

600 WEST 58th STREET



**NEW CONSTRUCTION
POSSESSION Q3 2016**

87,717 RSF prime commercial space
available for [healthcare use](#).
6,407 RSF prime [corner retail](#) space available.

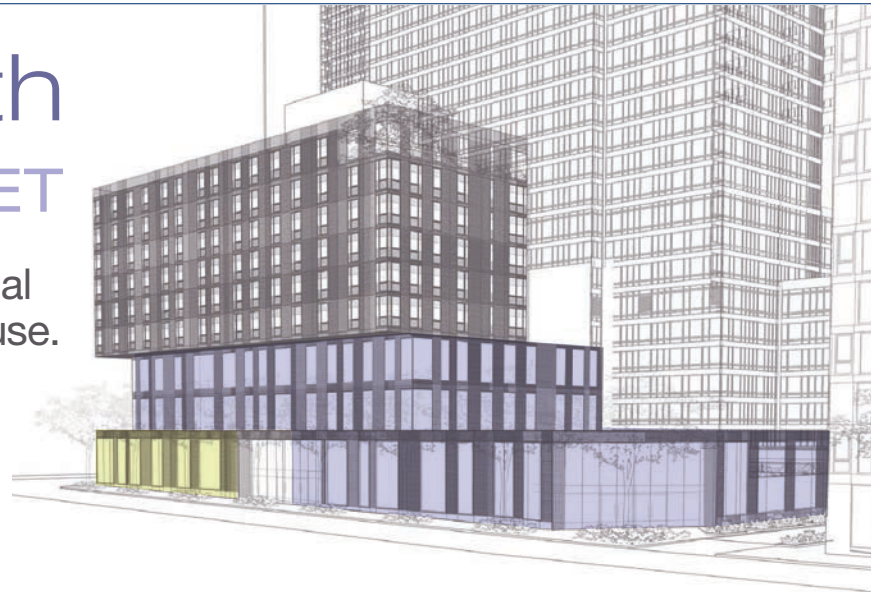
Available Through Exclusive Agent:
Paul Wexler
Lic. Assoc. RE Broker | Wexler Healthcare Properties Team
212.836.1075 | plw@corcoran.com

Retail Inquiries:
Ashley Gee
Leasing Manager | The Durst Organization
212.257.6596 | agee@durst.org

600 WEST 58th STREET

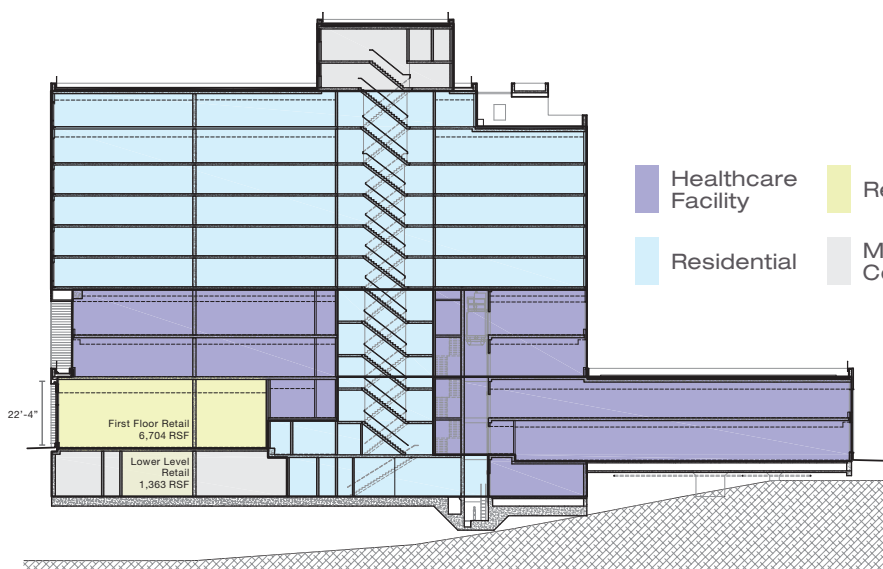
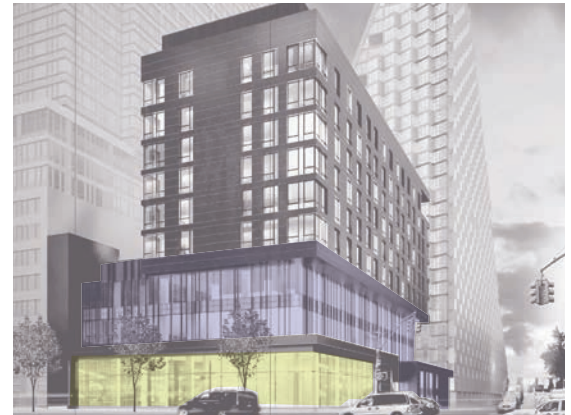
87,717 RSF of prime commercial space available for healthcare use.

