



1520

FIRST AVENUE

AT EAST 79TH

EXTELL | NEWMARK

THE HEART OF MANHATTAN'S MEDICAL CORRIDOR

Occupying the full easterly block front on First Avenue from East 79th Street to East 80th Street, 1520 First Avenue is centrally located within the Upper East Side medical cluster, home to six of the world's most prestigious hospitals and biological and medical research centers. These institutions' headquarters and campuses on the Upper East Side occupy a combined 19 million square feet across sixty buildings with an average age of 20+ years, and have increased their footprints by approximately 377,000 SF per annum over the last 13 years.

STATE-OF-THE-ART MEDICAL FACILITIES

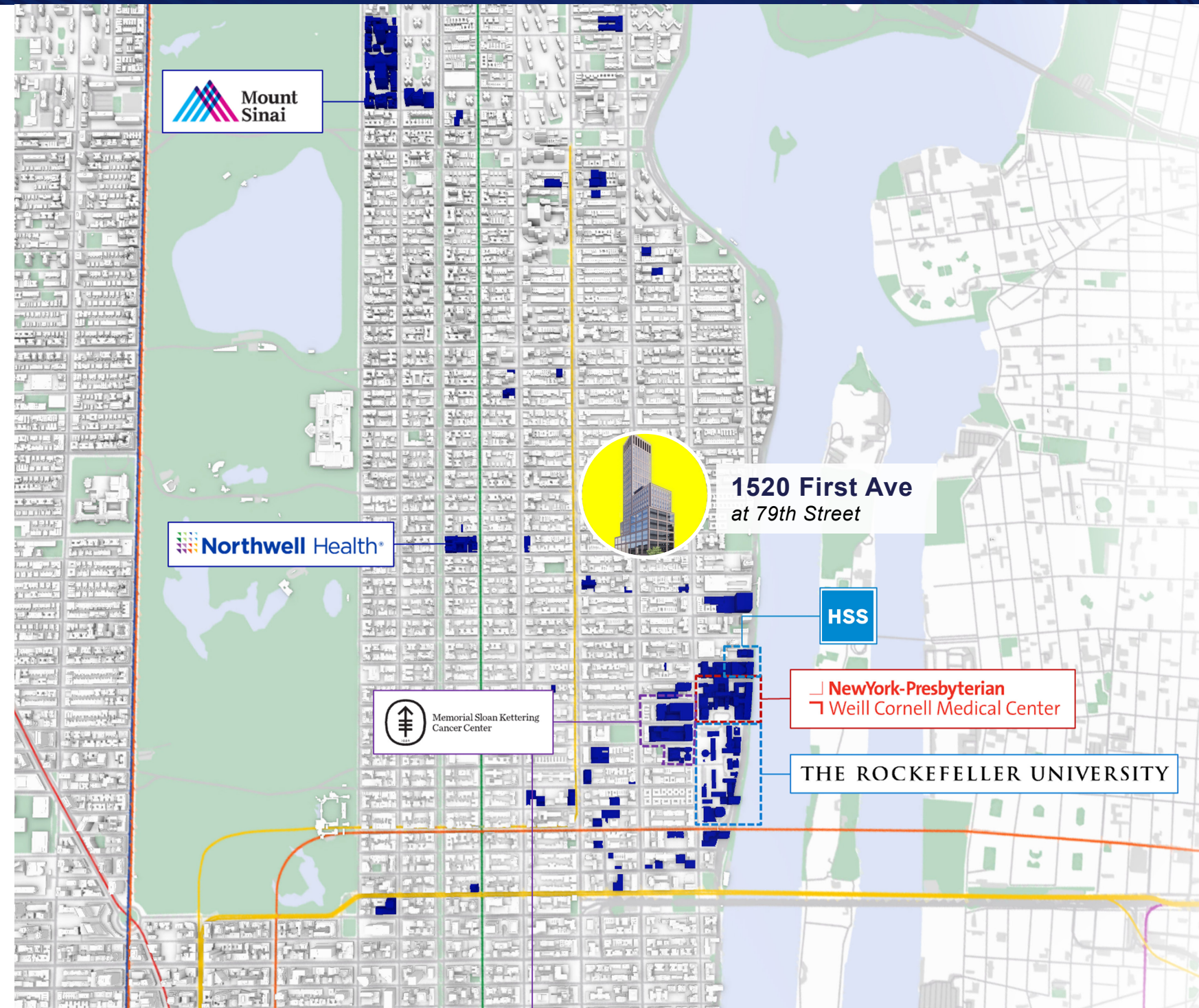
1520 First Avenue is a 435,000-square-foot, 30-story, mixed-use tower that will be the first privately built medical office building developed on the Upper East Side, bringing detailed planning and state-of-the-art facilities to this prime corridor.

ANCHOR TENANT

The Hospital for Special Surgery (HSS), the world's leading academic medical center focused on musculoskeletal health, will serve as the anchor tenant with a dedicated lobby and a 195,580-square-foot outpatient facility spread across floors 2-8.

SPACIOUS CUSTOMIZABLE FLOOR PLATES

The property's remaining floors offer mostly column-free floor plates spanning up to 21,698 SF. The site's expansive footprint allow for large floor plates that provide maximum flexibility for tenant build-outs and improvements.





THE TEAM

Extell development company has redefined the New York City Skyline with an impressive portfolio of residential, office, hospitality, and mixed-use properties. These iconic properties have raised the benchmark and continue to set the standards of real estate development.

DEVELOPER



LEASING



CONSTRUCTION MANAGER

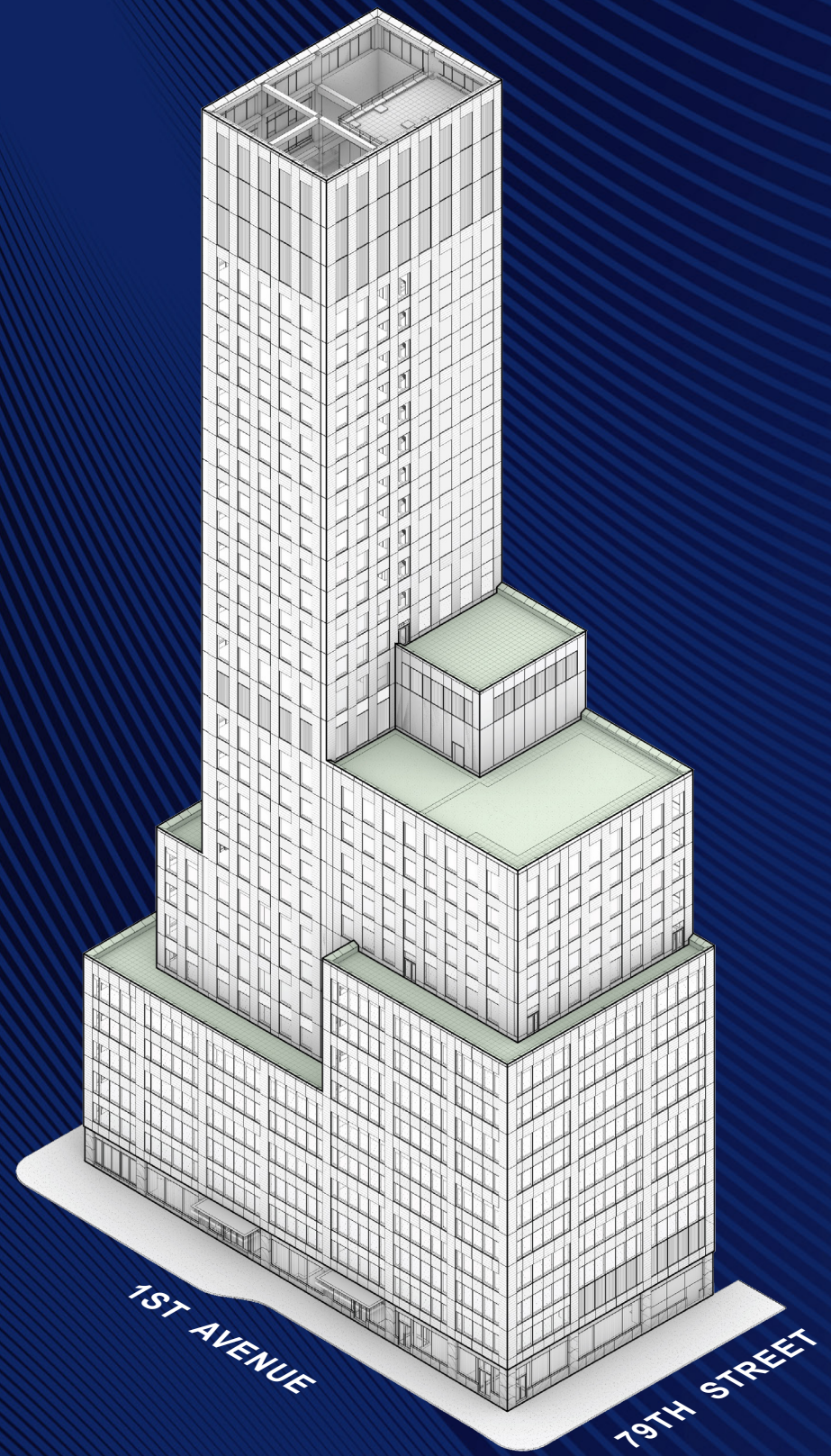


ARCHITECT



WORKPLACE





THE BUILDING

BUILDING WITH A PURPOSE

EFFICIENT CORE

Compact side core providing large uninterrupted floorplates ideal for the space planning and programming of healthcare-oriented tenants.

BUILDING WITHIN A BUILDING

Access is provided through an exclusive entrance on First Avenue, with dedicated lobby, elevator bank, and mechanical floors and systems.

OUTDOOR SPACES

The building features a lush green roof, and opportunities for access to outdoor spaces and private terraces.

CEILING HEIGHTS

13'-00" - 15'-00"



ENHANCED BUILDING SYSTEMS

Post-COVID enhancements specific to healthcare solutions including increased ventilation and enhanced filtration throughout the building.

HEALTHCARE CENTRIC

The building incorporates both DOH and Article 28 requirements provided for creating an ideal setting for outpatient facilities such as ambulatory care and surgical facilities.

