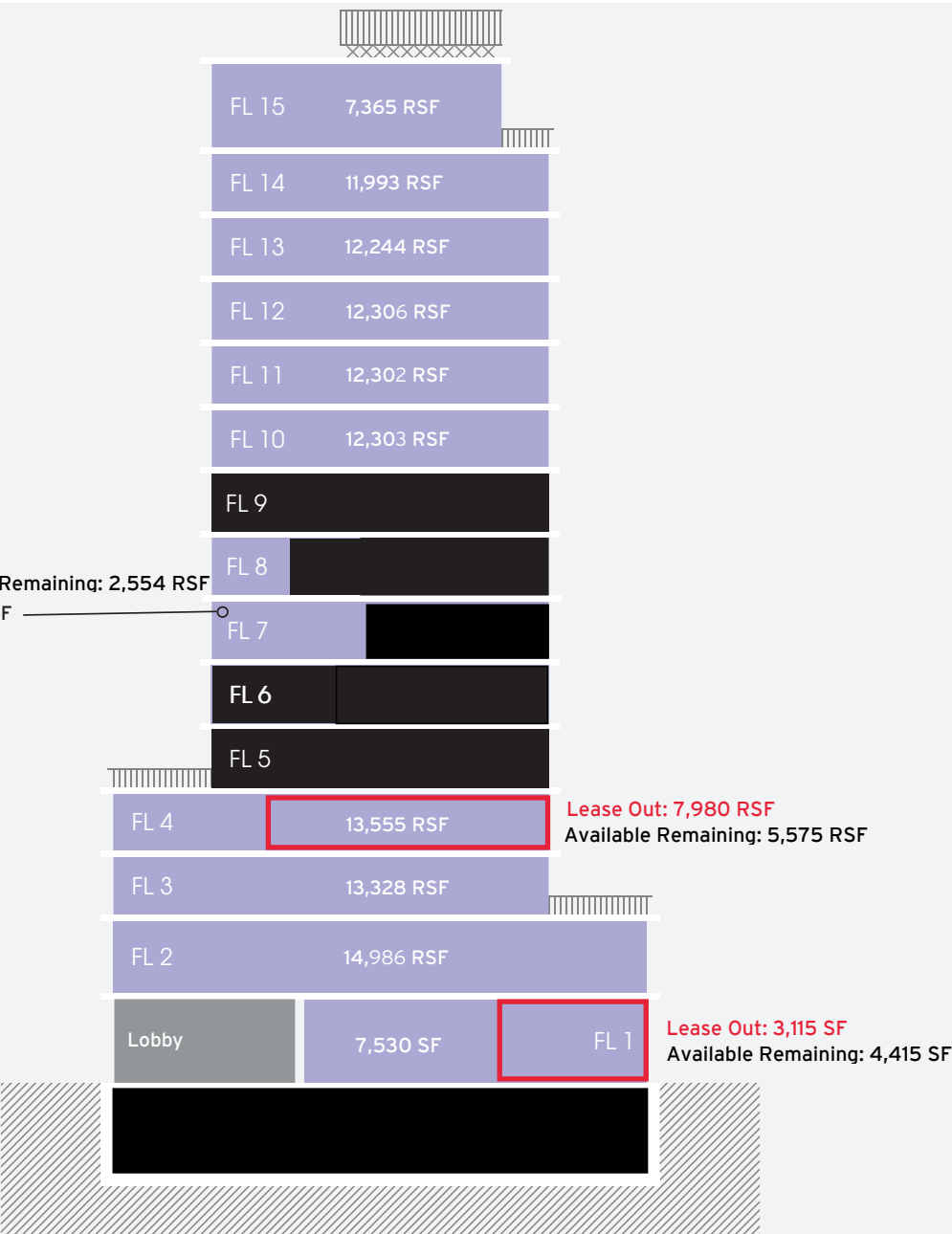
**BUILDING MANAGEMENT SYSTEM (BMS)**  
24 / 7 attended lobby with exclusive keycard access.