6,407 RSF of prime corner retail space available.

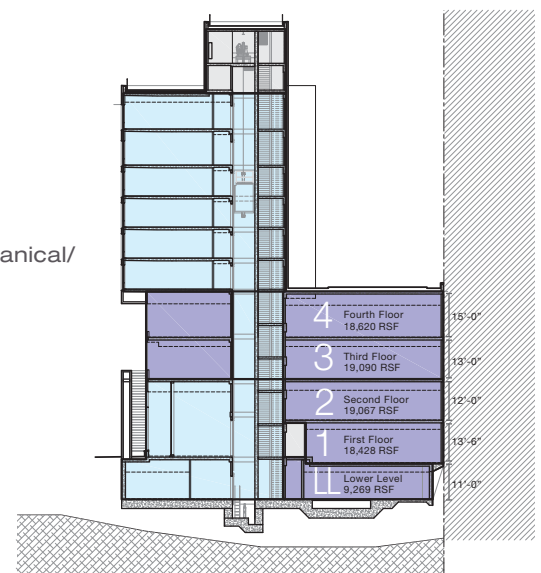


NEW CONSTRUCTION POSSESSION Q3 2016

- Dedicated medical entrance and lobby
- Prime frontage along 11th Ave. and West 58th St.
- Building design and infrastructure features specific to healthcare use
- Infrastructure available to accommodate Article 28 compliance
- Tenant branding opportunity
- Parking available within building complex
- One block from the West Side Highway
- 10,000 residential units within ten block radius
- Uptown, Downtown, and Crosstown buses all within one block of site



North-South Section

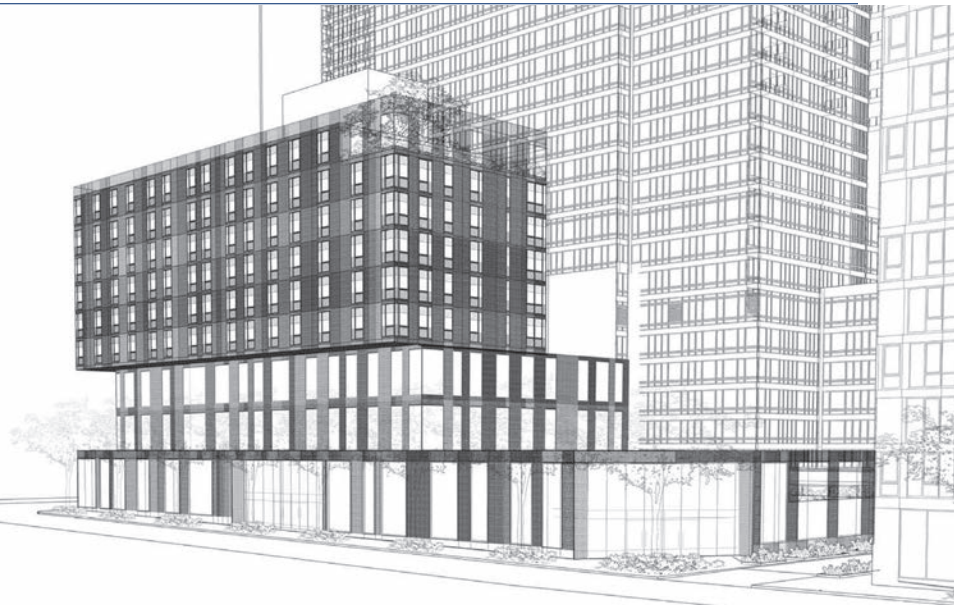


East-West Section

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600 WEST 58th STREET



Unrivaled healthcare use and retail opportunities in the heart of Manhattan's fastest growing residential neighborhood. Premier location serving the Upper West Side/Lincoln Square, Clinton/Hell's Kitchen and Hudson Yards neighborhoods.

