

# PLAZA57

## MEDICAL





East 58th Street - New Lobby Entrance



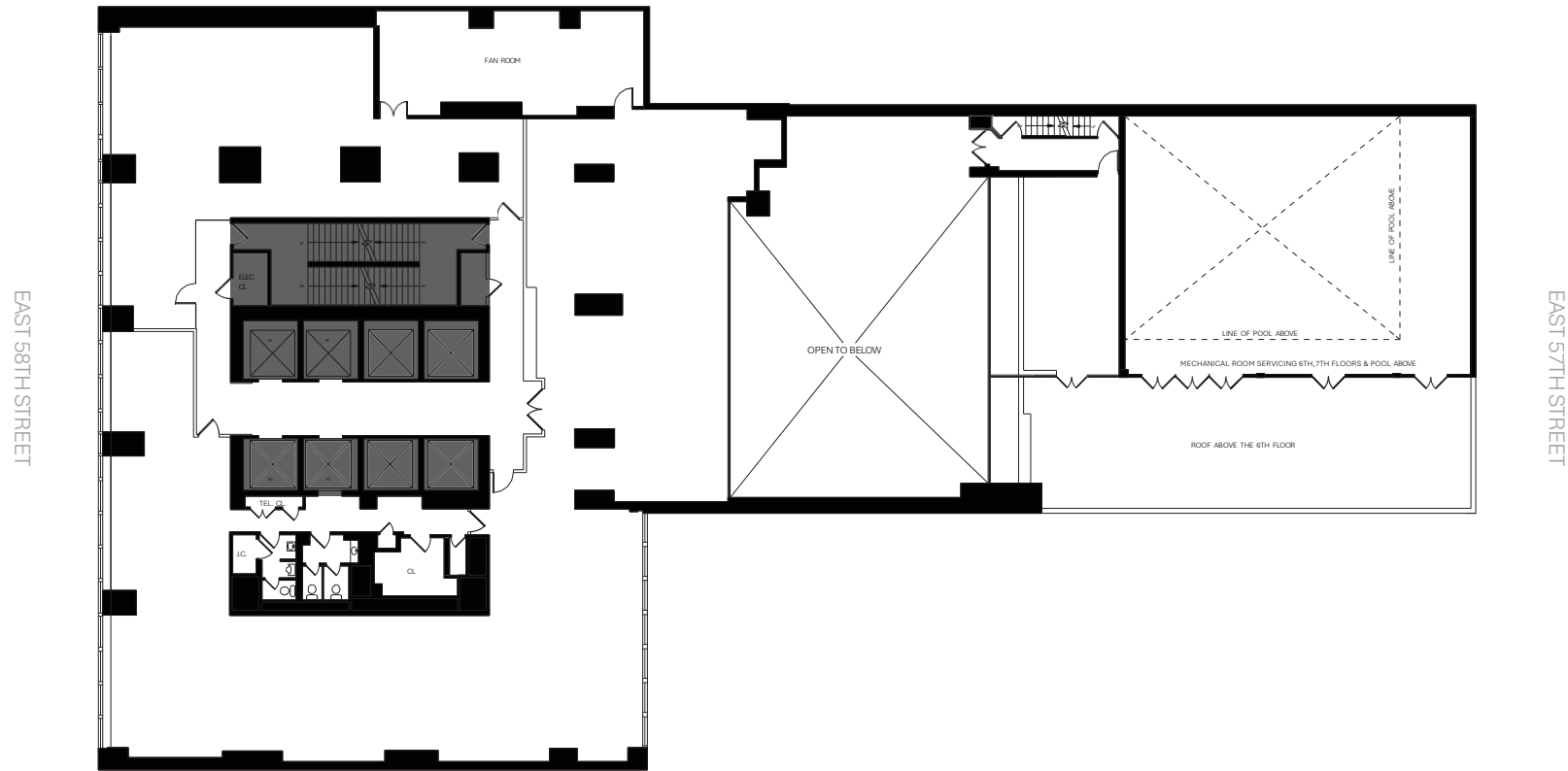
East 58th Street - New Lobby Entrance Interior