# BUILDING STACK

125,130 RSF Total Available



Available Remaining: 2,554 RSF  
4,664 RSF



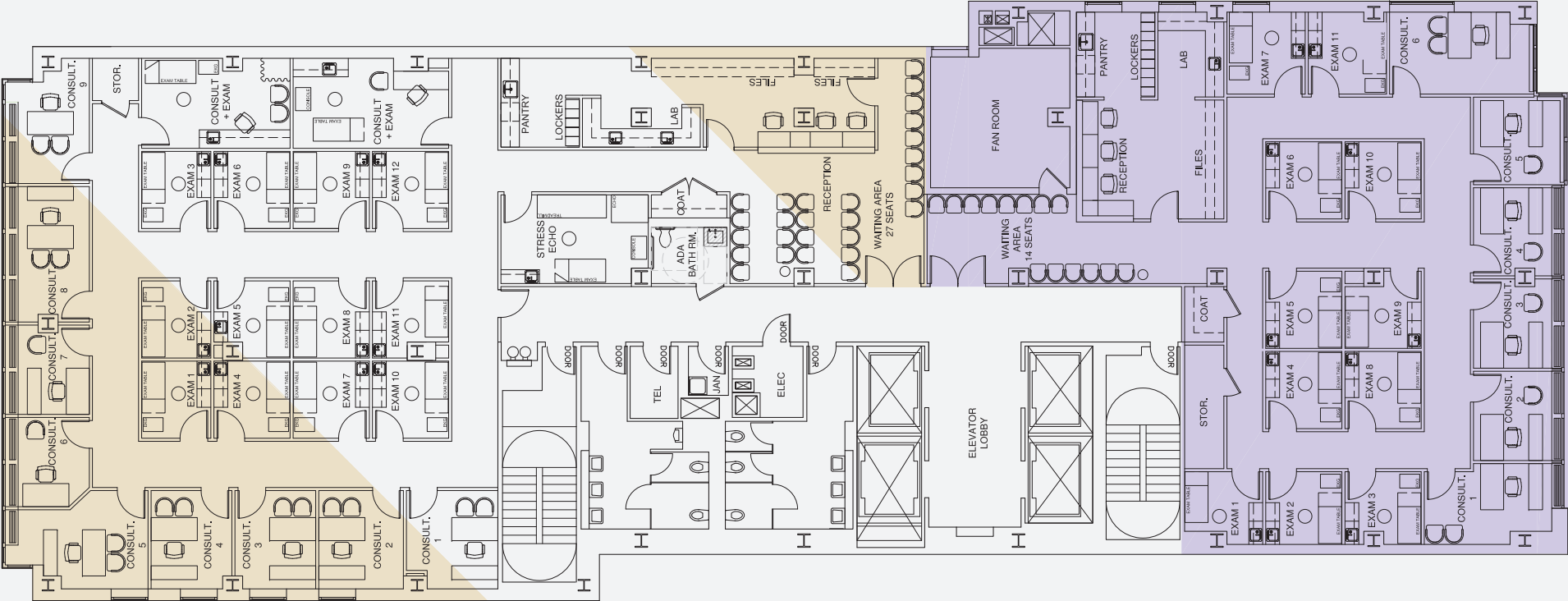


SUITE 606: 3,110 RSF (AVAILABLE)

PREBUILT MEDICAL SUITE





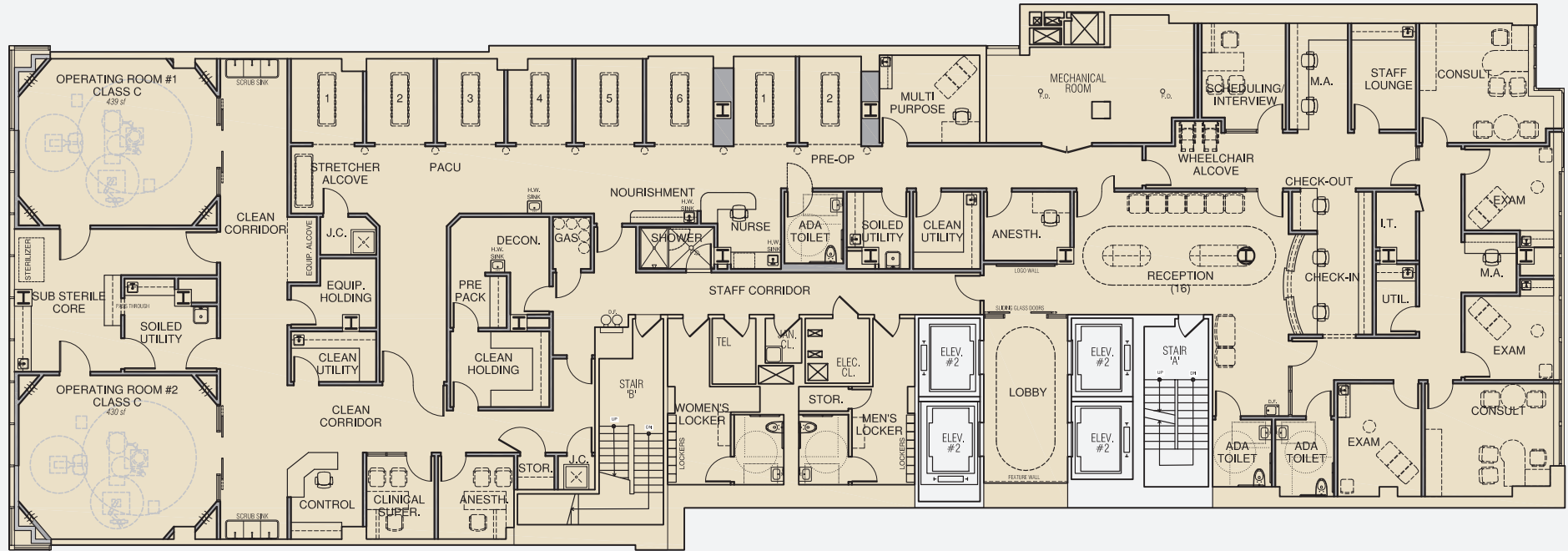


TENANT A 7,492 RSF	
RECEPTIONIST	3
CONSULTING OFFICE	9
WAITING AREA	27
TOTAL HEADCOUNT	39
RSF PER PERSON	192
EXAM ROOM	12
CONSULT + EXAM ROOM	12
STRESS ECHO ROOM	1
LAB	1
LOCKERS	1
PANTRY	1
ADA BATHROOM	1
STORAGE	1
COAT CLOSET	1