HIGH-PERFORMANCE FAÇADE AND SYSTEMS

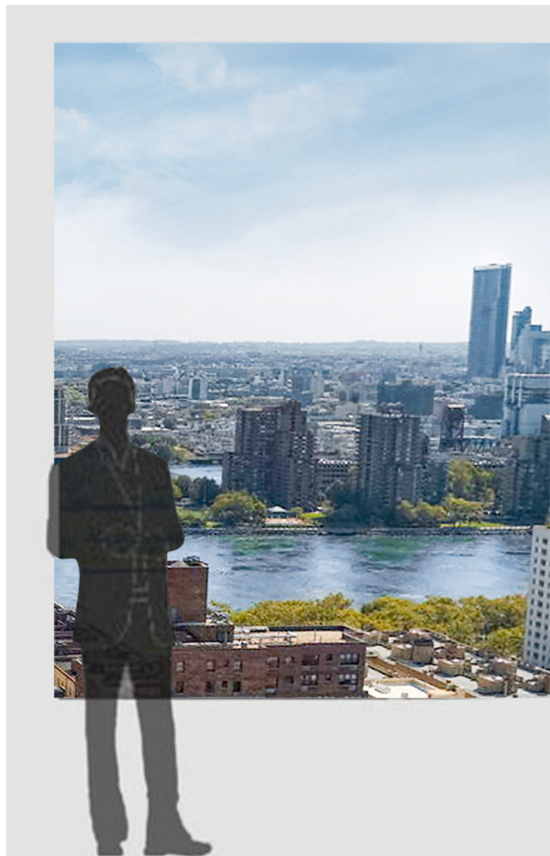
High-performance façade and mechanical systems enhance user comfort and energy efficiency, while reducing operating and utility expenses.



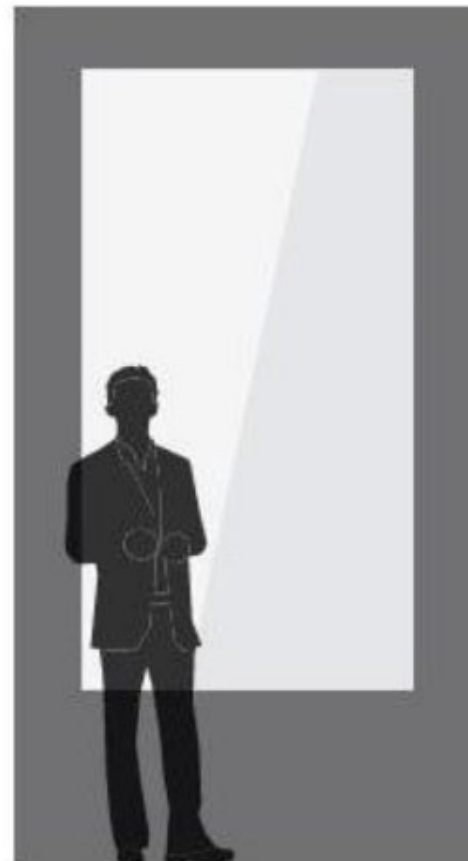
DESIGNED FOR HEALTH & WELLNESS

INCREASED NATURAL LIGHT

Oversized 8' tall by 6' wide windows, a Light and Air Easement agreement with the neighbors, and the increased width of 79th St and 1st Ave allows for abundant natural light from all four facades of the building.



1520 First Ave



GM Building



520 Madison



ELEVATORS

Floors 9-30 will have six elevators for minimal wait time and quick floor access, two of which will be oversized for gurneys. HSS will have exclusive elevators to access their space on floors 2-8 via their dedicated lobby.

PROJECT SUMMARY

3Q '23

Foundation Completion

1Q '24

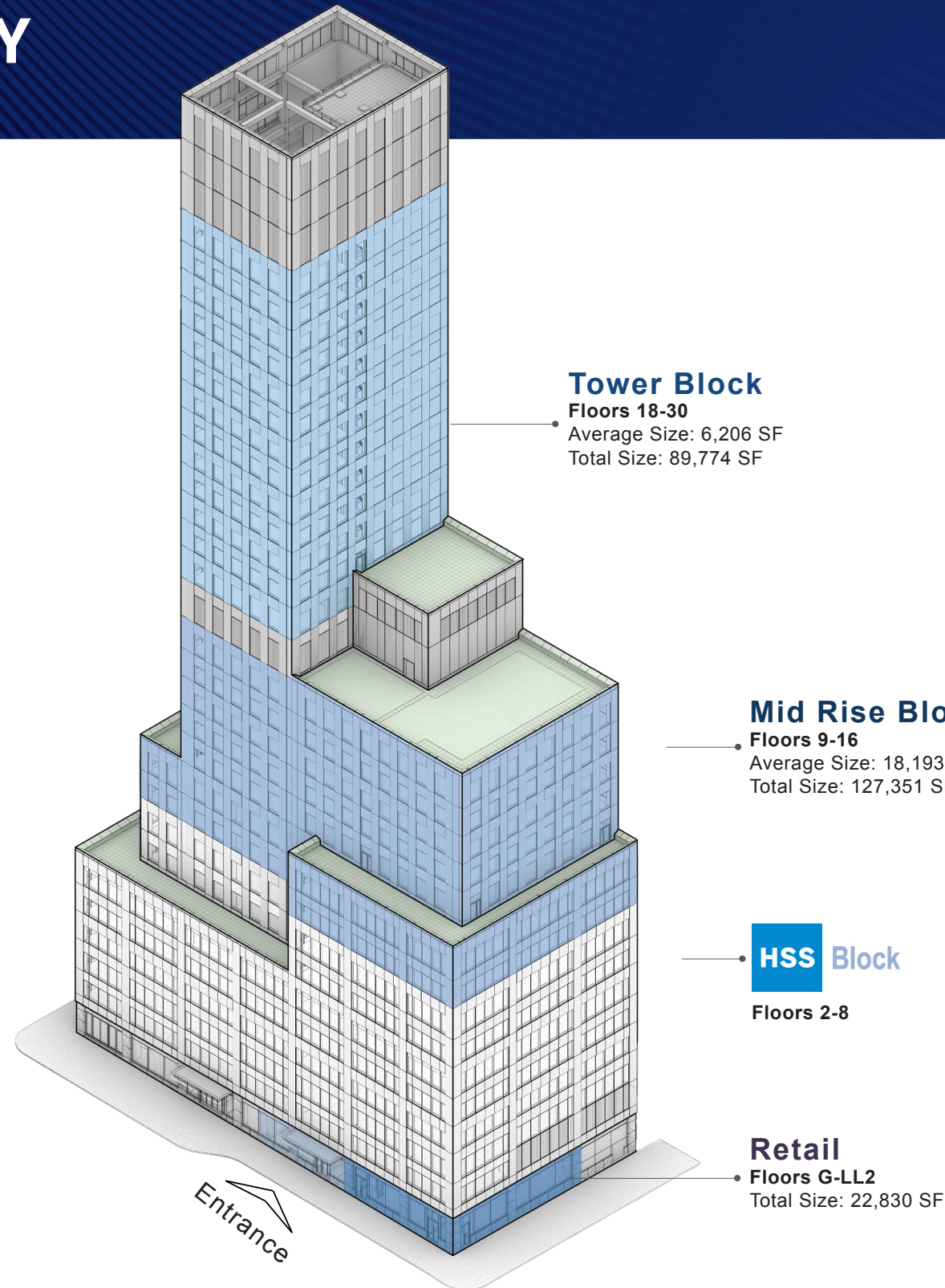
Superstructure Top-Out

2Q '24

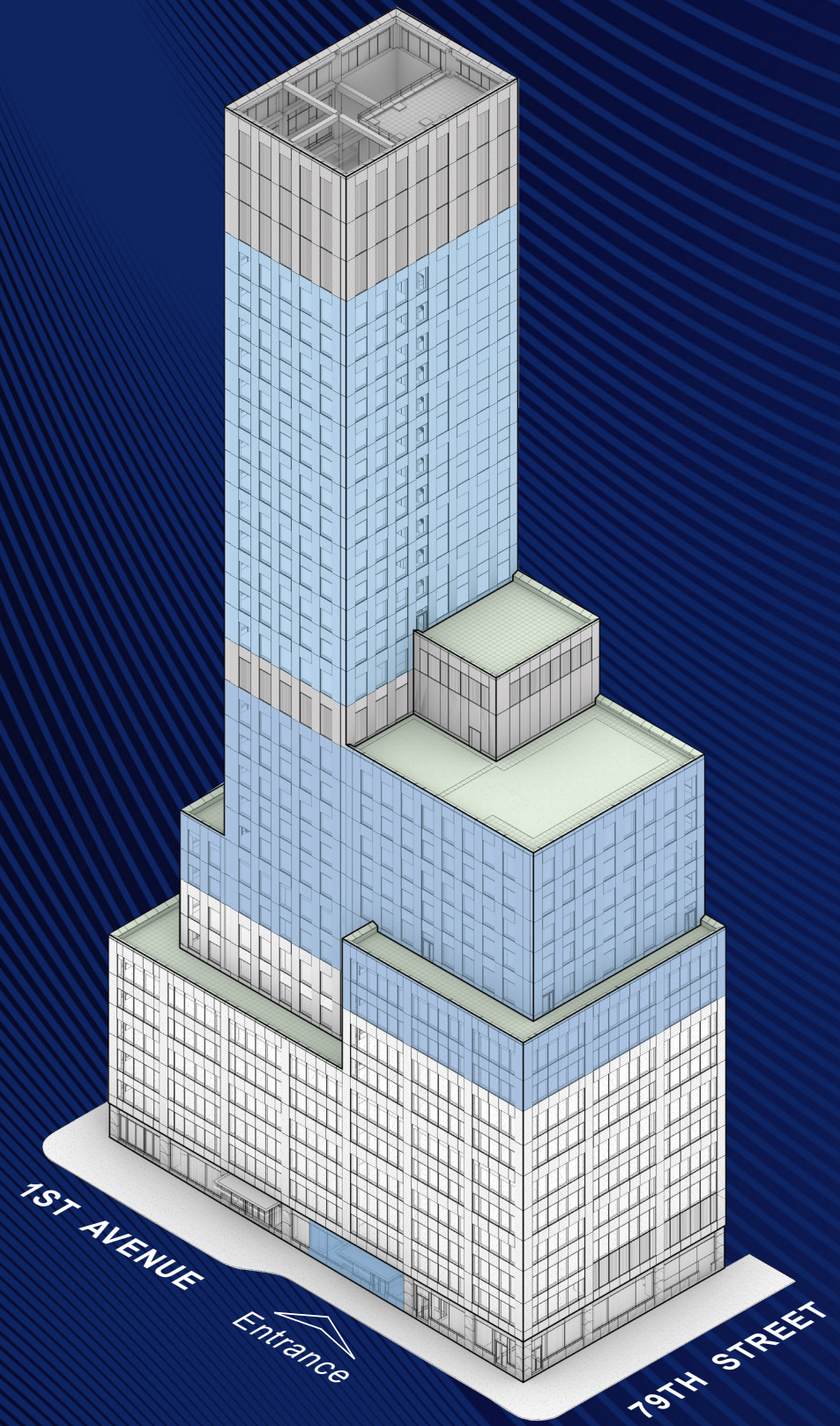
Façade Curtain Wall Completion

2Q '25

Substantial Completion



Floor	Total SF	FTF Height
30	6,206	15'-0"
29	6,206	13'-0"
28	6,206	13'-0"
27	6,206	13'-0"
26	6,206	13'-0"
25	6,206	13'-0"
24	6,206	13'-0"
23	6,206	13'-0"
22	6,206	13'-0"
21	6,206	13'-0"
20	6,206	13'-0"
19	6,206	13'-0"
18	9,043	15'-0"
16	16,918	15'-0"
15	16,918	13'-0"
14	16,918	13'-0"
12	16,918	13'-0"
11	16,919	14'-0"
10	21,061	15'-0"
9	21,698	13'-0"
Ground Floor (Medical)	3,726	17'-11"
Ground Floor (Retail)	4,406	19'-0"
Subtotal Above Grade	225,331	
Cellar 01	14,223	15'-0"
Cellar 02	4,202	15'-0"
Total Below Grade	18,425	
Total Building Availability	243,756	