110E. 58TH ST.  
MEDICAL OFFICE

7<sup>th</sup> Floor Core & Shell: 13,615 RSF



110E. 58TH ST.  
MEDICAL OFFICE

8th Floor Test Fit

## SURGERY CENTER

Class C Operating Rooms

Recovery Bays

Anesthesia Room

Sterilization Room

Scrub Area

Changing Rooms

Reception (Seats)

Waiting Room (Seats)

Exam Rooms

Consults

Restrooms

Staff Lounge

Mechanical

Changing Rooms

## PHYSICAL THERAPY

Treatment Beds

Reception (Seats)

Waiting Room (Seats)

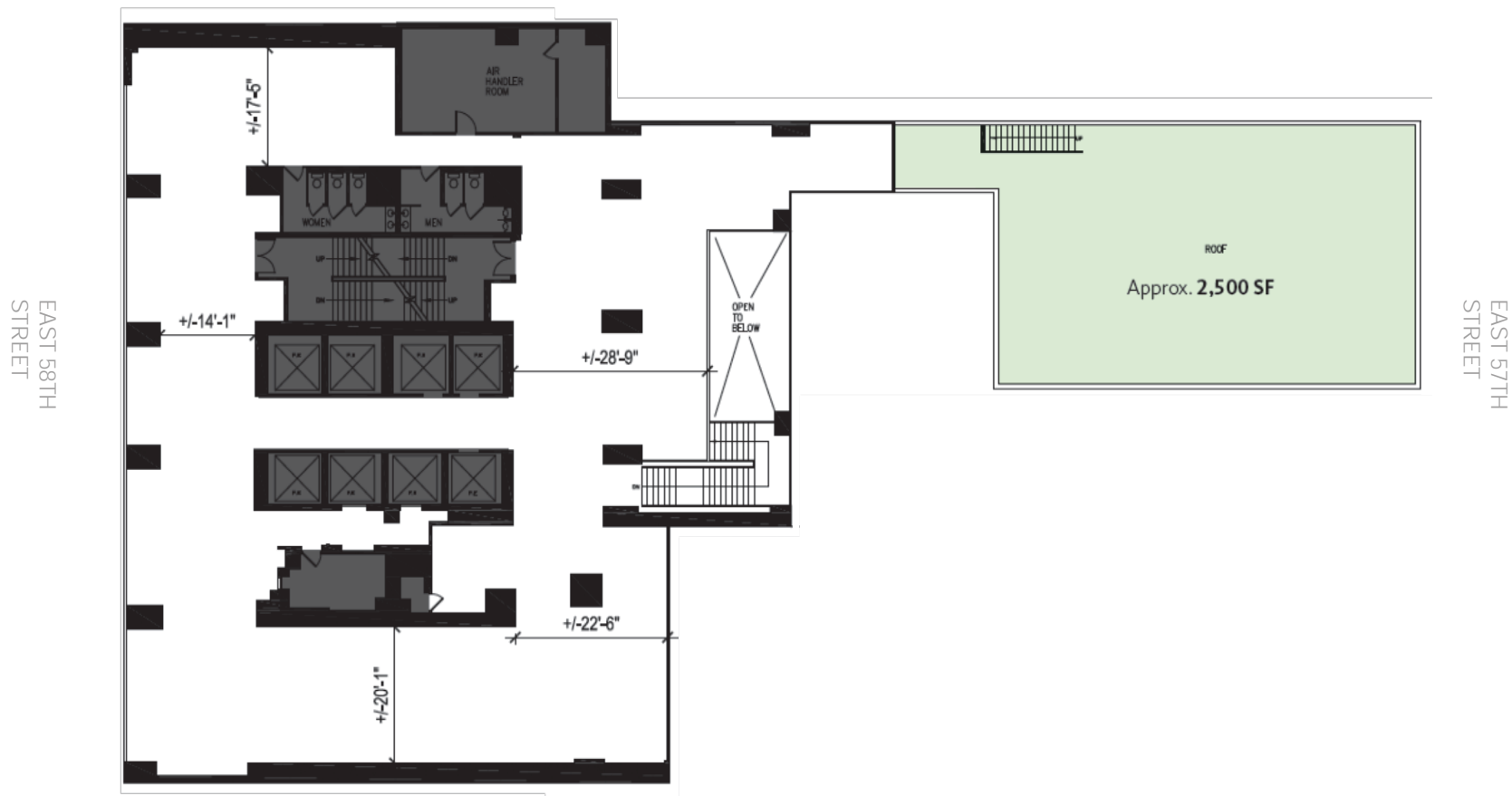
Work Rooms (Seats)

