



UNITED NATIONS PLAZA



GLOBAL



PROMINENCE



Prominently situated at the epicenter of international commerce, 866 United Nations Plaza offers a unique opportunity for businesses, governments and other organizations to secure a permanent place in one of New York's most prestigious locations.

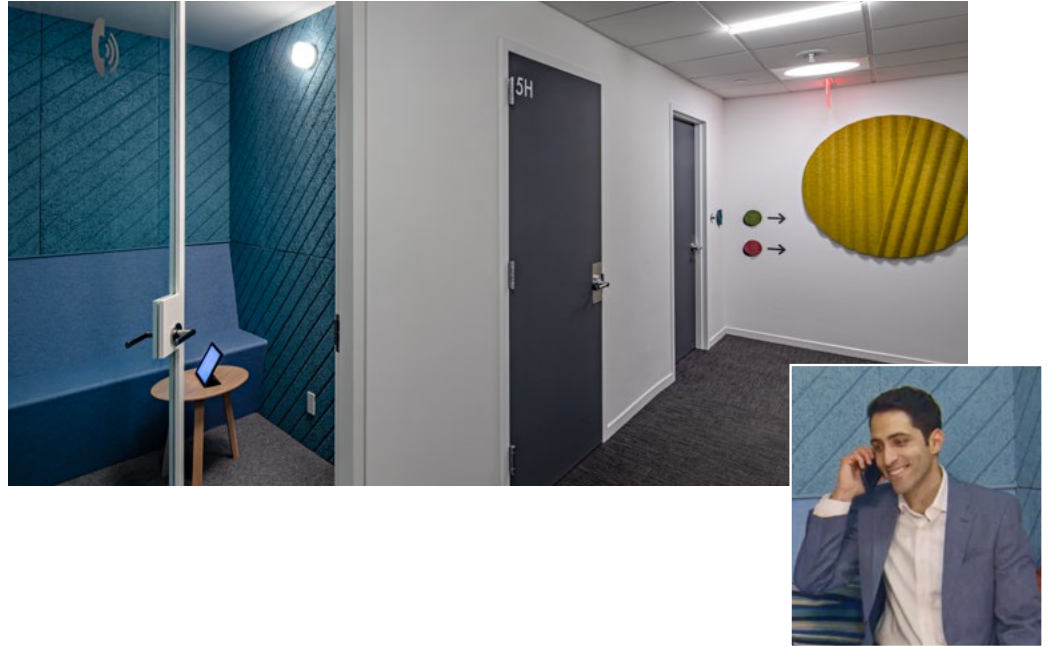


DISTINGUISHED GREETING



866 UNP is a fully re-imagined building, featuring a newly renovated entryway and travertine lobby curated with digital art galleries, creating a first impression worthy of international acclaim.





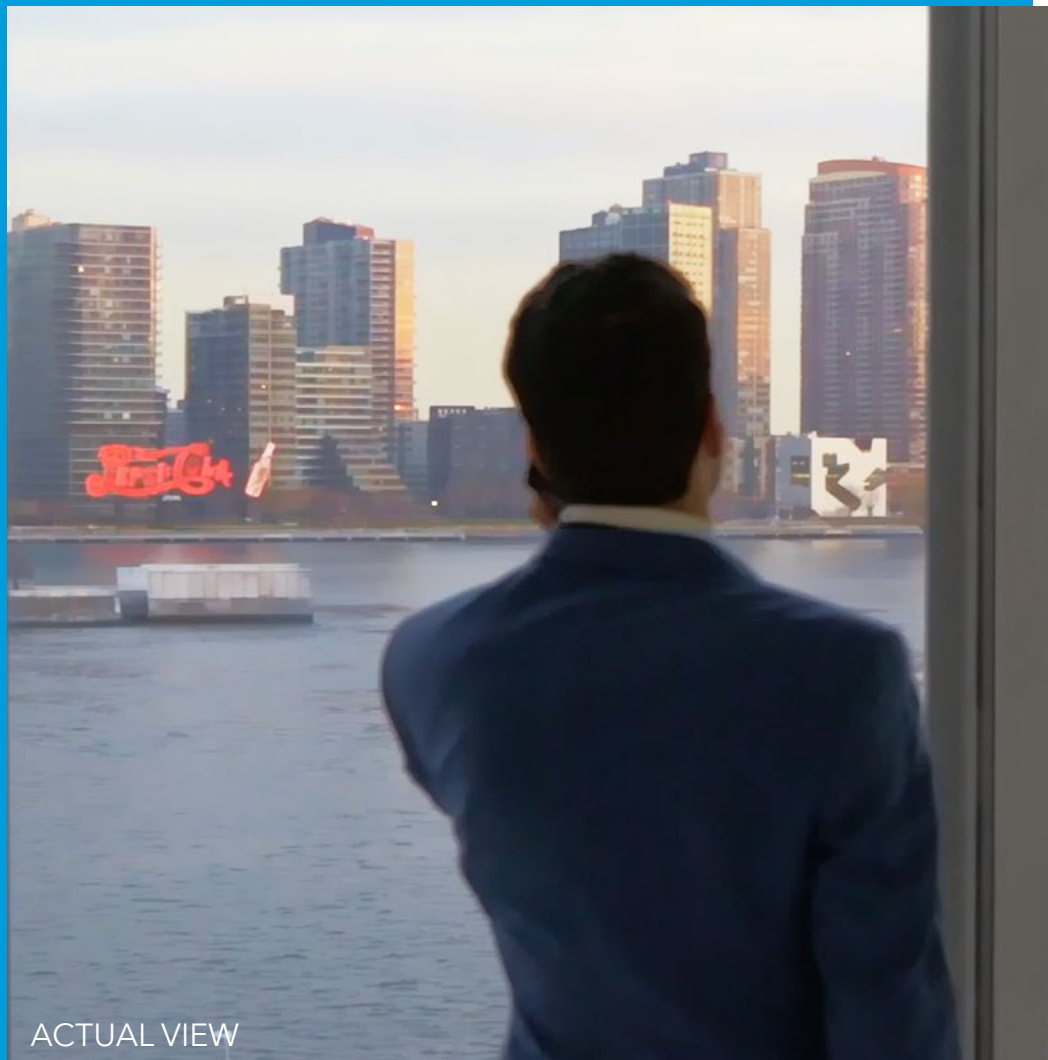
The re-imagined building also features new elevators, new common corridors and a variety of new amenity spaces, including breakout areas, lounges, and private phone booths.

