

PREMIER UPPER EAST SIDE MEDICAL SPACE  
1061 THIRD AVENUE

The Leyton  
Medical @ 1061 THIRD AVENUE

1059



Medical @ 1061 THIRD AVENUE

Available for lease, The Leyton Medical at 1061 Third Avenue is a new construction, mixed-use luxury building located between 62nd and 63rd Street. The Leyton is proximate to Manhattan's major hospitals and mass transit.

## Additional Features

- Building-within-a-building opportunity for a single tenant
- Floors can be leased individually or divided
- Landlord to deliver full and partial floor prebuilts
- Floor-to-ceiling windows facing Third Avenue

Year Built 2022

Entrance Dedicated Medical Lobby

<b>Elevators</b>	Two (2) dedicated elevators
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<b>Restrooms</b>	Two (2) per floor in current configuration
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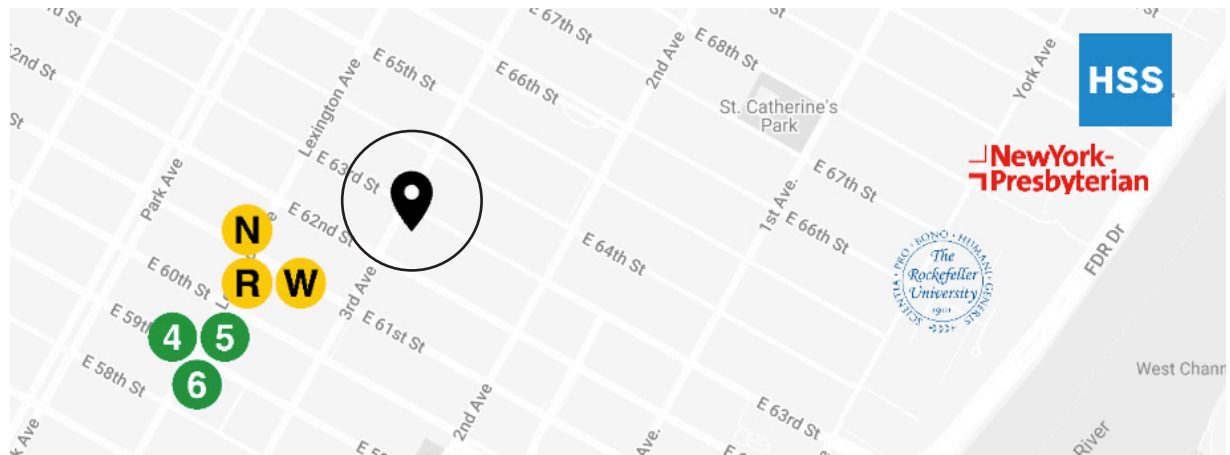
<b>HVAC</b>	Tenant-controlled VRF system 2 evaporators per floor Condensers on 5th floor 14-ton cooling, 1000 CFM
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**Electric** ~20W/USF

