

An aerial photograph of a city street, likely in New York City, showing a dense urban landscape with various buildings. On the right side, a prominent modern white building with a grid-like facade of windows is visible. The sky is clear and blue. The text '1520' is overlaid in the top left corner.

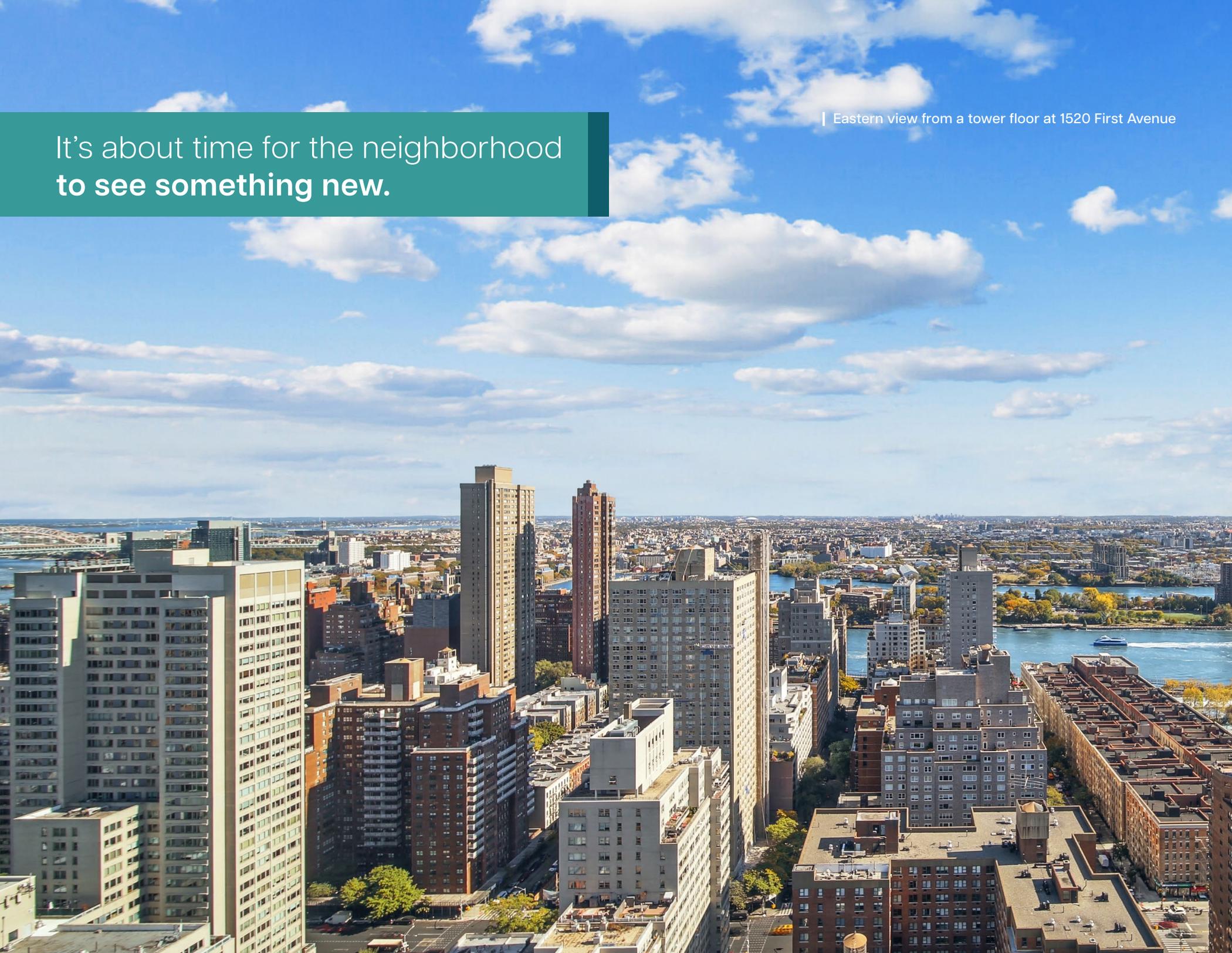
1520

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.