FRESH OUTLOOK





Collaborative reading rooms and galley lounges provide ideal spaces for breaks, relaxation and enhanced well-being, while fostering a shared pride of ownership.



ACTUAL VIEW

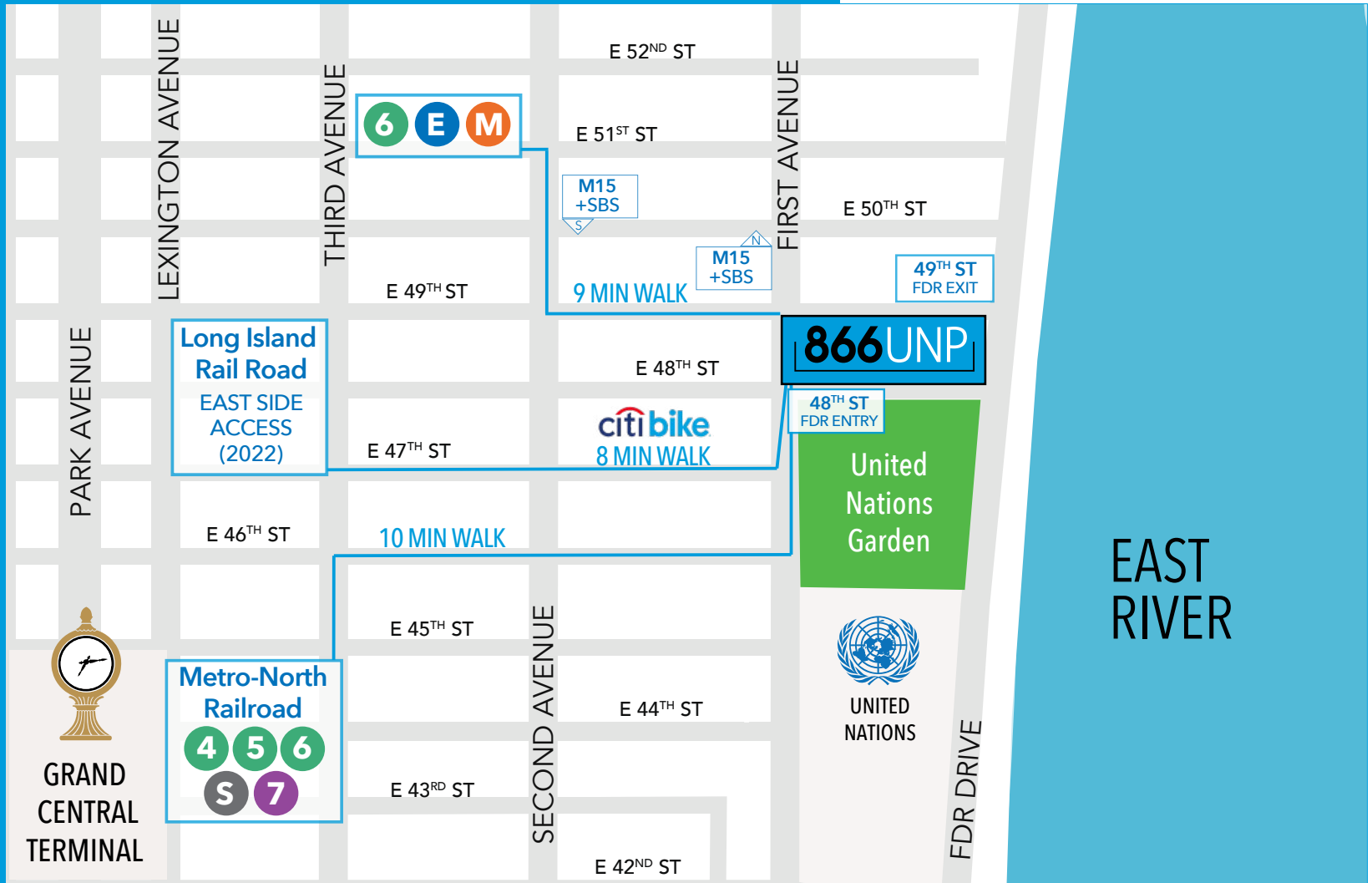


UNPARALLELED VIEWPOINT



ACTUAL VIEW

Many of the spaces available for purchase at 866 UN Plaza offer spectacular protected views of the United Nations and East River.