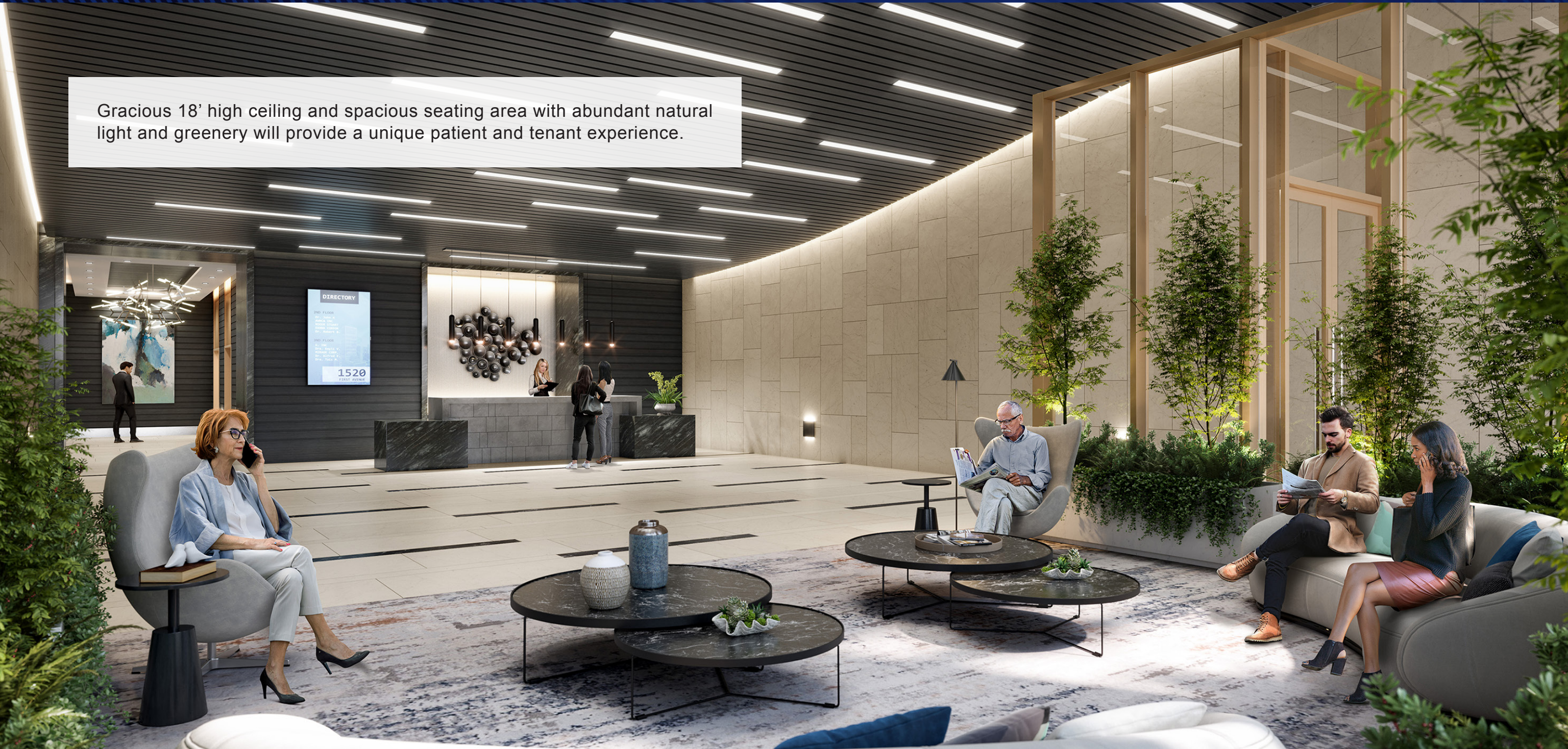


THE FIRST AVE LOBBY

Ground Level

DEDICATED LOBBY ON FIRST AVENUE

Gracious 18' high ceiling and spacious seating area with abundant natural light and greenery will provide a unique patient and tenant experience.





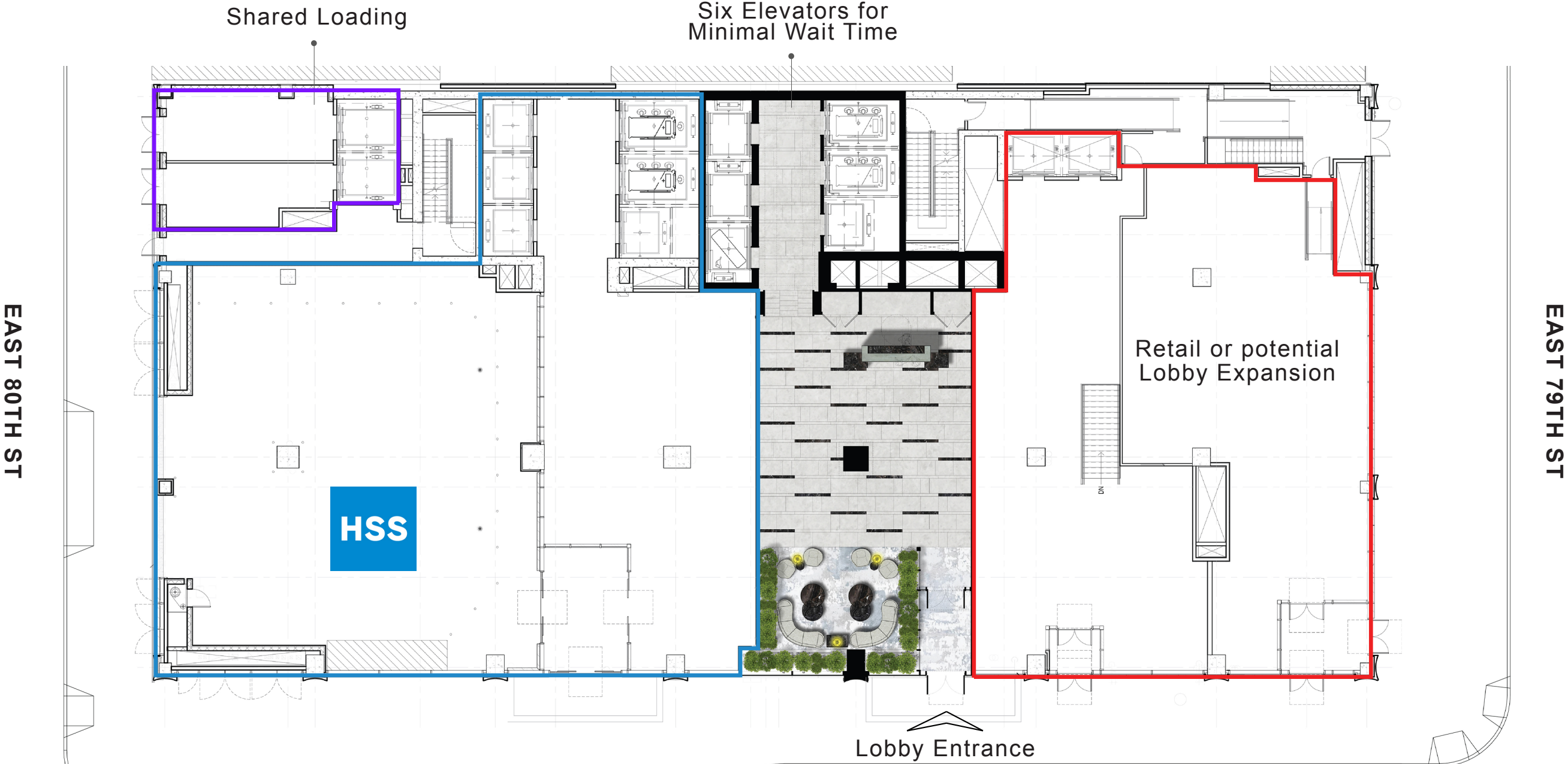
DESIGN AND FINISHES

Premium quality finishes, fixtures, and materials.