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

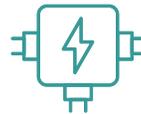
Oversized 8' tall by 6' wide windows, a Light and Air Easement agreement with the neighbors, and the increased width of E79th Street and 1st Avenue allow for abundant natural light and stunning views from all four facades of the building.

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.

| Rendering of the completed building



| Rendering of the outdoor terrace



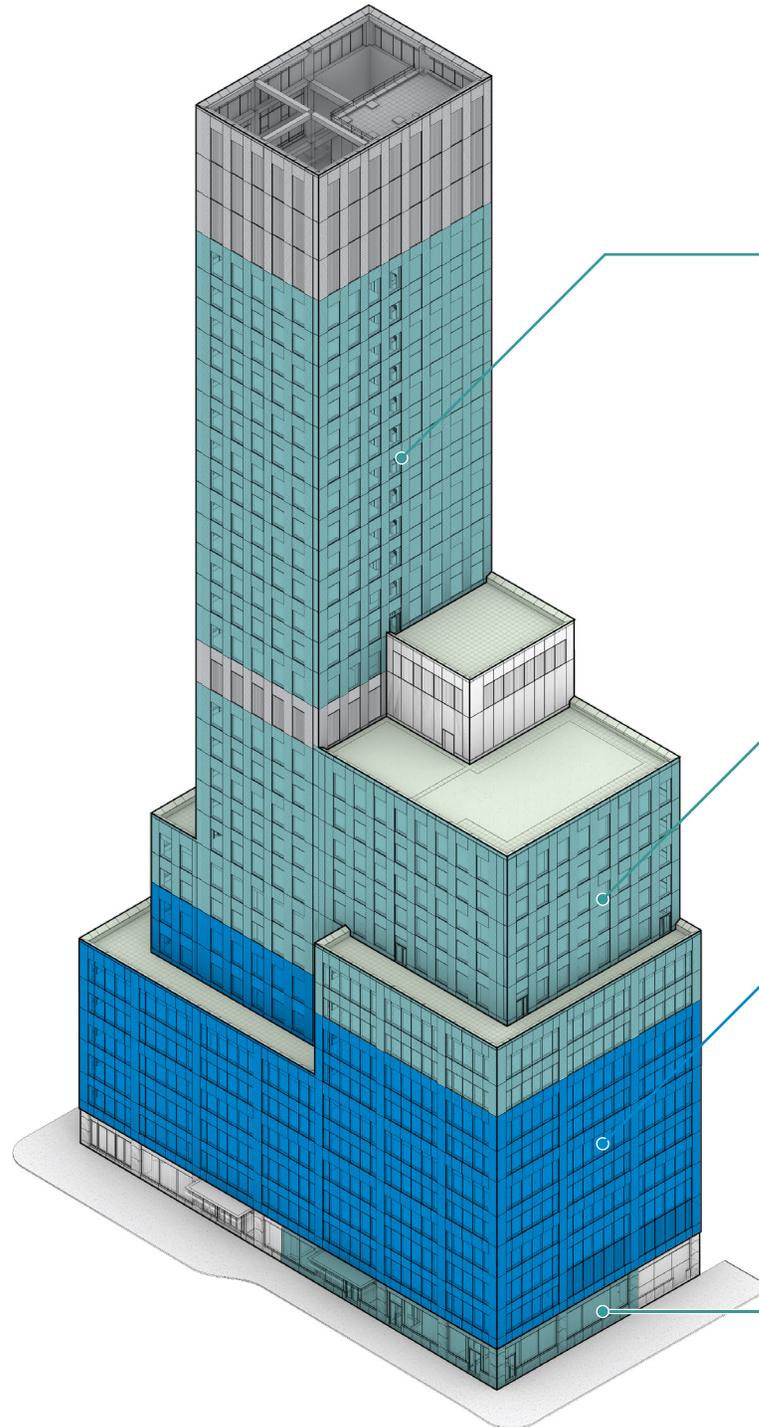
| Rendering of the SW corner (1st Ave. & E79th)