Cubicle Workstations



110E. 58TH ST.  
MEDICAL OFFICE

9<sup>th</sup> Floor Core & Shell: 11,469 RSF

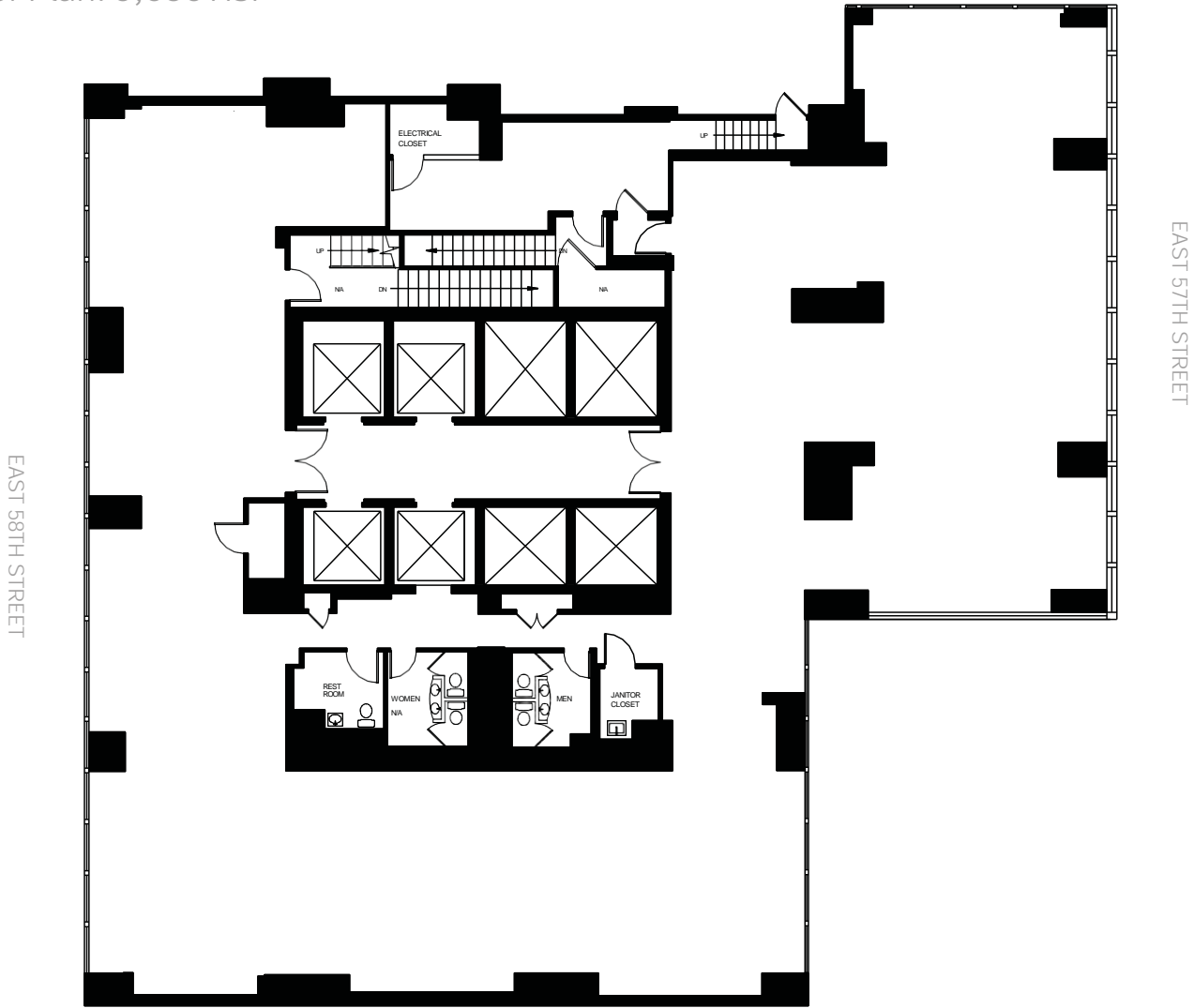


## 9<sup>th</sup> Floor Medical Test Fit



110E. 58TH ST.  
MEDICAL OFFICE

16th Floor As-Is Floor Plan: 9,656 RSF