LOBBY & SEATING AREA

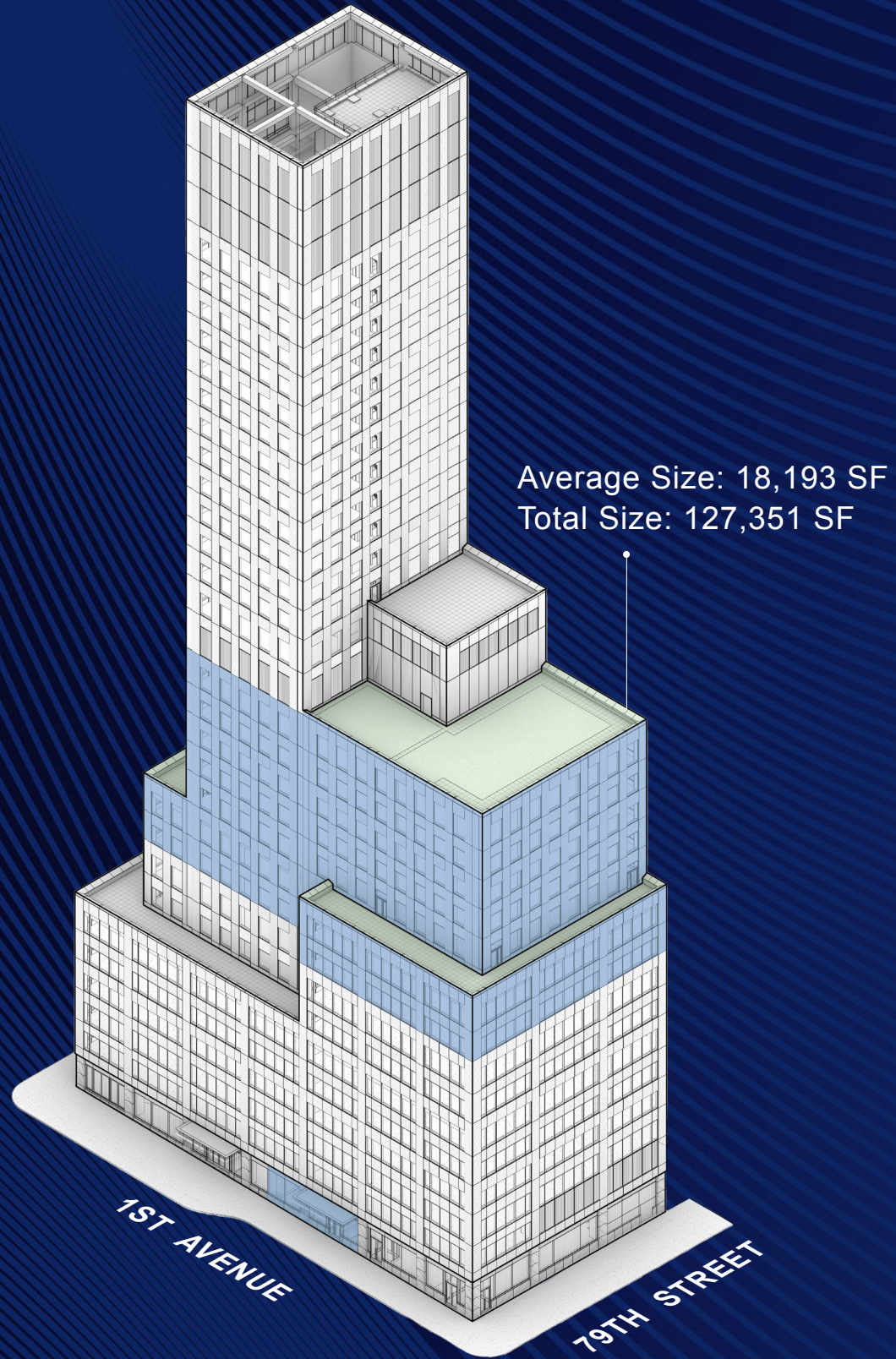


DEDICATED LOBBY ON FIRST AVENUE



SIGNIFICANT BRANDING POTENTIAL





MID RISE BLOCK

Floors 9-16

MID RISE BLOCK





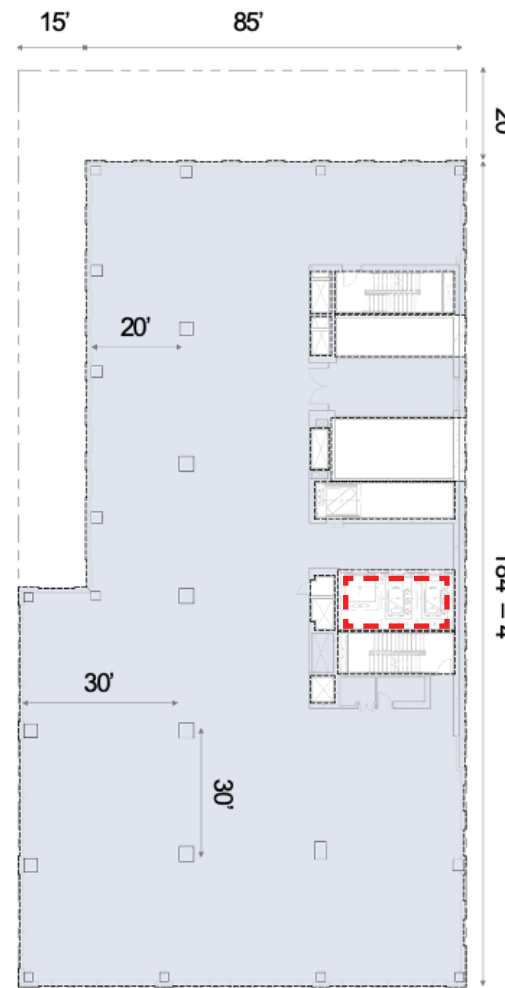
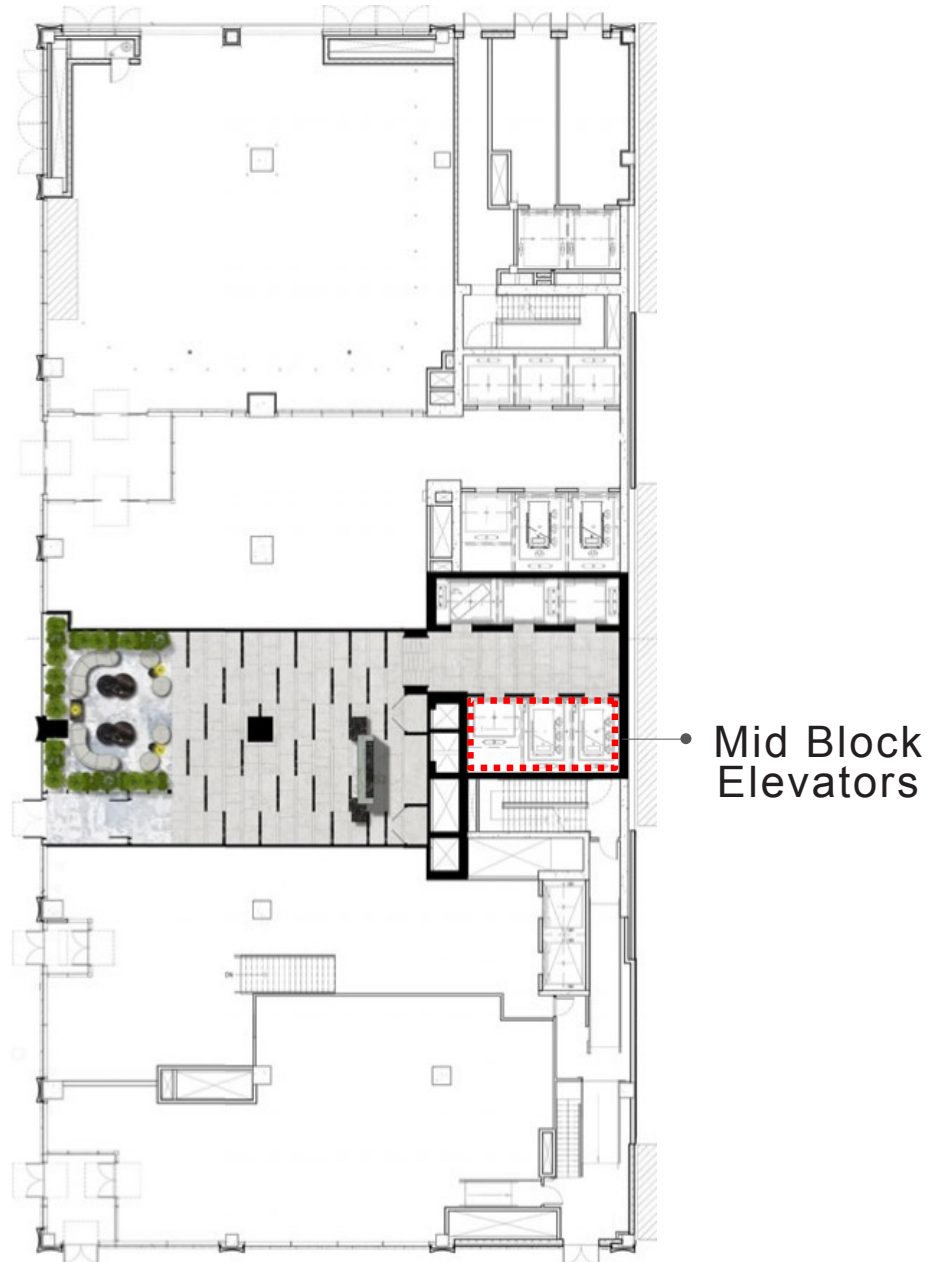
PLANNING FLEXIBILITY

Large and unobstructed floor plates maximize operational efficiency and flexibility.

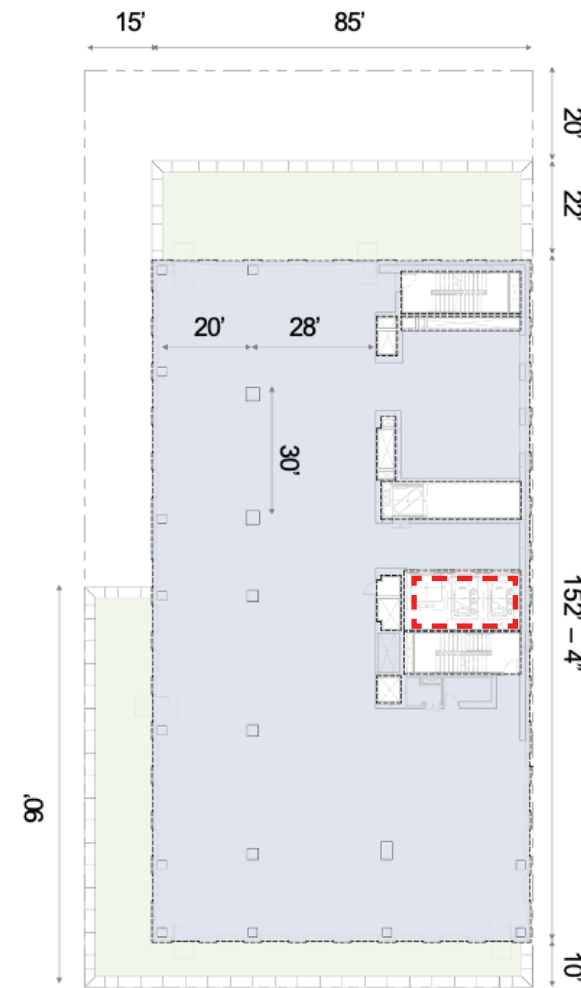
- **LIFE SCIENCE:** Floors 9-16 were designed with the flexibility to accommodate life sciences, including required ceiling heights and mechanical systems.