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"
Subtotal Above Grade	208,366	
Cellar 01 (Retail)	14,923	15'-0"
Cellar 02 (Retail)	4,072	15'-0"
Subtotal Below Grade	18,995	
Total Building Availability	227,361	



Tower Block: Floors 18-30

Average Size: 5,889 SF

Total Size: 76,561 SF

Mid-Rise Block: Floors 9-16

Average Size: 17,488 SF

Total Size: 122,137 SF

HSS HSS Block: Floors 2-8

Anchor Tenant: HSS

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.

Retail: Floors G - LL2

Total Size: 25,216 SF



Construction progress as of October 2024

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





Project Overview

Upon completion, 1520 First Avenue will be NYC's largest privately-developed medical office building.

The property is being developed by Extell Development, with substantial completion slated for **2Q 2025**.

EXTELL

Developer

NEWMARK

Leasing

lendlease

Construction
Manager

PERKINS —
EASTMAN

Architect

Gensler

Workplace

Foundation Work

Completed 3Q 2023

Superstructure Top-Out

Completed 2Q 2024

Facade Curtain Wall

Completed 3Q 2024

Tenant Construction

Commences 1Q 2025

Substantial Completion

Scheduled 2Q 2025

* Terrace areas are renderings and subject to change.

THE TOWER

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1520

FIRST AVENUE



Tower Highlights

Floors 18-30

Average Size: **5,889 SF**

Total Size: **76,561 SF**



Exceptional Views

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



Outdoor Space

The Tower Block offers an expansive outdoor terrace on Floor 19.



Optimal Scale

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



Rapid Access

Floors 9-30 will have six elevators for minimal wait time, two of which will be oversized for gurneys.



Actual Views: Tower Floors

| View West



| View Northeast



| Tower Floor Interior (Under Construction)



| Tower Floor Interior (Under Construction)



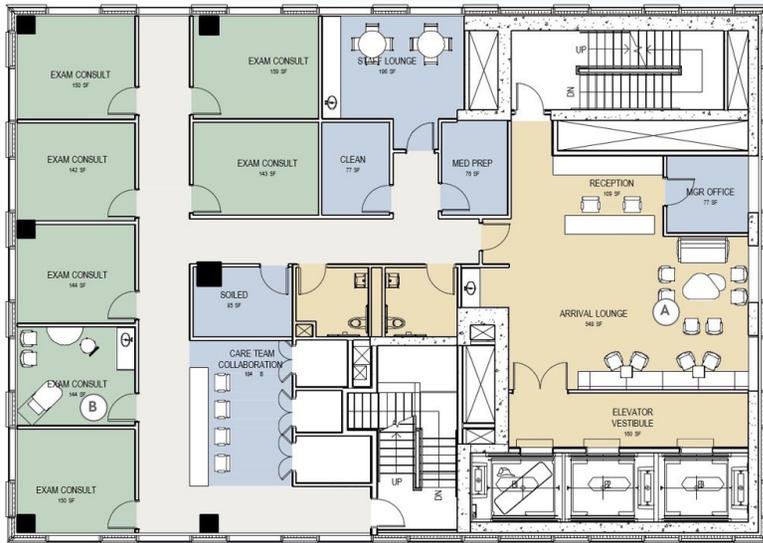
| Oversized Windows – 8' x 6' (Under Construction)



Tower Test Fits

Program

- Building Support / MEP
- Patient / Exam
- Public / Guest
- Clinical Team Support