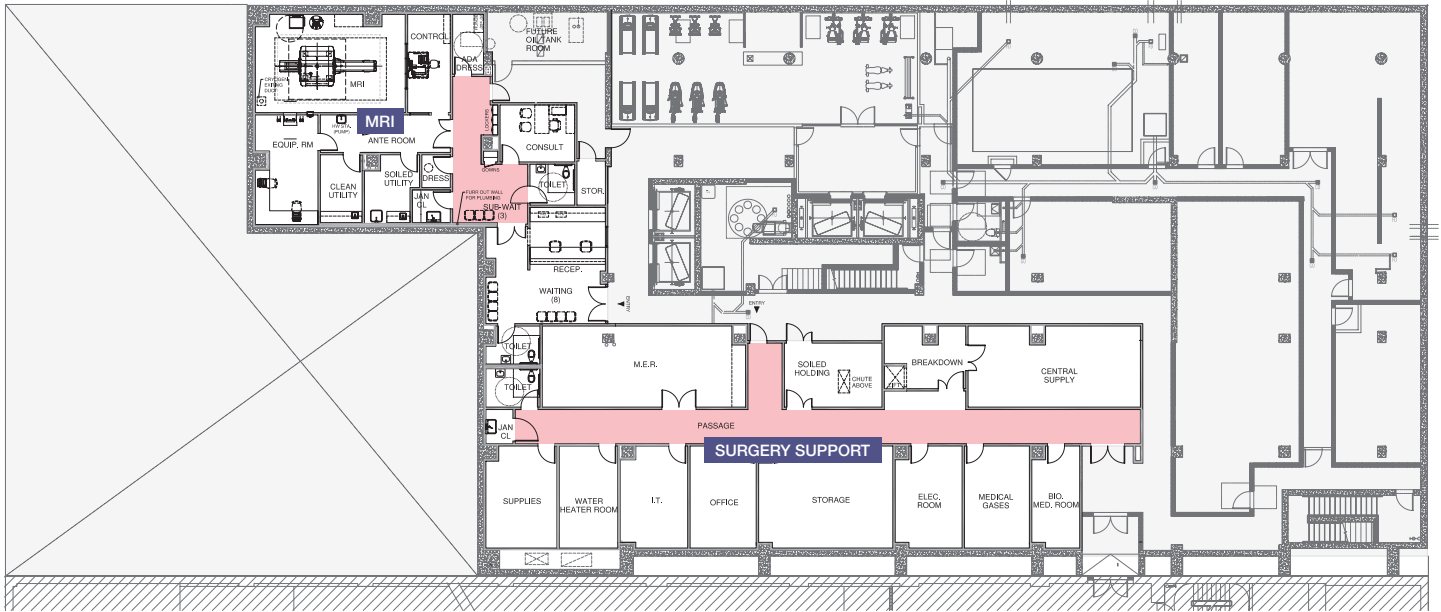


LL Lower Level

- Healthcare Facility
- Retail
- Residential
- Exit Corridor
- Mechanical/ Core

West 58th St.

11th Avenue



Test layouts created by Mascioni & Behrmann Architects

Sample Layout: Ambulatory Surgery Support & MRI Suite



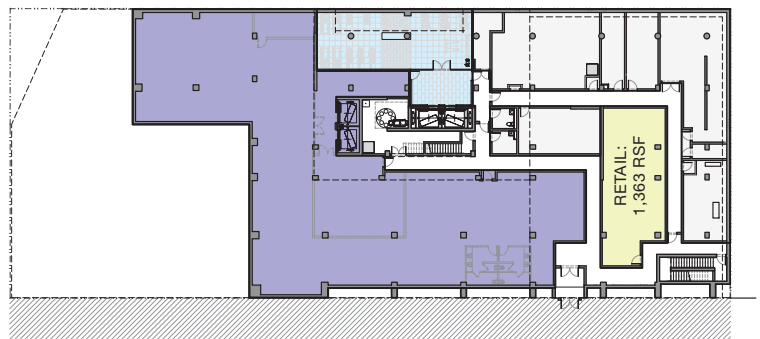
Core & Shell Plan:

West 58th St.