ACCESS

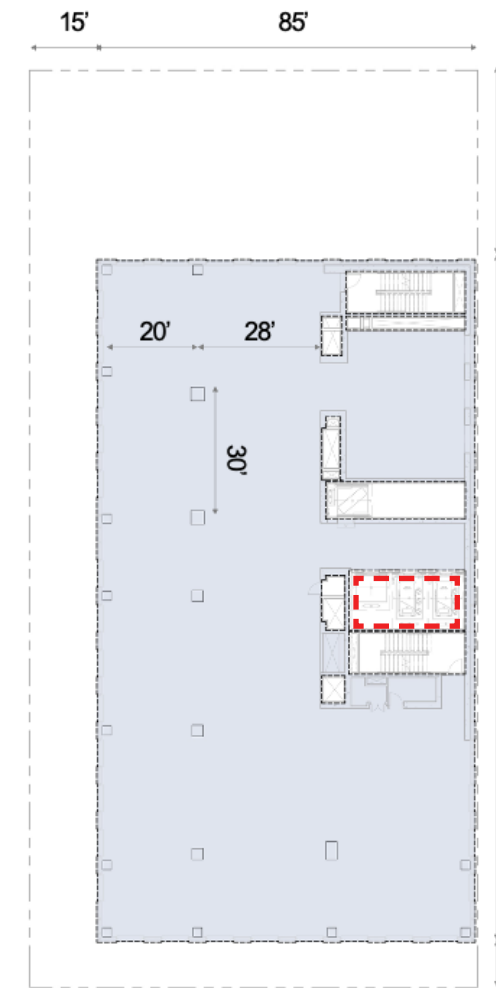
The three southern elevator shafts will serve the Mid-Rise Block, two of which will be oversized elevators for gurneys.



9th & 10th Floor
Average Area: 21,379 SF



11th Floor
Area: 16,918 SF
North Terrace: 1,565 SF
South Terrace: 1,681 SF



12th - 16th Floor
Average Area: 16,918 SF

MID RISE BLOCK TEST FITS

Functional Element

- Building Support / MEP
- Patient / Exam
- Phlebotomy
- Public / Guest
- Clinical team support
- Admin
- Generic Clinical Space



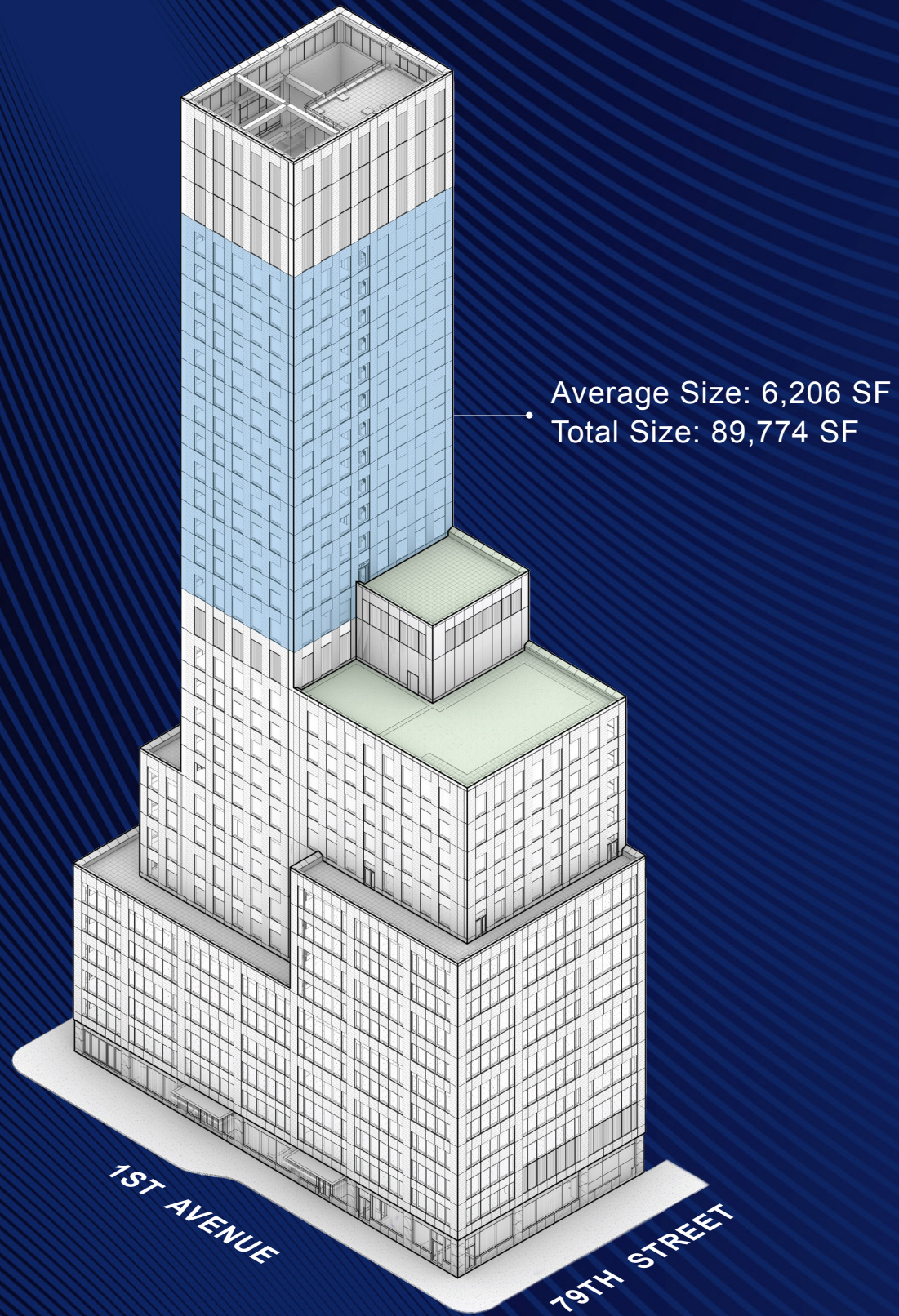
OBGYN Clinic
LEVEL 9&10 | 21,698 SF



Multi-Specialty Clinic
LEVEL 11 | 16,918 SF



Multi-Specialty Clinic
LEVEL 12-16 | 16,918 SF



TOWER BLOCK

Floors 18-30



EXCEPTIONAL VIEWS

Unobstructed views of the East River and beyond due to Light and Air Easement agreement with neighbors.

TOWER BLOCK



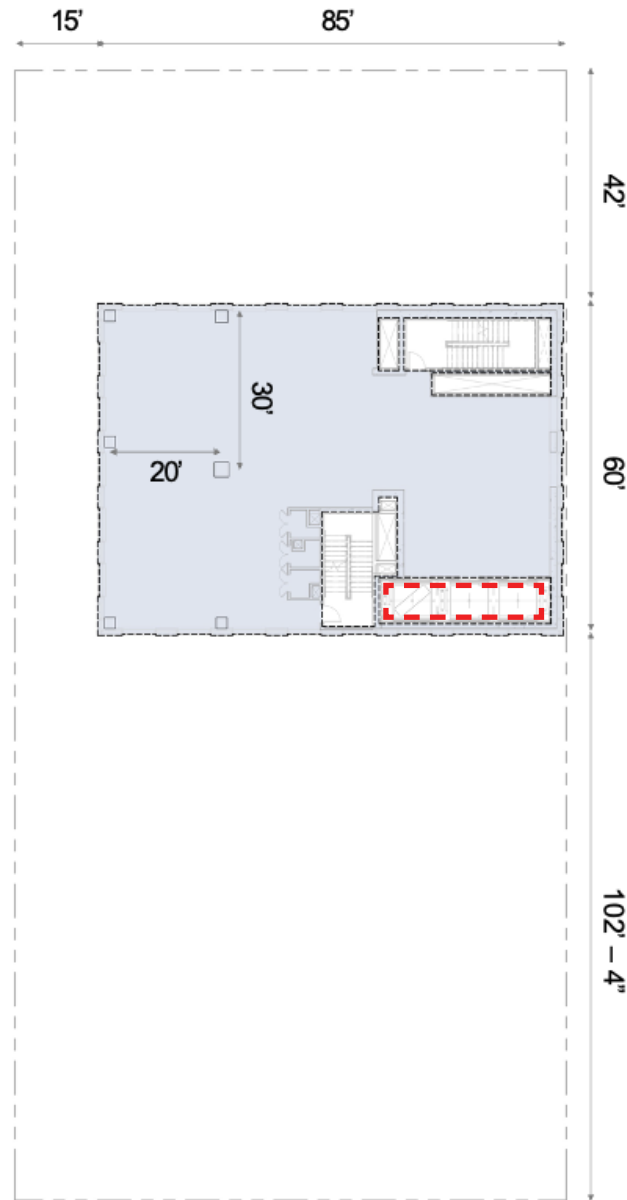
AMENITIES

The Tower Block offers an outdoor terrace on floor 19.