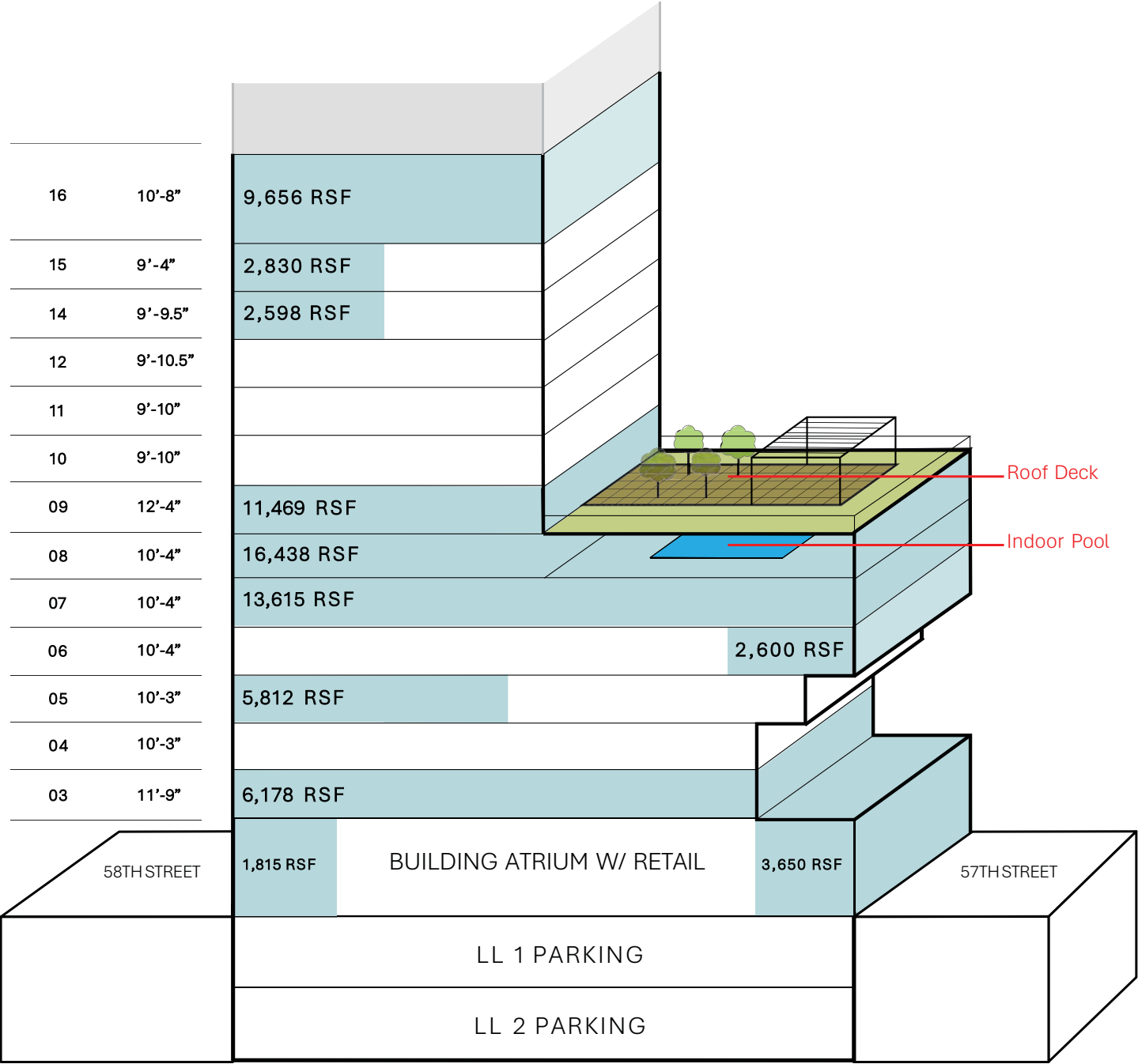


110E. 58TH ST.  
MEDICAL OFFICE

Stacking Plan

76,661 RSF  
Immediately  
Available

193,933 RSF  
Building SF Total



## 110E. 58TH ST. MEDICAL OFFICE

### Neighborhood

#### ■ Healthcare