Support:
7,390 RSF

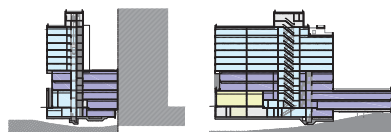
MRI:
5,122 RSF

- | | |
|---|--|
| <ul style="list-style-type: none"> (1) I.T. (1) Elec. Room (1) Bio. Med. Room (1) Medical Gas Rm. (1) Toilet (1) Soiled Holding (1) Central Supply (1) Lift/Breakdown (1) Office (1) Water Heater Rm. (1) Janitor's Closet (1) M.E.R. (1) Storage (1) Supplies (1) Passage | <ul style="list-style-type: none"> (1) Waiting Rm. (8) (1) Sub-Wait (3) (1) Reception (2) (1) MRI/Control (1) Storage (2) Dressing Room (1) Equipment Room (1) Consult (1) Clean Utility (1) Soiled Utility (1) Janitor's Closet (2) Toilet (1) Ante Room |
|---|--|



11th Avenue

Total: 12,512 RSF



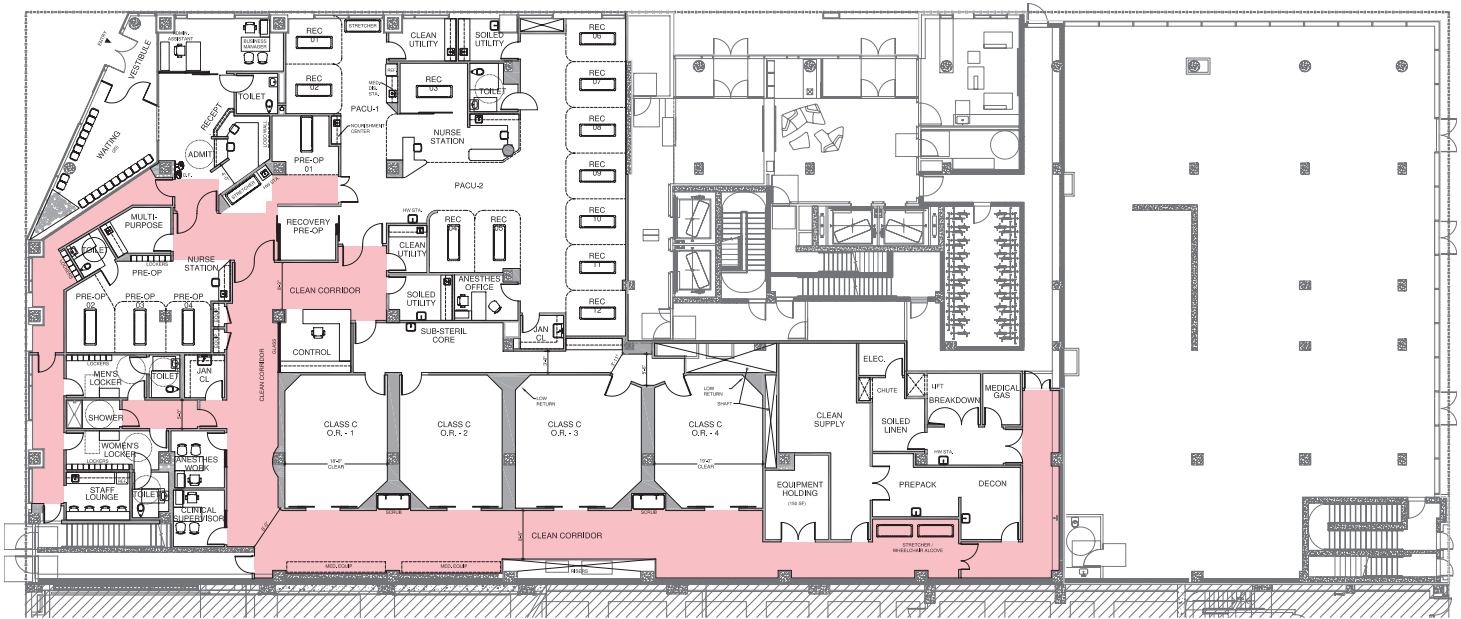
WEST 58th STREET

1 First Floor

- Healthcare Facility
- Retail
- Residential
- Exit Corridor
- Mechanical/ Core

West 58th St.