Multi-Specialty Clinic



Infusion



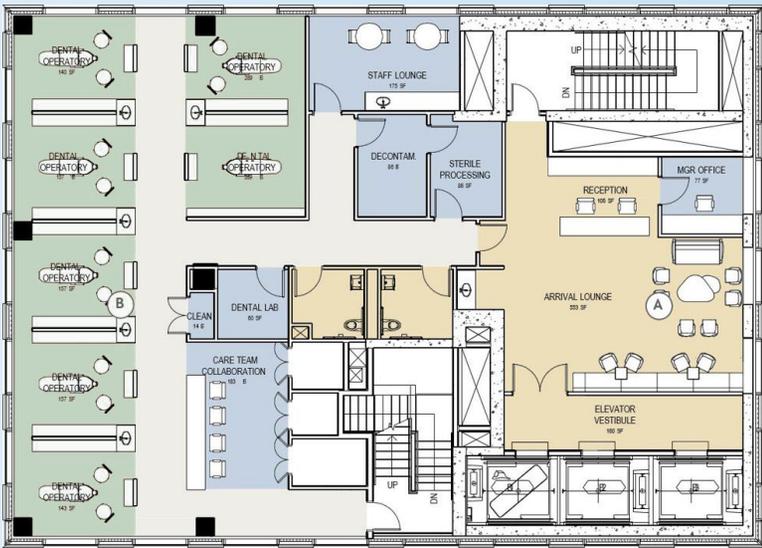
Fertility Clinic 1



Fertility Clinic 2



Women's Health



Dental



THE MID-RISE

—

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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

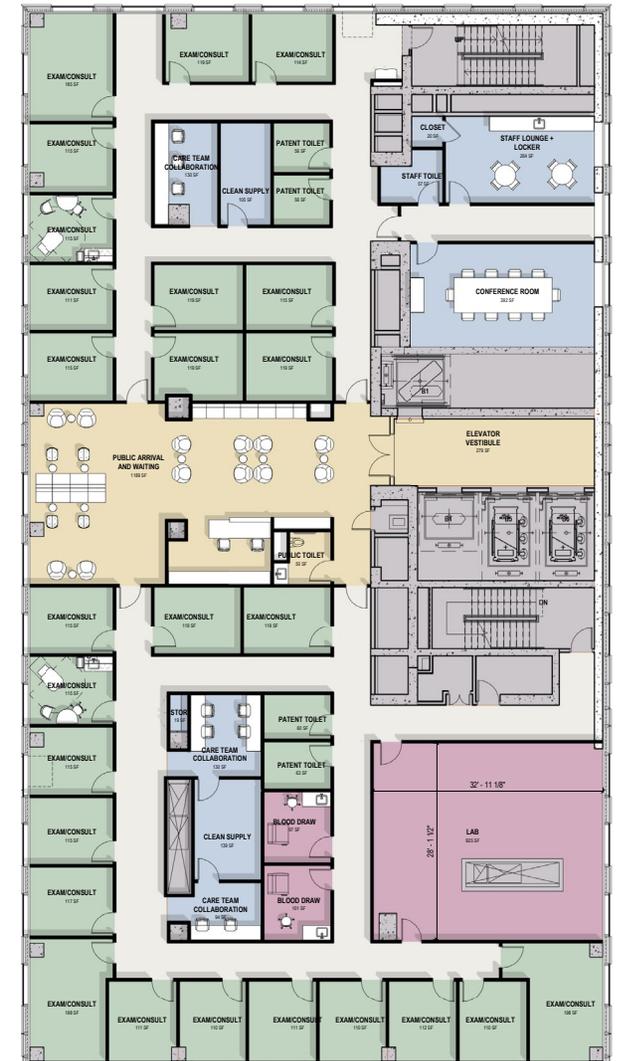
- Building Support / MEP
- Patient / Exam
- Phlebotomy
- Public / Guest
- Clinical Team Support
- Admin
- Generic Clinical Space



OBGYN Clinic
Levels 9-10 | 21,698 SF



Multi-Specialty Clinic
Level 11 | 16,918 SF



Multi-Specialty Clinic with Lab
Levels 12-16 | 16,918 SF

* Test fits not shown to scale

GROUND LEVEL

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Ground Level Highlights

Floors G-LL2



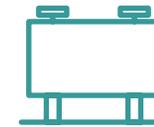
Dedicated Lobby on First Avenue

A stunning concierge desk, gracious 18' high ceiling, spacious seating areas with abundant natural light and greenery, and premium quality finishes, fixtures, and materials will provide a unique patient and tenant experience.