TOWER BLOCK ACCESS



Tower Block Elevators

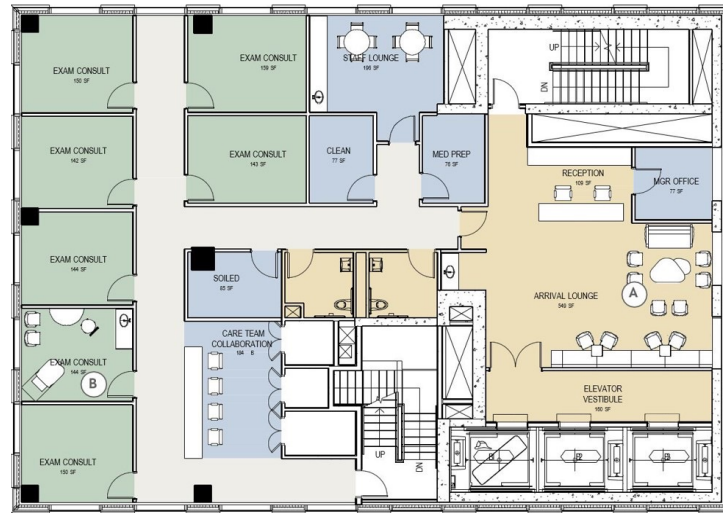


OPTIMAL SCALE

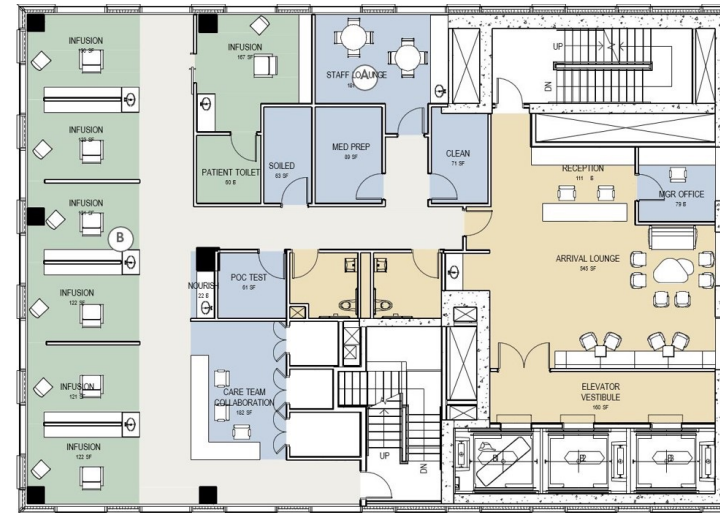
Floor proportions and dimensions are optimal for boutique healthcare practices and concierge medicine.

TOWER BLOCK TEST FITS

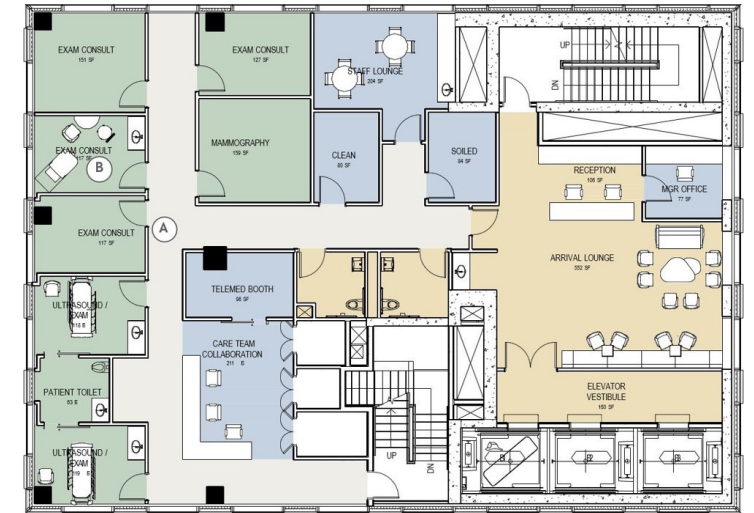
- Program
- Building Support / MEP
 - Patient / Exam
 - Public / Guest
 - Clinical team support



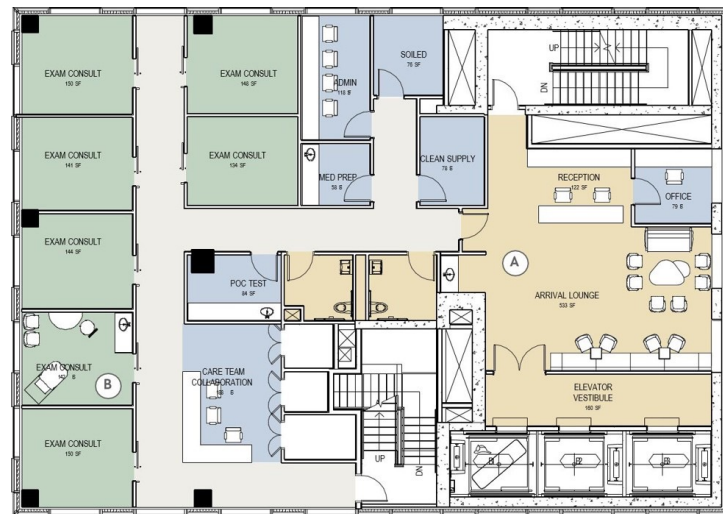
MULTI - SPECIALTY CLINIC



INFUSION



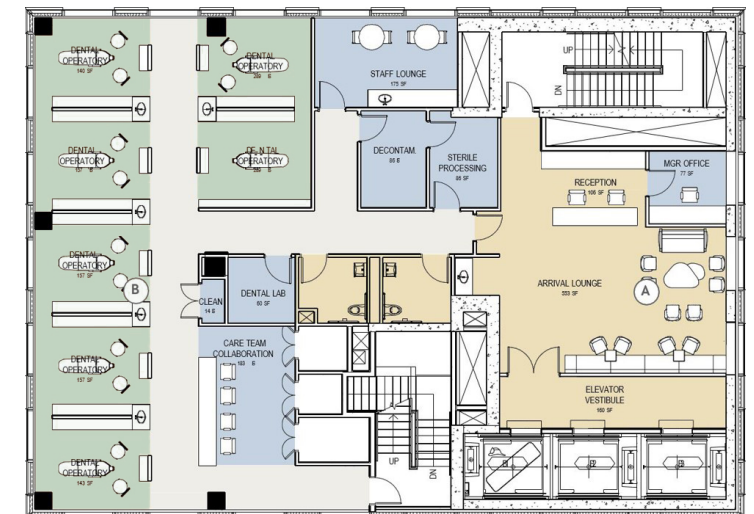
WOMEN'S HEALTH



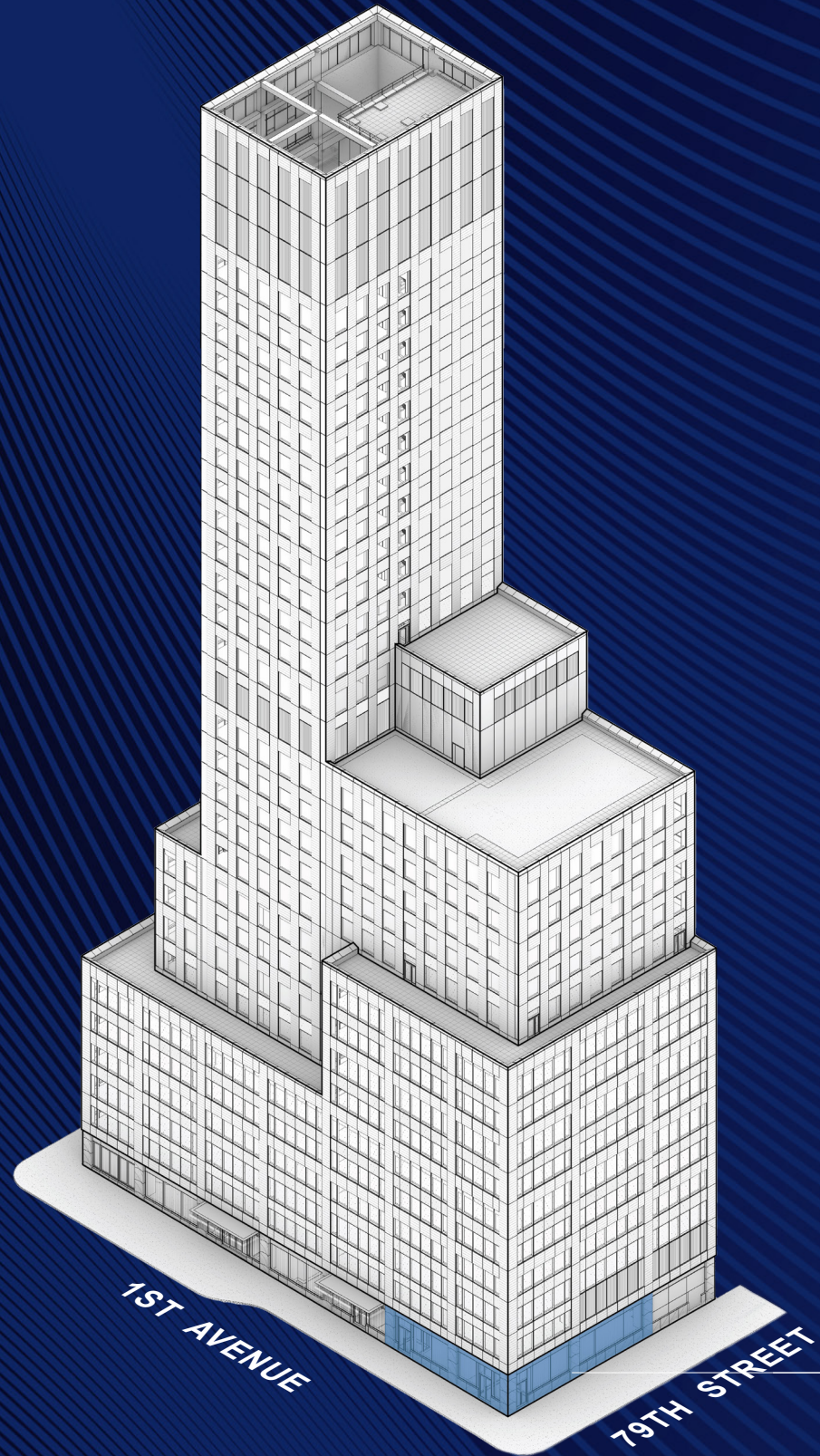
FERTILITY CLINIC 1



FERTILITY CLINIC 2



DENTAL



RETAIL

Floors G-LL2

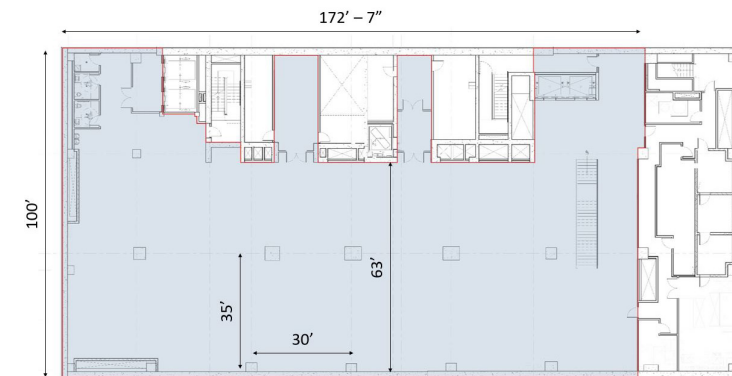
• Total Size: 22,830 SF

RETAIL AVAILABILITY

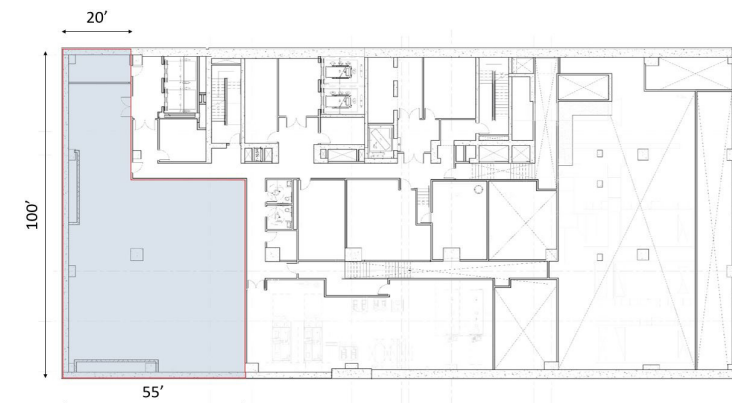
- FRONTAGE:
First Avenue 55 FT
79th St 69 FT
- Possibility for exclusive elevators, escalator, and stairs.
- 10'-6" Glass Retail windows on a 8'-8" spacing.