11th Avenue



Test layouts created by Mascioni & Behrmann Architects

Sample Layout: Ambulatory Surgery Center



18,428 RSF

- | | |
|-----------------------------|-------------------------|
| (1) Waiting Rm. (20) | (1) Prepack |
| (4) Class 'C' Operating Rm. | (1) Anesthes Work |
| (1) Pacu (12 Recovery) | (1) Anesthes Off. |
| (1) Pre-Op (4) | (1) Staff Lounge |
| (1) Sub Sterile Core | (1) Shower |
| (1) Decon | (1) Equipment Holding |
| (1) Business Manager | (1) Recovery/Pre-Op |
| (1) Admin. Assistant | (1) Men's Locker |
| (1) Reception | (1) Women's Locker |
| (1) Admit. | (1) Clinical Supervisor |
| (2) Equipment Closets | (2) Jan. Closet |
| (1) Multi-Purpose Room | (2) Medical Eq. Storage |
| (5) Toilets | (2) Medical Gas |
| (2) Nurse Station | (1) Control |
| (2) Clean Utility | (2) Scrub Areas |
| (2) Soiled Utility | (1) Lift / Breakdown |
| (1) Clean Supply | (1) Chute |
| | (1) Elec. Room |

Core & Shell Plan:

West 58th St.



11th Avenue



WEST 58th STREET

2 Second Floor

- Healthcare Facility
- Retail
- Circulation
- Consultation Room
- Residential
- Exit Corridor
- Exam Room
- Mechanical/ Core

West 58th St.

11th Avenue



Test layouts created by Mascioni & Behrmann Architects

Sample Layout: Primary Care with Imaging Suite

19,067 RSF

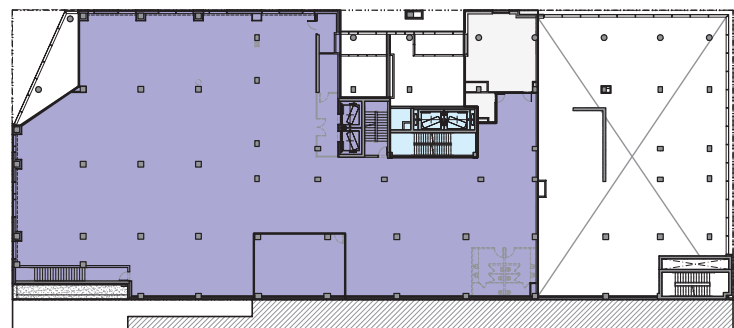
- | | |
|-----------------------|-----------------------|
| (1) Waiting Rm. (60) | (1) Sub-Waiting-2 (3) |
| (30) Exam Room | (8) Medical Assistant |
| (15) Consult | (1) Bus. Office |
| (1) Reception (4) | (1) Laboratory |
| (3) Mammo. | (1) Staff Room |
| (1) Bone Density | (1) M.E.R. |
| (1) R/F Room | (1) Elec. |
| (1) Ultra Sound | (1) I.T. Room |
| (5) Dress Rm. | (7) Toilets |
| (1) Sub-Waiting-1 (9) | (1) Reading Room |

Core & Shell Plan:

West 58th St.