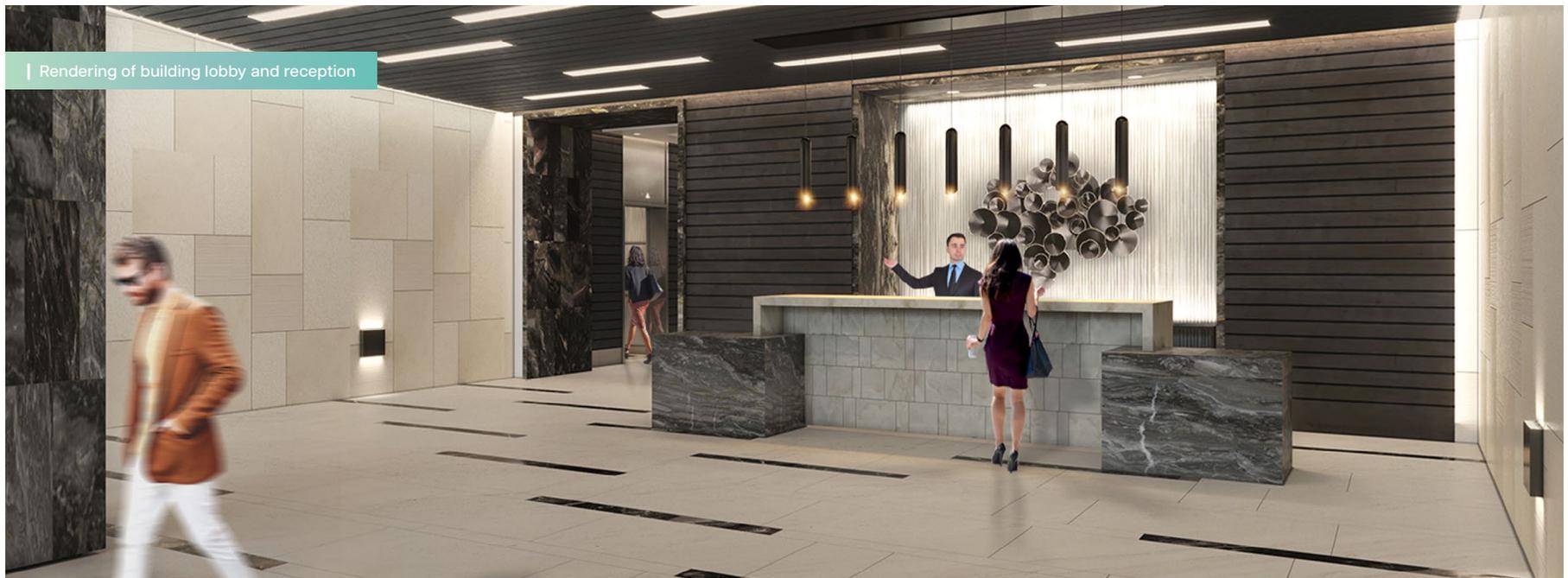
Retail

The southern corner of the building offers significant retail frontage on both First Avenue 79th Street, with expansive 10'6" glass windows. The space offers possibility for exclusive elevators, escalators, and stairs.



Significant Branding Potential

The ground level of the building provides ample space for external signage and branding.



| Rendering of building lobby and reception



| Rendering of elevator bank



Site Plan



Potential Branding

First Avenue Frontage