Ground Divisible
4,406 SF
19' FTF Height



Lower Level
14,223 SF
17'-10" FTF Height



Sub Lower
4,202 SF
12' FTF Height

Slab Heights / Finish Ceiling Heights

Tower Block, 18-30	13' – 15'
Midrise Block, 9-16	13' – 15'
Retail GF	19'
Retail Cellar 01	17'-10"
Retail Cellar 02	12'

Building Services

2 service entrances for off-street loading on 80th Street.

HVAC

Each office floor shall be provided with valved and capped condenser water for future use by the tenant. It shall be available 24/7 and the tenant can distribute condenser water for normal and supplementary loads as they see fit. The condenser water system will have a waterside economizer mode. The tenant shall be responsible for providing their own water-cooled AC equipment.

Outside Air

Typical for all Office Floors: Minimum outside air - 20 CFM/Person based on 1 Person/100 SF of occupied office space. Additional OA for Midrise block: Midrise Block has the option of being provided with an additional 100 CFM/Person in accordance with Article 28 to accommodate a healthcare tenant and/or a life sciences tenant.

Tenant Electrical Load Capacity

Tower Block, 18-30 18W/USF
Midrise Block, 9-16 10W/USF

Column Spacing

Tower Block, 18-30	1 column on floor - 28' center to façade
Midrise Block, 9-16	6 columns on floor -30' center to center
Retail GF	2 columns on floor - 30' center to center
Retail Subcellars	8 columns on floor - 30' center to center

Back Up Power

Tower Block, 18-30	A 30A circuit is provided on each tenant floor.
Midrise Block, 9-16	A 60A disconnect switch and panel fed from the EM bus duct is provided on each tenant floor.

Standby Generator

Not provided but can be accommodated for a tenant taking a significant amount of space.

Security System

Network camera coverage with remote monitoring and a manned security center in the building. Visitor management system with provisions for future turnstiles if desired.

Elevators

Tower Block, 18-30	3 Passenger Elevators (1 for freight /service if needed)
Midrise Block, 9-16	3 Elevators (1 Passenger + 2 Gurney)
Retail GF to Cellar	2 Passenger elevators Service Access to Subcellars
Service Access to Subcellars	2 Elevators (1 for Retail + 1 for medical offices)

Lobby finishes

Floor and Desk	Grigio Orobico Dark Marble (3/4" Slab) Eastern Cream (3/4" Slab) Madreperola (3/4" Slab)
Ceiling	Shinnoki Wood Veneer Chocolate Oak
Metal Details	Polished Brass Dark Bronze
Walls	Floor tech 3.0 tile (3/8" Matte)

Electrical

Electrical Service will be provided by ConEd at 265/460V, 3 phase.

Life Safety

Fully automatic and manual fire alarm system.

Two fire protection services will be brought into the building. A dedicated fire service will be fed from the First Avenue water main, and a combination domestic/fire service will be fed from the 79th street water main. Combined sprinkler and standpipe risers will be provided.

Life safety back-up emergency power distribution will be provided via a single 2,000 KW diesel generator.

Auxiliary Radio Communication System (ARCS) is provided for FDNY use during emergencies.

Distributed Antenna System (DAS)

DAS system shall be designed and installed with the capability of enabling cell phone carrier services.



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Supplemental and In-Detail Pages to Follow

MID RISE BLOCK TEST FITS

OBGYN CLINIC: LEVEL 9 & 10 | 21,698 SF

Functional Element

- Building Support / MEP
- Patient / Exam
- Phlebotomy
- Public / Guest
- Clinical team support
- Admin
- Generic Clinical Space

OBGYN Program Achieved

- Check in Check Out (4-5 Staff)
- Guest, Patient Waiting Lounge
- Copy / Work Room
- Business Office
- 16 Exam Rooms
- 10 MD Offices
- 8 Care Team Workstations
- 8 Patient Toilets
- Phlebotomy
- 1 Clean Storage
- 1 Soiled Holding / Workroom
- 2 Supply Closet
- 2 Mechanical Room
- 1 Elec. Room (Provided)
- 1 Tele / Data Room (Provided)
- 1 Staff Lounge / Locker
- 1 Conference Room



MID RISE BLOCK TEST FITS

MULTI-SPECIALITY CLINIC 1: LEVEL 11 | 16,918 SF

Program

- Building Support / MEP
- Patient / Exam
- Public / Guest
- Clinical team support
- Admin

The Multi-Specialty Clinic Scenario is efficient for a variety of specialty practices:

- Dermatology
- Primary Care
- Pediatrics
- ENT
- Cardiology

Metrics

- 20 Exam Rooms
- Patient / Guest Lounge + Recep.
- Staff Lounge
- Support Space
- Admin Suite
- 450 SF / Exam Room



MID RISE BLOCK TEST FITS

MULTI-SPECIALITY CLINIC 2: LEVEL 12-16 | 16,918 SF

Program

- Building Support / MEP
- Patient / Exam
- Public / Guest
- Clinical team support

The Multi-Specialty Clinic Scenario is efficient for a variety of specialty practices:

- Dermatology
- Primary Care
- Pediatrics
- ENT
- Cardiology

Metrics

- 22 Exam Rooms
- Patient / Guest Lounge + Recep.
- Staff Lounge
- Support Space
- 454 SF / Exam Room



TOWER BLOCK TEST FITS

MULTI-SPECIALITY CLINIC: LEVEL 18-30 | 5,782 SF

Program

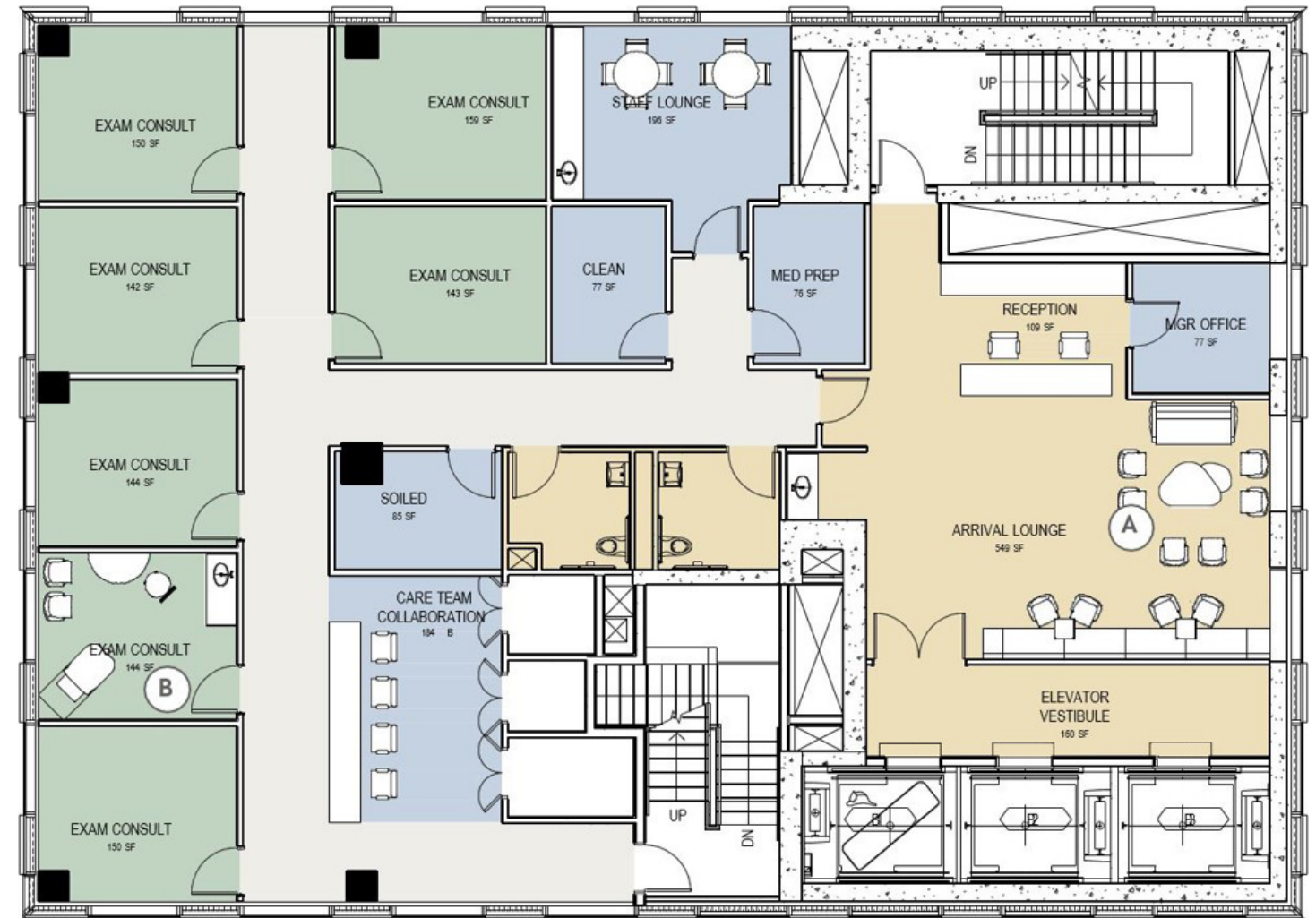
- Building Support / MEP
- Patient / Exam
- Public / Guest
- Clinical team support