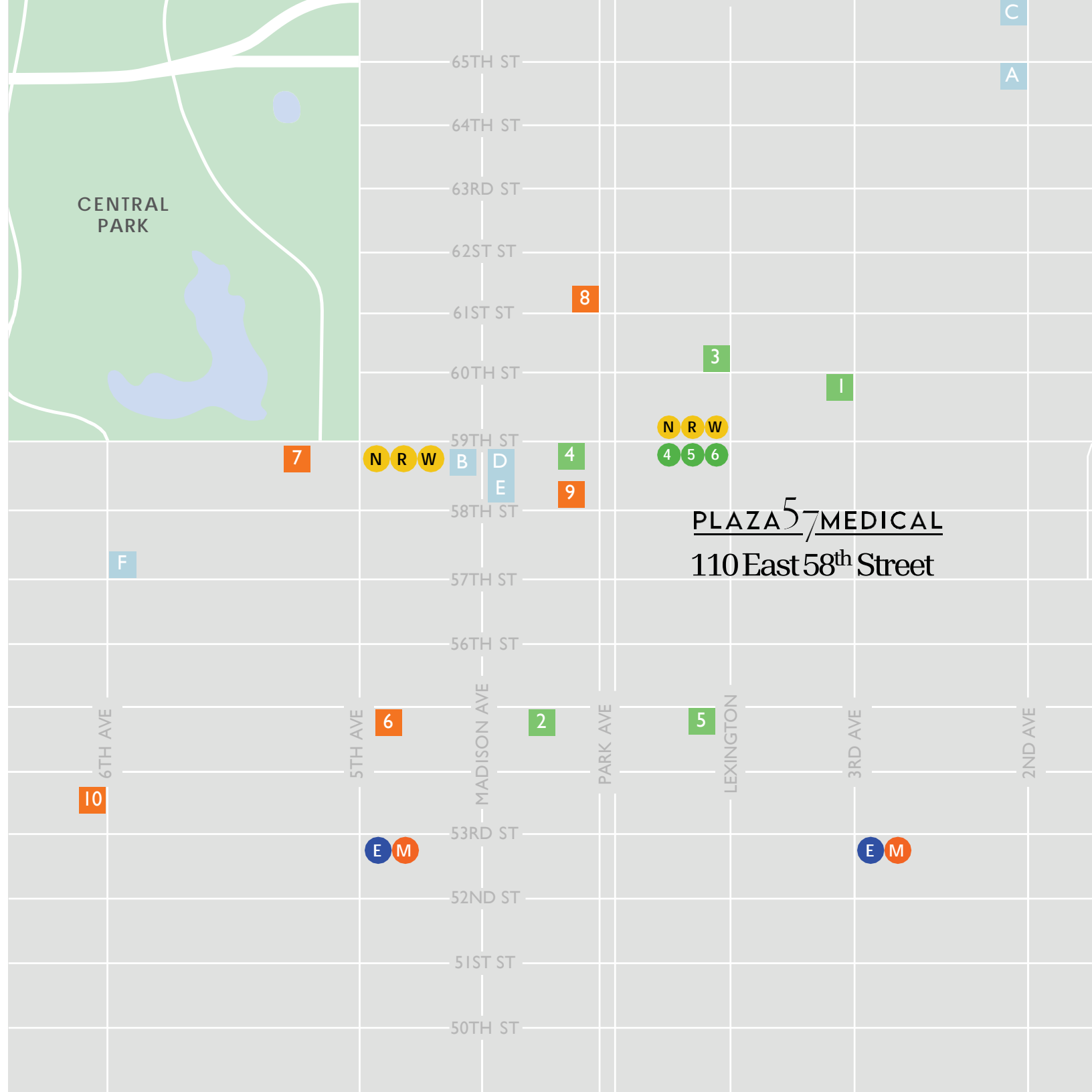
- A. Hospital for Special Surgery ASC
- B. MSK Outpatient Center
- C. MSK Evelyn H Lauder Breast Center
- D. Mount Sinai Kidney Center
- E. Mount Sinai Department of Urology
- F. Devonshire Surgical Facility