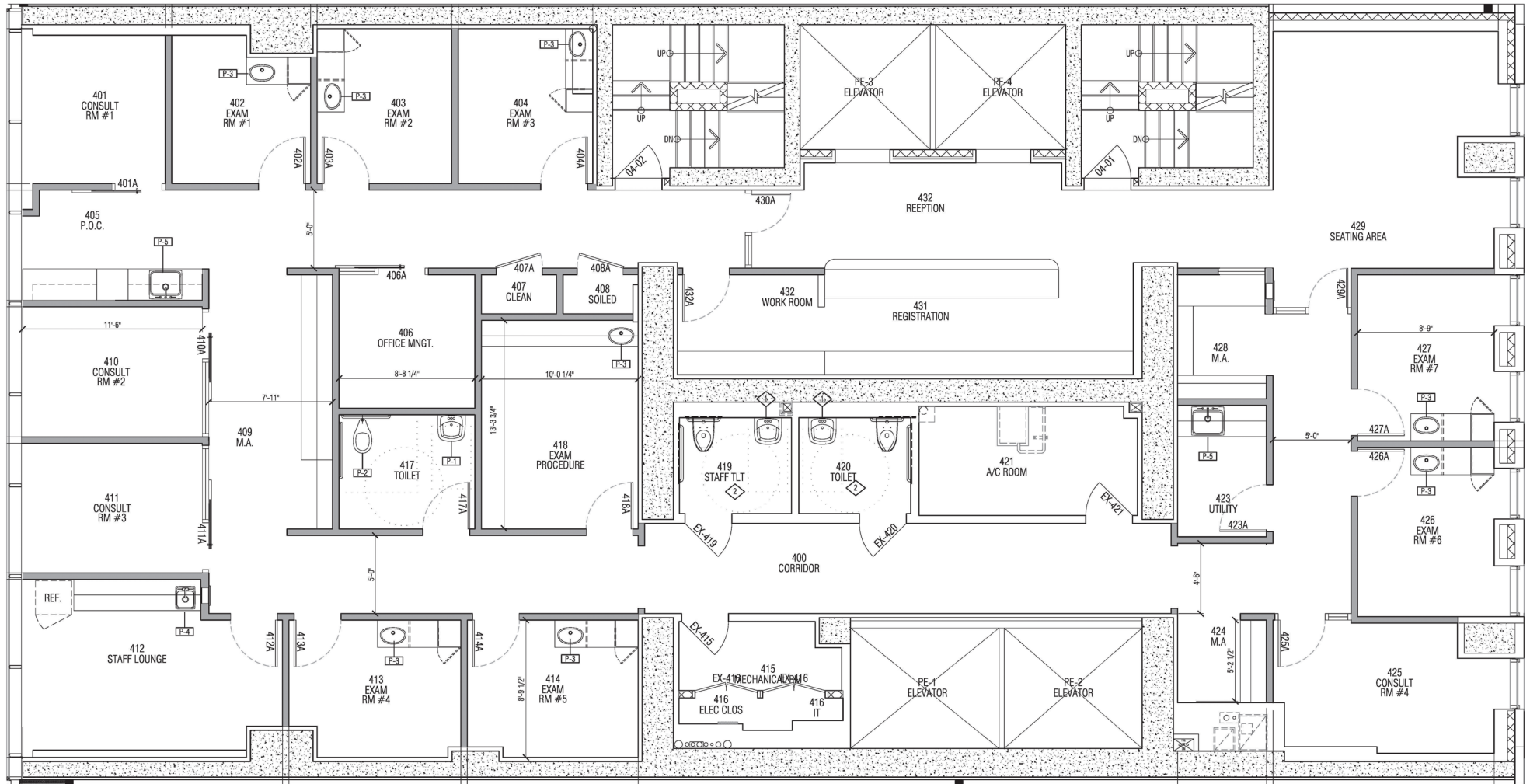
**Ceiling Height** 16' 8" Slab-to-Slab

**Floor Loads**      2nd FL:    45/SF SDL, 50/SF LL  
                              3/4th FL: 25/SF SDL, 50/SF LL

	LOBBY	FLOOR 2	FLOOR 3	FLOOR 4
RSF +/-	976	5,555	5,555	5,555
CONDITION	BUILT	RAW	RAW	RAW
PRICE PSF	INQUIRE	INQUIRE	INQUIRE	INQUIRE



