

# 1520

FIRST AVENUE

Elevating the Healthcare Experience  
on the Upper East Side



It's about time for the neighborhood  
**to see something new.**

| Eastern view from a tower floor at 1520 First Avenue





**1520 First Avenue is the **first** medically-focused  
new development project on the Upper East Side.**

The building is a 435,000 square-foot, 30-story, mixed-use tower  
in the heart of Manhattan's medical corridor.

Occupying the full easterly block front on First Avenue from East 79th to East 80th Street,  
the property is centrally located within the Upper East Side medical cluster, home to six of  
the world's most prestigious hospitals and biological/medical research centers.

| Rendering of the building lobby



# Building Highlights

## Spacious, Customizable Floor Plates

The property offers mostly column-free floor plates spanning up to 21,056 SF and ceiling heights from 13 to 15 feet. The site's expansive footprint allows for large floor plates that provide maximum flexibility for tenant build-outs and improvements.

## Efficient Core

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

## Outdoor Spaces

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

## Increased Natural Light

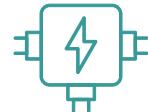
Oversized 8' tall by 6' wide windows, a Light and Air Easement agreement with the neighbors, and the increased width of E79th Street and 1st Avenue allow for abundant natural light and stunning views from all four facades of the building.

# Healthcare-Centric



## Built for Healthcare

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.