#### ■ Grab & Go

- 1. Magnolia Bakery
- 2. Sweetgreen
- 3. Fresh & Co.
- 4. Duane Reade
- 5. Starbucks

#### ■ Hotels

- 6. St. Regis
- 7. The Plaza
- 8. Loews Regency
- 9. Four Seasons Hotel
- 10. New York Hilton Midtown



# 110E. 58TH ST. MEDICAL OFFICE

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## Building Details

### Ownership

The Moinian Group

### Sizes

16 Stories Above Grade  
2 Stories Below Grade  
TOTAL BUILDING: 193,933 RSF

### Security

24/7 Dedicated Security  
Dedicated Tenant lobby Desk

### Architect

David Kenneth Specter  
Completed in 1975

### Elevators

4 Passenger Cars  
(Includes 1 Freight Elevator)

### Amenities

On Site Parking  
On Site Cafe and Restaurant

### HVAC

District Steam central chiller plant and air handling units provide heating, cooling and ventilation to the interior while Packaged Terminal Air Conditioning units (PTAC) serve the perimeter

Tenant can utilize Building Services or elect to install their own

### Parking

Cellar: 32 cars  
Basement: 44 cars  
Sub Cellar: 22 cars  
Total: 98 cars

### Access

Attended Lobby  
24 Hours a day 7  
Days a week  
Keypad Access

### Floor Load

Live Load 100 LBS/SQ FT  
Per Building C of O  
( Floor 9: Live Load 250 LBS/ SQ FT at  
Pool / Terrace)

### Tenant Specific Features

Indoor Pool  
24' W 37' L (Floor 8)  
Outdoor Roof Deck  
Approx.2,500 SQ FT (Floor 9)  
Private Tenant Entrance  
Entrance Canopies Available  
For Tenant Signage

### Transportation

Subway Lines  
N,R,W,4,5, & 6  
Bus Lines  
M31, M57, M101, M102,  
& M103

### Structure

1968 Code Building  
Construction Class 1B

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