11th Avenue



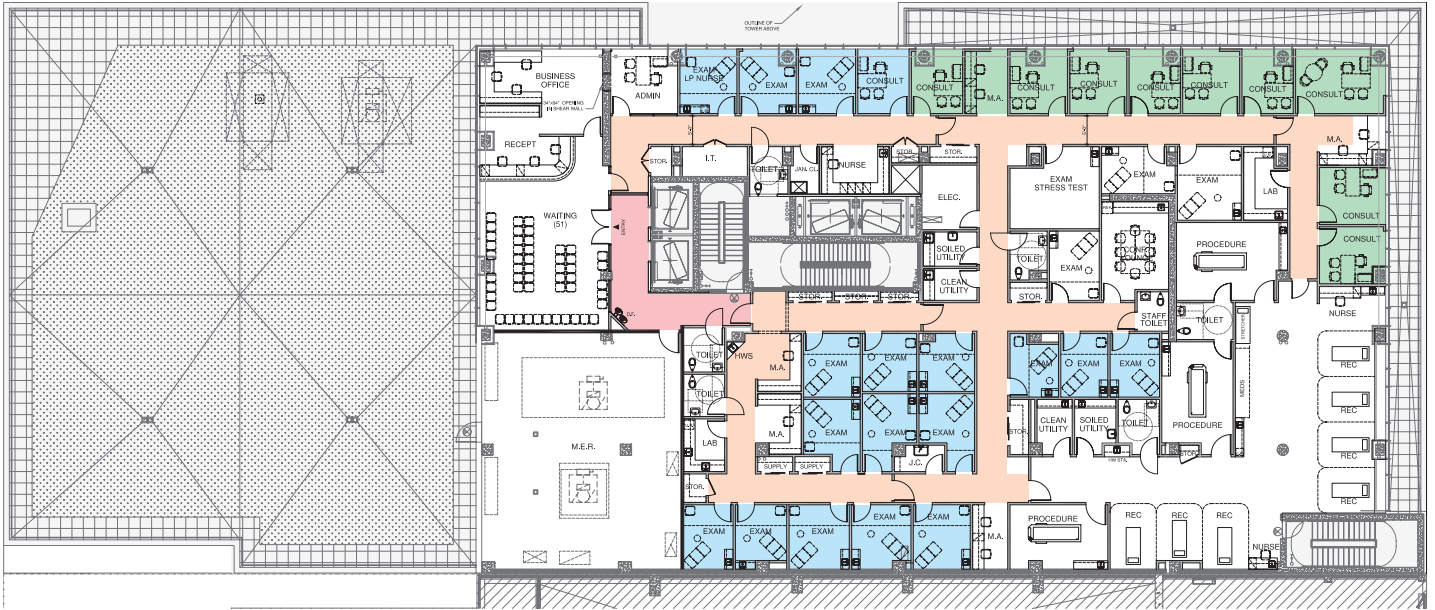
WEST 58th STREET

3 Third Floor

- Healthcare Facility
- Retail
- Circulation
- Consultation Room
- Residential
- Exit Corridor
- Exam Room
- Mechanical/ Core

West 58th St.

11th Avenue



Test layouts created by Mascioni & Behrmann Architects

Sample Layout: Single Tenant Medical Space (G.I. Procedure)

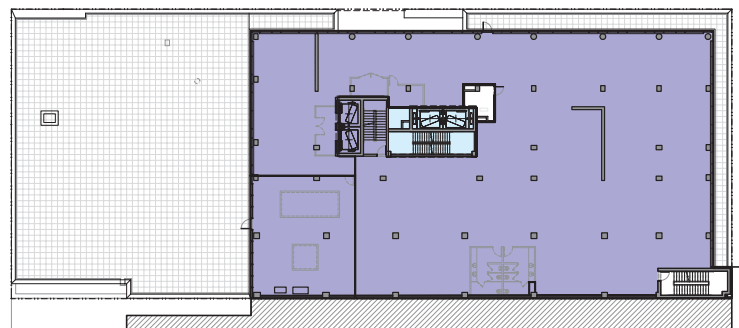


19,090 RSF

- | | |
|-----------------------------|---------------------|
| (1) Waiting Rm. (51) | (2) Soiled Utility |
| (21) Exam Rm. | (2) Clean Utility |
| (10) Consult | (3) Nurse Stations |
| (1) Reception (3) | (1) Admin Office |
| (3) Procedure Rm. | (1) M.E.R. |
| (7) Toilets | (1) Conf./Lounge |
| (7) Recovery | (2) Laboratories |
| (8) Medical Assistants | (1) Business Office |
| (1) Janitor's Closet | (1) IT Room |
| (11) Storage/Supply Closets | (1) Electric Room |

Core & Shell Plan:

West 58th St.