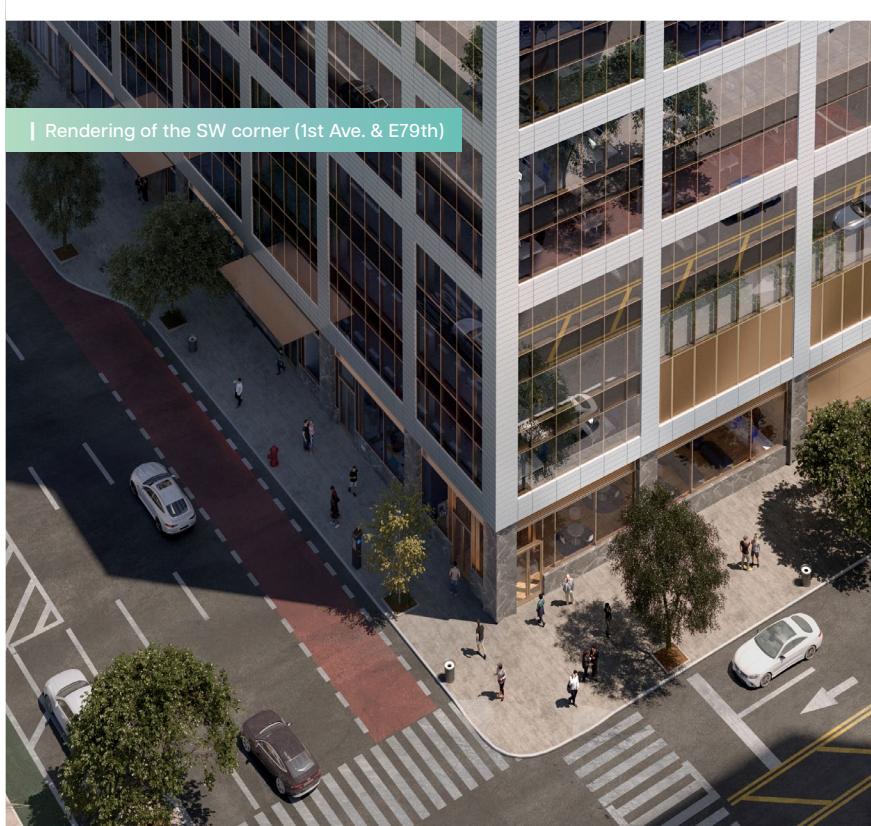
## High Performance Facade and Systems

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



## Enhanced Building Filtration

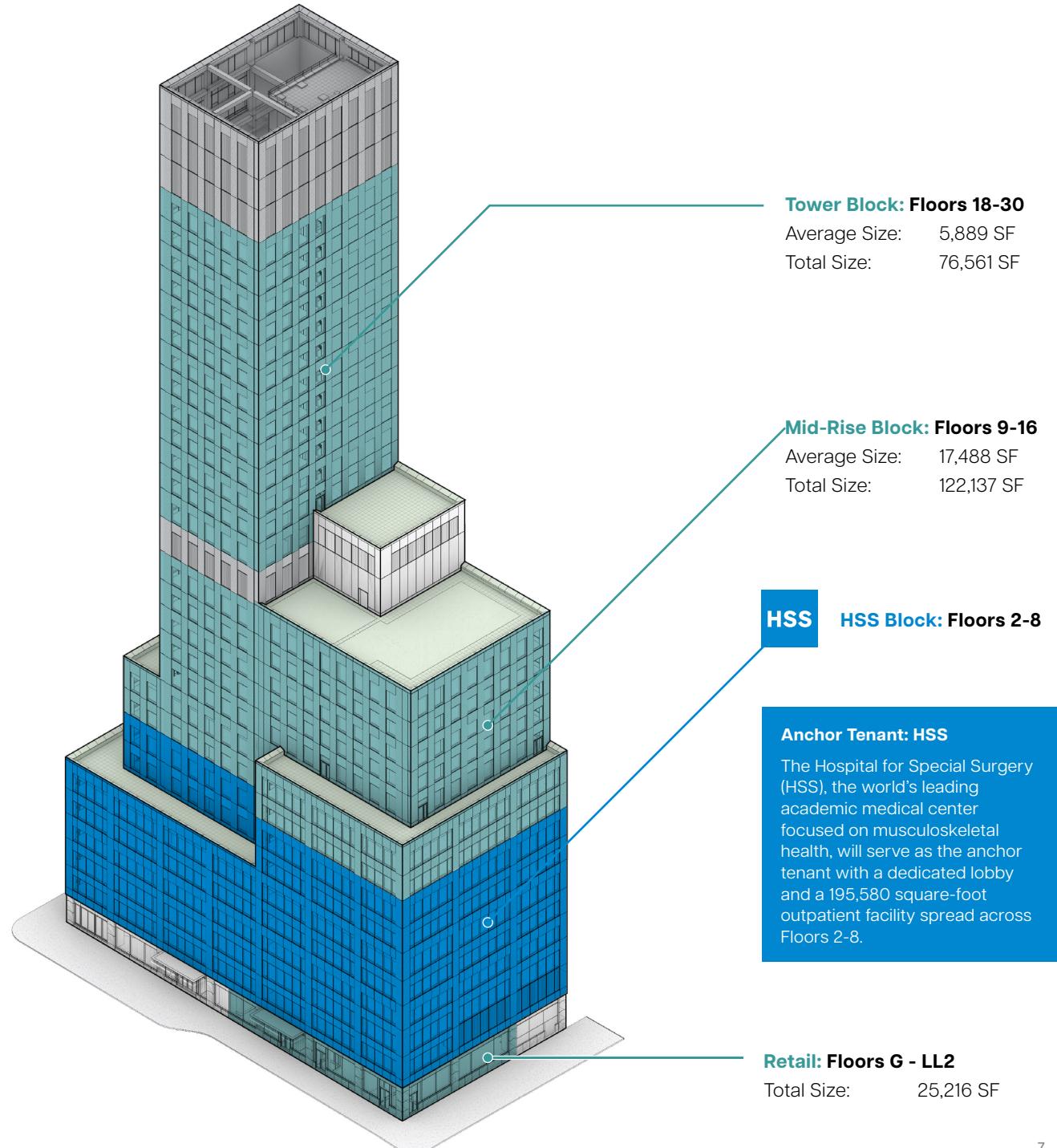
Post-COVID enhancements specific to healthcare solutions include increased ventilation and enhanced filtration throughout the building.



