9th & 10th Street, LLC
c/o Gotham Government Relations LLC
1399 Franklin Avenue, Suite 200
Garden City, New York 11530
516-880-8170

March 19, 2020

Mayor Bill de Blasio
Office of the Mayor of New York City
City Hall
New York, New York 10007

Re: **Coronavirus: 1,300+ Beds Available at 605 East 9th Street/350 East 10th Street**

Dear Mayor de Blasio:

My great grandfather was Louis Singer who founded the nonprofit organization the Home of Old Israel in 1922, which provided free housing, meals, activities and care for senior citizens on a nonsectarian basis and continued to do so until the 1970's. Ever since, the Singer family has been involved in altruistic works.

In that tradition, I would like to help my City, State and Country as best I can. The recent Coronavirus outbreak will present unique challenges to the City's healthcare system. You, along with Governor Cuomo and President Trump, have expressed concern that our nation's hospitals will be flooded with an influx of patients as the virus continues to spread. As the most densely populated city in the country, New York City hospitals will undoubtedly be hit the hardest, causing a major strain on its already overburdened healthcare system.

My building, the Old PS 64 in the East Village, is currently vacant with the interior demolished, making it the ideal structure for a temporary—and much needed—hospital. A picture of the typical floor and condition can be seen in the attached Community Facility Use brochure. The brochure lists the rentable square feet as 152,075 square feet, however, the actual, approximate usable square footage is listed below.

Based on the City's requirements, there must be a minimum of 80 square feet per person, meaning my building can accommodate approximately 1,360 beds, as detailed below:

Ground Floor	24,000 s.f.,	(300 beds)
First Floor	17,000 s.f.	(212 beds)
Second Floor	17,000 s.f.	(212 beds)
Third Floor	17,000 s.f.	(212 beds)
Fourth Floor	17,000 s.f.	(212 beds)
Fifth Floor	17,000 s.f.	(212 beds)

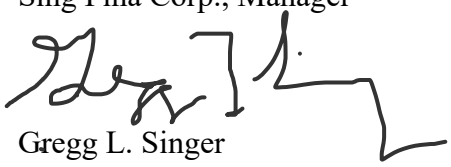
Total **1,360 beds**

I am offering the City, State or Federal government the use of my building for **free** through the end of 2020. After this crisis has passed the space could be let for similar public purposes.

We should never be left without this kind of capacity.

With best regards,

9th & 10th Street, LLC
Sing Fina Corp., Manager



Gregg L. Singer
President

Cc: President Donald J. Trump
Governor Andrew Cuomo

605 EAST 9TH STREET

350 EAST 10TH STREET

HISTORY OF 605 EAST 9TH STREET / 350 EAST 10TH STREET

This remarkable, vacant 100 plus year old building on a block thru site at 605 East 9th Street and 350 East 10th Street and between Avenue B and C is a six-story 152,075 rentable square foot (rsf) former school building in the heart of the East Village. The building has a long history steeped in education excellence and civic involvement. Opened in 1907 as Public School 64, the building features an innovative H-plan with two large courtyards, allowing for abundant natural light and air throughout the building.

Once leased, the building will undergo a cutting edge, comprehensive redevelopment and historic restoration to transform this turn of the century, New York City Landmark into a modern community facility use such as a new school, medical, hospital or health related use, college or school dormitory, museum, non-profit organization with or without sleeping accomodations or any other use as defined as a Community Facility Use in the New York City zoning resolution.

Ownership will consider all offers to lease or purchase a leasehold interest. In addition, ownership will consider the creation of a "building-within-building" allowing for multiple entrances and uses within the property.

The renovation will allow for the creation of a new 13,000 rentable square foot column-free space for use as a gymnasium, pool, auditorium or theater on the ground floor. Designed to sustainable and LEED principles.

Ownership will consider the following:

- Net or gross lease of the entire building
- Net or gross lease of individual full floors
- Sale of the leasehold

Building Features:

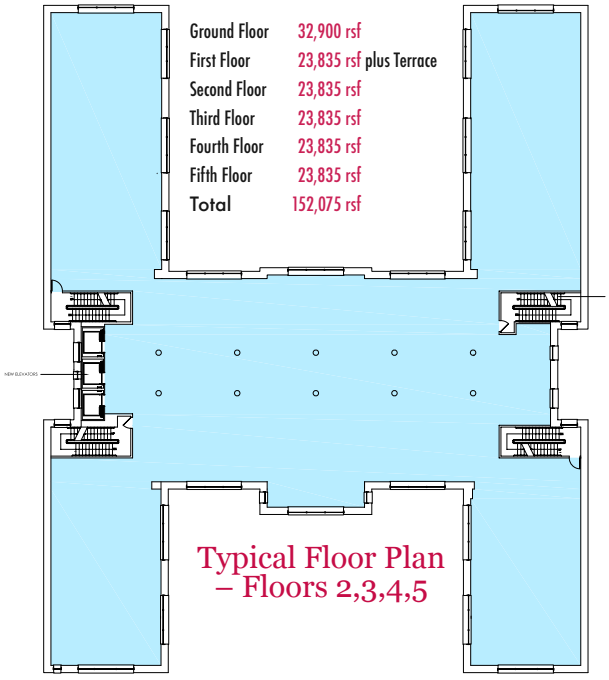
- High Ceilings/Oversized windows
- Courtyard and Terrace
- Large Floors
- Continuous Space of 152,075 rsf
- Separate Entrances on 9th and 10th Street
- Dedicated Entrance and Signage
- Can lease "as is" or will build to suit
- Adjacent to Tompkins Square Park
- Many nearby affordable restaurants
- Excellent Public Transportation

Planned Improvements:

- New Roof
- Restoration of the Historic Façade to its Original Grandeur
- New aluminum windows preserving the historic look
- New Entrance & Lobby
- New Building Systems–Elevators, Electric, Fire safety, Plumbing, Sprinklers, HVAC, Hi Speed Internet

Typical existing conditions, ready for construction

350 East 10th Street



605 East 9th Street

Building specs

Street Address:	605 East 9th Street / 350 East 10th Street New York, NY 10009
Cross Streets:	Between Avenues B & C
Lot Size:	150 feet by 184.6 Feet
Lot Square Feet:	27,681 Square Feet
Terrace:	80 Feet by 70 Feet
Block & Lot:	392-10
Zoning / Use:	R7A /R8B Deed for Community Facility Use
Floor Area Ratio (FAR):	Four (4)
Year Built:	1905-1906
Redevelopment:	2020-2022
Structural:	Concrete slab, exterior bearing wall, ten pipe columns, steel framing with terra-cotta arch
Building RSF:	152,075 RSF
Stories:	Six (6)
Ceiling Heights:	Ground- 4th Floors 14 Feet, 5th Floor 16.5 Feet
Elevators:	Two (2) New Elevators (planned)
Landmark Status:	Designated Exterior Landmark

CONTACT OWNER FOR MORE INFORMATION

9th & 10th Street LLC
186 West 80th Street
New York, NY 10024

Gregg Singer, Principal
(212) 873-5500
gregg@singerfinancialcorp.com

Leasing & Sales Office: 9th Street Entrance at 605 East 9th Street
By appointment only

EXCELLENT PUBLIC TRANSPORTATION

Bus Lines: 8, 9, 14A & 14D
Subway Stations: 1st Avenue & 14th Street, Astor Place or Union Square
Subway Lines: 1, 2, 3, 4, 5, 6 , A, B, C, D, E, F, G, J, L, M, N, Q, R & Z

605 East 9th Street and 350 East 10th Street