## FULL FLOOR MEDICAL TEST FIT Floors Two and Three

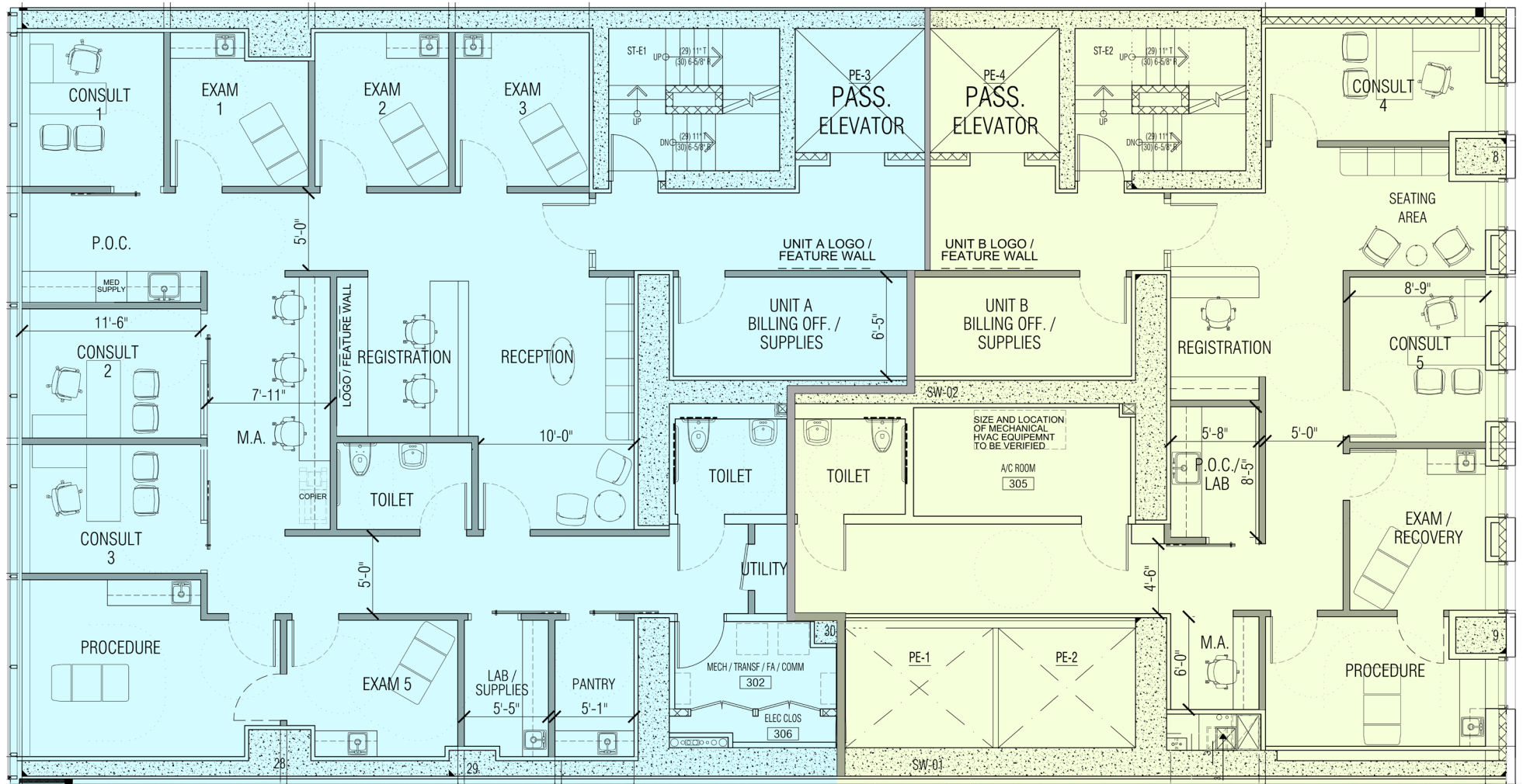


### LAYOUT 5,555 RSF

Waiting Area  
Reception  
Seven Exam Rooms  
Procedure Room  
Nurses Station

Four Office/Consults  
Three Admin Offices  
Three Restrooms  
Staff Lounge/Kitchen  
Clean/Soiled Closets

## DIVIDED FLOOR Two Tenants, Floor Four



### SUITE A LAYOUT 3,457 RSF

Waiting Area  
 Reception  
 Four Exam Rooms  
 Procedure Room  
 Nurses Station  
 Two Office/Consults  
 Lab  
 Two Restrooms  
 Staff Pantry

### SUITE B LAYOUT 2,098 RSF

Waiting Area  
 Reception  
 Exam Room  
 Procedure Room  
 Two Office/Consults  
 Lab  
 Admin Office  
 Restroom

**TYPICAL FLOOR PLATE** Floors Two, Three, Four