# The Opportunity

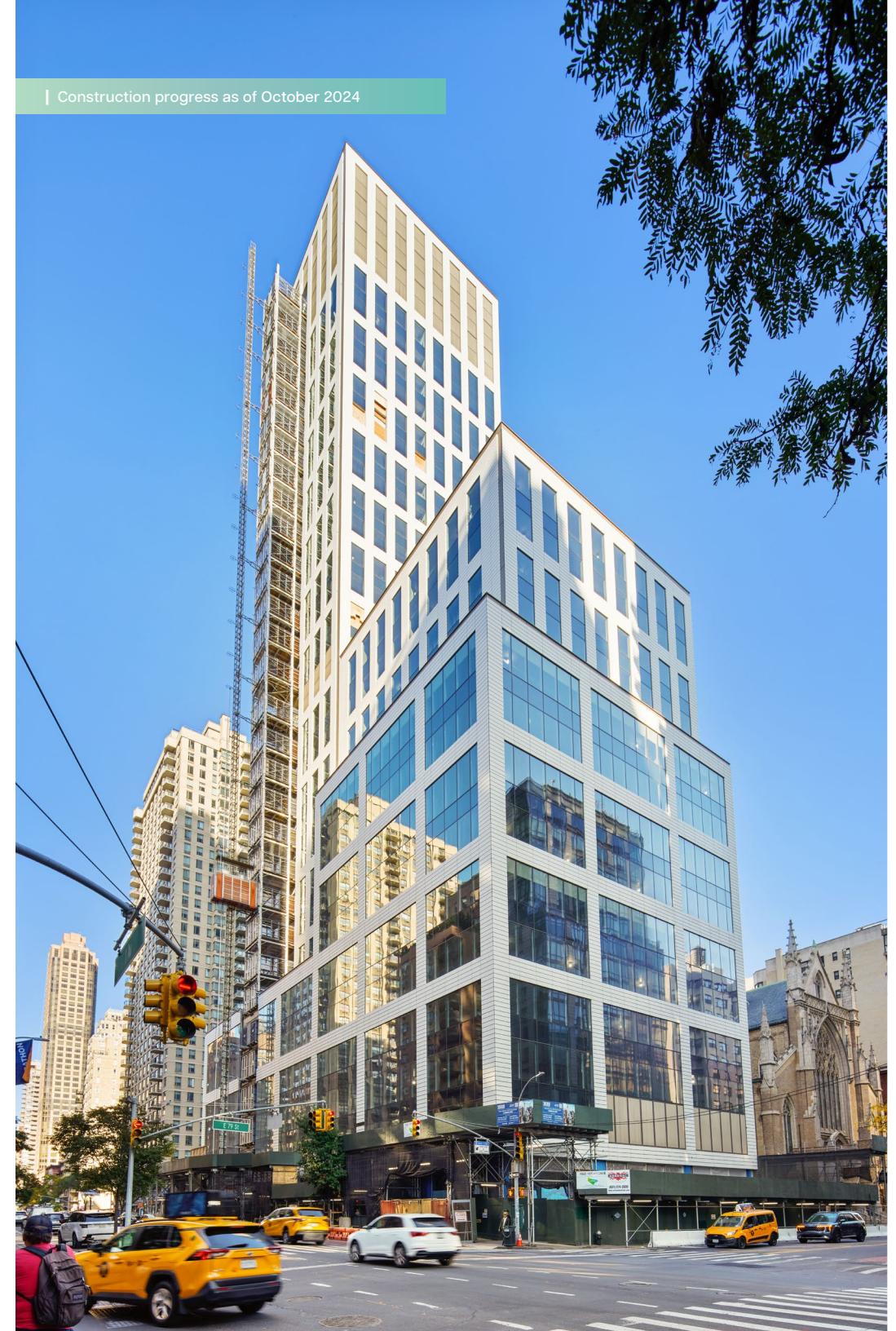
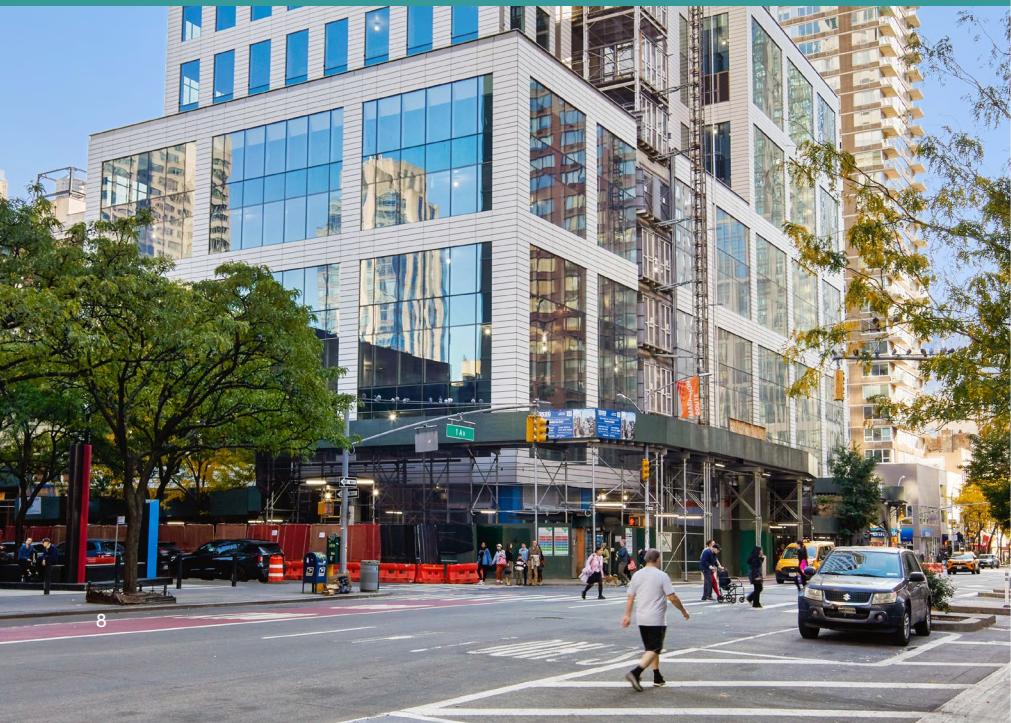
## Available Premises