Variety of specialty practices

- Dermatology
- Primary Care
- Pediatrics
- ENT
- Cardiology

Metrics

- 7 Exam Rooms
- Patient / Guest Lounge
- Staff Lounge
- Support Space
- 455 SF / Exam Room
- 2-3 Physicians



TOWER BLOCK TEST FITS

FERTILITY CLINIC (1/2): LEVEL 18-30 | 5,782 SF

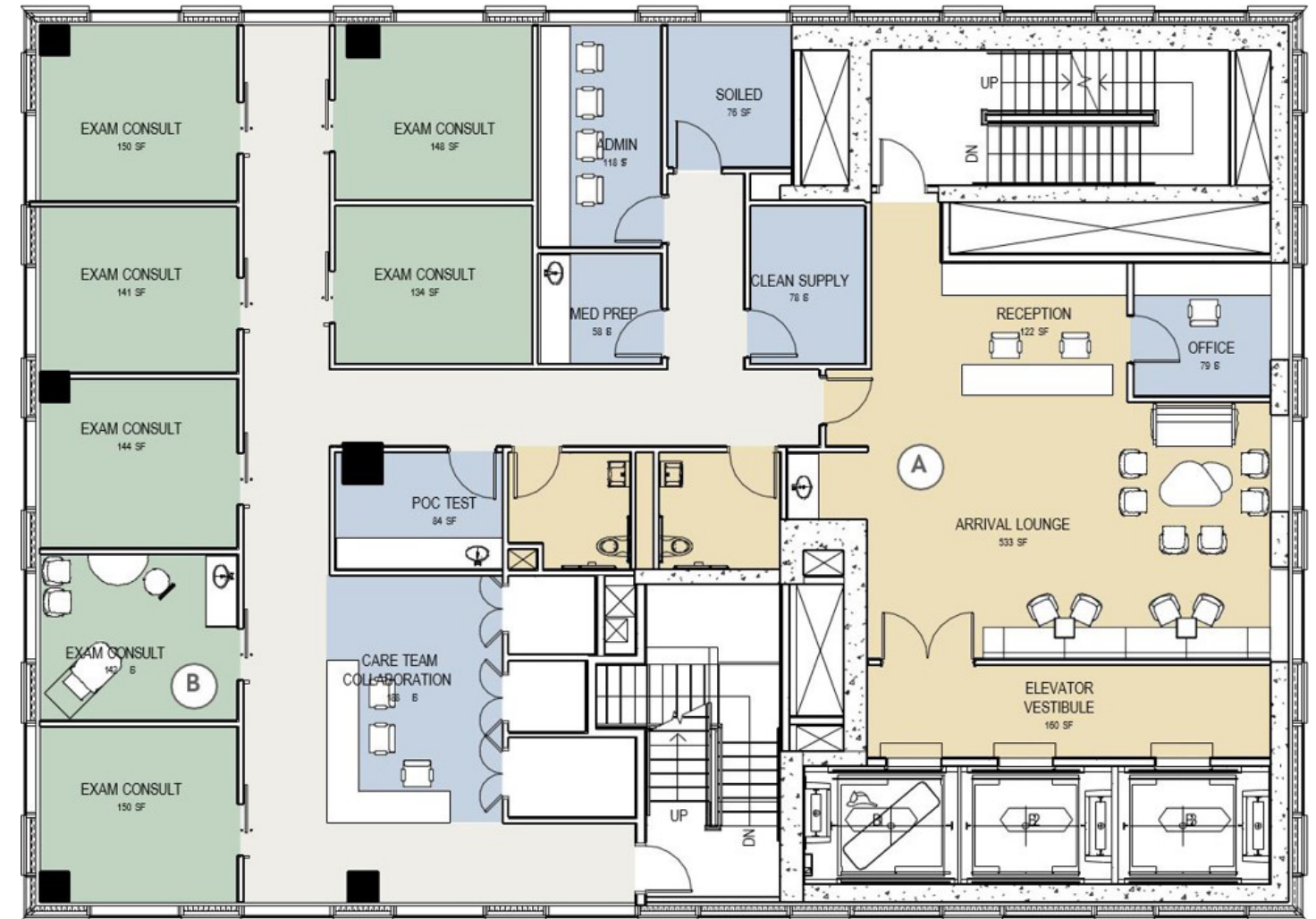
Program

- Building Support / MEP
- Patient / Exam
- Public / Guest
- Clinical team support

A fertility clinic would likely need two floors to accommodate the program. The first floor would be for patient arrival, exam/consult, and admin support. A second floor would be for patient procedure with pre/post recovery space, and related support.

Metrics

- 7 Exam / Consult Rooms
- Patient / Guest Lounge
- Admin Support
- 455 SF / Exam Room
- 2-3 Physicians



TOWER BLOCK TEST FITS

FERTILITY CLINIC (2/2): LEVEL 18-30 | 5,782 SF

Program

- Building Support / MEP
- Patient / Exam
- Public / Guest
- Clinical team support

A fertility clinic would likely need two floors to accommodate the program. The first floor would be for patient arrival, exam/consult, and admin support. A second floor would be for patient procedure with pre/post recovery space, and related support.

Metrics

- 7 Exam / Consult Rooms
- Patient / Guest Lounge
- Admin Support
- 455 SF / Exam Room
- 2-3 Physicians



TOWER BLOCK TEST FITS

INFUSION: LEVEL 18-30 | 5,782 SF

Program

- Building Support / MEP
- Patient / Exam
- Public / Guest
- Clinical team support

An infusion suite with semi-private bays along the exterior façade with nursing and care team support in the center of the floor plan.

Metrics

- 6 Infusion Bays
- 1 Private Infusion Room
- Patient / Guest Lounge
- Admin Support
- 455 SF / Exam Room / Imaging Room



TOWER BLOCK TEST FITS

WOMENS HEALTH: LEVEL 18-30 | 5,782 SF

Program

- Building Support / MEP
- Patient / Exam
- Public / Guest
- Clinical team support

A women's health clinic with access to diagnostic imaging rooms and consult rooms fits efficiently in the space.

Metrics

- 4 Exam / Consult Rooms
- 2 Ultrasound Exam Rooms
- 1 Mammography Room
- Patient / Guest Lounge
- Admin Support
- 455 SF / Exam Room
- 2 Physicians



TOWER BLOCK TEST FITS

DENTAL: LEVEL 18-30 | 5,782 SF

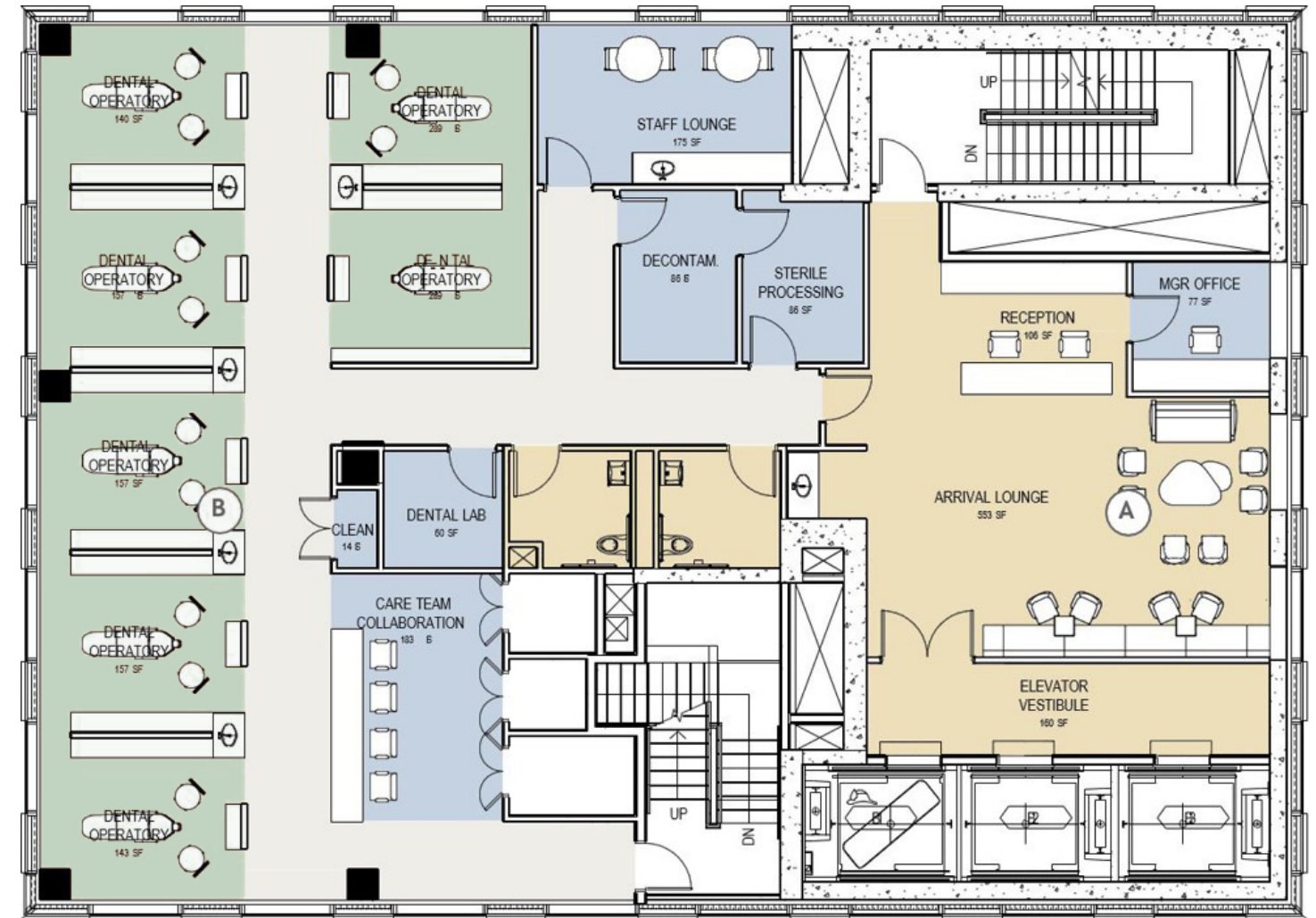
Program

- Building Support / MEP
- Dental Operator
- Public / Guest
- Clinical team support

Dental Operators are arrayed along the exterior perimeter of the building taking advantage of daylight and views. Care team spaces are centrally located.

Metrics

- 7 Dental Operatories
- Patient / Guest Lounge
- Staff Lounge
- 455 SF / Operator





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