11th Avenue



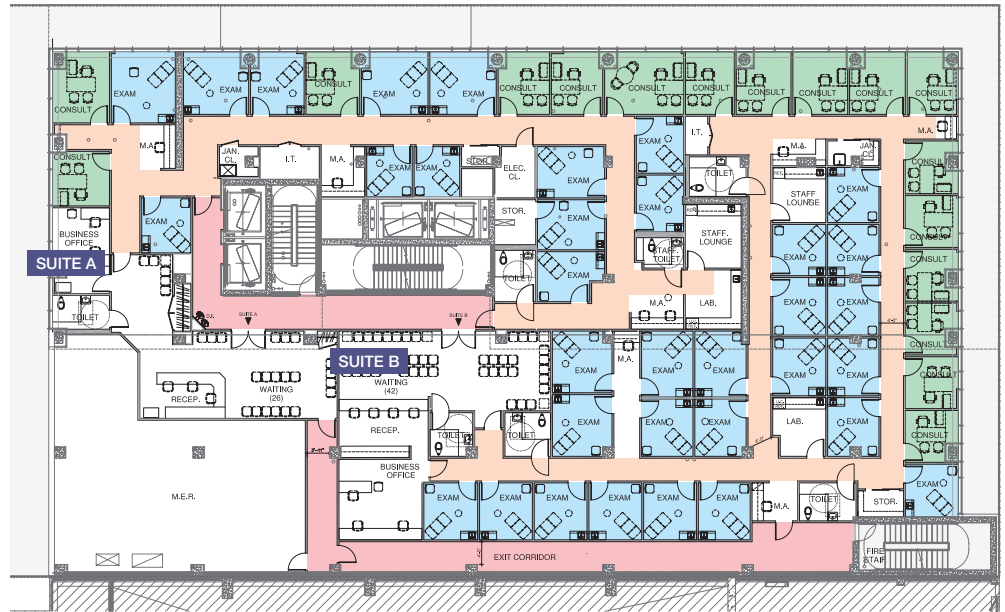
WEST 58th STREET

4 Fourth Floor

- Healthcare Facility
- Retail
- Circulation
- Consultation Room
- Residential
- Exit Corridor
- Exam Room
- Mechanical/ Core

West 58th St.

11th Avenue



Test layouts created by Mascioni & Behrmann Architects

Sample Layout: Multidisciplinary Medical Practice



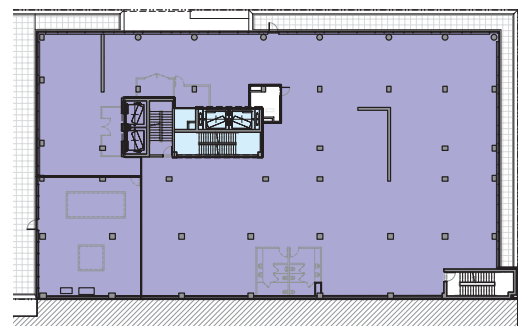
Core & Shell Plan:

West 58th St.

Suite A:
7,860 RSF

Suite B:
10,760 RSF

- | | |
|--|--|
| <ul style="list-style-type: none"> (1) Waiting Rm (26) (13) Exam Room (6) Consult (1) Reception (3) (3) Toilets (4) Medical Assistants (1) Business Office (2) (1) Staff Lounge (1) Electric Closet (Shared) (1) Janitor's Closet (1) I.T. Room (1) Storage (1) M.E.R. (Shared) | <ul style="list-style-type: none"> (1) Waiting Rm. (42) (21) Exam Room (11) Consult (1) Reception (4) (4) Toilets (4) Medical Assistants (1) Business Office (3) (1) Staff Lounge (1) Electric Closet (Shared) (1) Janitor's Closet (1) L.T. Room (2) Storage (1) M.E.R. (Shared) |
|--|--|



11th Avenue

Total: 18,620 RSF



WEST 58th STREET