Floor	Total SF	FTF Height
30	5,901	15'-0"
29	5,901	13'-0"
28	5,901	13'-0"
27	5,901	13'-0"
26	5,901	13'-0"
25	5,901	13'-0"
24	5,901	13'-0"
23	5,901	13'-0"
22	5,901	13'-0"
21	5,901	13'-0"
20	5,881	13'-0"
19	5,846	13'-0"
18	5,820	15'-0"
16	16,079	15'-0"
15	16,156	13'-0"
14	16,156	13'-0"
12	16,156	13'-0"
11	16,144	14'-0"
10	20,391	15'-0"
9	21,056	13'-0"
Lobby	3,450	17'-11"
Ground (Retail)	6,221	19'-0"
<b>Subtotal Above Grade</b>	<b>208,366</b>	
Cellar 01 (Retail)	14,923	15'-0"
Cellar 02 (Retail)	4,072	15'-0"
<b>Subtotal Below Grade</b>	<b>18,995</b>	
<b>Total Building Availability</b>	<b>227,361</b>	





This innovative tower provides the rare opportunity  
to create state-of-the-art medical facilities  
**that only new construction can offer.**



| Construction progress as of October 2024

# THE TOWER

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1520  
FIRST AVENUE



# THE MID-RISE

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1520  
FIRST AVENUE



# Mid-Rise Highlights

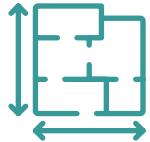
Floors 9-16

Average Size:

**17,488 SF**

Total Size:

**122,137 SF**



## Planning Flexibility

Large and unobstructed floor plates maximize operational efficiency and flexibility.



## Life Science Focus

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



## Rapid Access

Three of the six elevator shafts will serve the Mid-Rise block, two of which are oversized for gurneys.



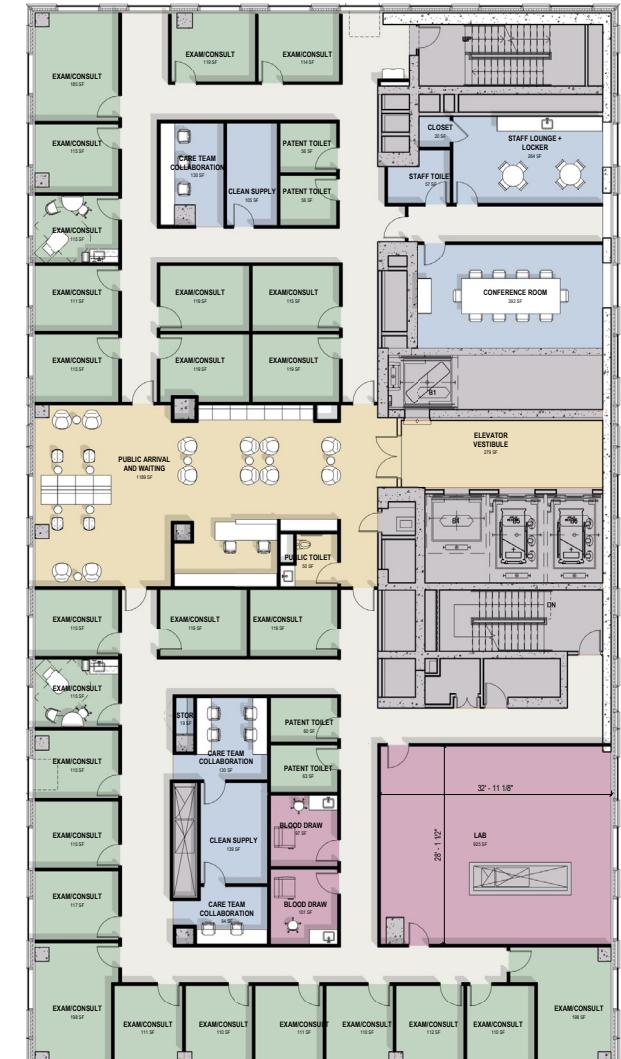
## Renderings: Mid-Rise Floors



# Mid-Rise Test Fits

## Functional Element

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



\* Test fits not shown to scale