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'

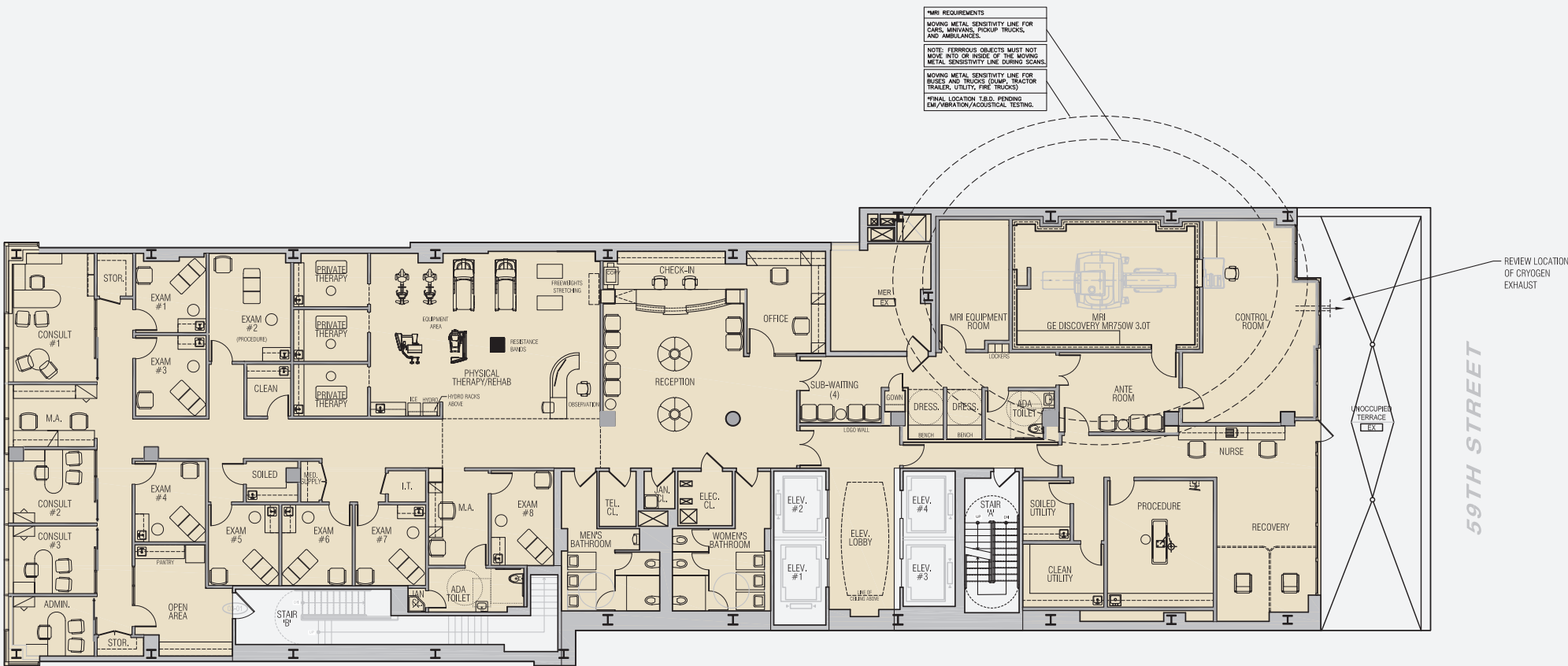




TENANT A 13,328 RSF							
ROOMS	SEATS	ROOMS	QTY.	ROOMS	QTY.	ROOMS	QTY.
CHECK-IN	3	EXAM ROOMS	3	STAFF LOUNGE	1	I.T.	1
RECEPTION	16	CONSULT	2	ADA TOILET	3	GAS	1
M.A.	1	CLEAN UTILITY	2	SHOWER	1	UTILITY	1
NURSE	1	SOILED UTILITY	2	WOMEN'S LOCKER	1	JANITOR'S CLOSET	2
		CLEAN HOLDING	1	MEN'S LOCKER	1	STORAGE	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

## FULL FLOOR / SINGLE TENANT AMBULATORY SURGERY PLAN

SCALE: 1/16" = 1'



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

**FULL FLOOR / SINGLE TENANT**  
**SPORTS MEDICINE / ORTHOPEDIC**  
**SURGERY WITH MRI PLAN**

SCALE: 1/16" = 1'





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 PLAN

SCALE: 1/16" = 1'