WORLD CLASS LOCATION



866 UNP's waterfront location, home to a variety of institutions, including consulates, NGOs, law firms, non-profits, consultants and other organizations, affords occupants a wide array of conveniences and access points to all of New York City. Grand Central and the 6, E and M subways are a short walk away, and +Select Bus Service stops a block from the building to provide a quick commute to Penn Station.

An aerial photograph of a modern skyscraper with a glass and dark metal facade, situated at a city intersection. The building's lower floors are brightly lit, while the upper floors show some interior lights. The surrounding area includes a multi-lane highway with a red-paved section, a yellow taxi, and other vehicles. In the background, other city buildings and a clear sky are visible. The text "BUILDING FEATURES" is overlaid in the center-right of the image.

BUILDING FEATURES

SPECIFICATIONS

ENTRANCE

Two (2) entrances & lobbies located on 48th Street. Main Lobby is attended 24/7; East Lobby is attended during business hours.

FLOORS

Six (6) stories above ground with floor plates spanning an entire city block, plus lower level and sub cellar.

FAÇADE / EXTERIOR

Aluminum and glass with decorative granite columns and bands at ground level, and oversized floor-to-ceiling windows.

PLUMBING

Each floor has two (2) women's & two (2) men's restrooms and three (3) ADA-compliant restrooms throughout the building. Plumbing risers throughout the building can potentially support additional sinks & restrooms in certain units.

ELEVATORS

Six (6) recently-modernized, ADA-compliant passenger elevators & one (1) freight elevator.

SECURITY

The building has 24/7 on-site security. Security cameras are used to survey lobbies, hallways and stairwells.

POWER

Electricity is provided by ConEd. There are 6,000 amps available to office occupants, equivalent to approximately 7.0 watts psf.

FLOOR LOAD CAPACITY

50 lbs. – 120 lbs. per square foot, live load.

FIRE / LIFE SAFETY

The building is a Class 1 fireproof structure equipped with fire standpipe & sprinkler protection.

HVAC

Perimeter induction units and air handlers provide heat to the building, which are controlled by a building management system. The perimeter units use Con Edison steam distributed via hot water circulation, and the air handling units use steam heating coils to heat the air. Cooling is provided by two 1250-ton steam absorption chillers. The chiller plant utilizes water from the East River for condensing and cooling.

LOADING DOCK

A freight entrance and loading dock is located on the eastern end of the building off of 48th Street.

PARKING

Garage located directly beneath the building with an entrance on 49th Street, which is managed by a private operator.

BENEFITS OF OWNERSHIP



AVERAGE SALE PRICE PSF UP 50% SINCE 2011

The long-term value of commercial condominiums in the supply-constrained NYC office market has shown consistent historical appreciation and ROI.



SIGNIFICANT TAX SAVINGS

Educational, non-profit and governmental organizations are exempt from paying commercial rent tax (CRT) on owner-occupied commercial real estate (OOCRE), while tenants that lease space must pay a CRT of 6% of their base rent. This exemption can lead to millions of dollars in savings over a typical lease term.



STABILIZED OPERATING COSTS

Occupancy costs remain predictable, allowing for precise operating budget projections and protection from market fluctuation or competing landlord objectives.



BUILD EQUITY, NOT OVERHEAD

Recent changes in accounting standards now require long-term commercial leases be shown on an organization's balance sheets, making standard office leases more of a liability with no upside, while buying office space provides an asset that will grow in value or help secure credit.



ATTRACTIVE INVESTOR OPPORTUNITY

Office condos at 866 UNP offer low-maintenance and high-yield investment opportunities requiring minimal management and predictable monthly cash flow secured by long-term leases with escalating annual rents. Leased office condominiums are attractive to many lending institutions and yield competitive financing terms, including high LTV ratios and low interest rates.

866 UNIQUE PERKS

COMPLIMENTARY CONSTRUCTION MANAGEMENT

PROVIDED BY SPONSOR

Consultation and project management on space construction provides savings on outside materials and an efficient streamlined build-out process, while controlling all aspects of design for highly optimized occupancy

COMMUNITY CONCIERGE EXCLUSIVE ACCESS

UNCOMMON AMENITIES & SERVICES

Condominium owners also have access to UnCommon, 866UNP's integrated ownership concierge. UnCommon melds hospitality, holistic wellness and advisory services to deliver an enhanced business lifestyle experience that spans the duration of ownership and occupancy.

FINANCING PARTNERSHIP



EXCLUSIVE PREFERRED LENDING PARTNER

866 UNP has engaged Pursuit as our preferred lending partner for prospective condominium buyers. Our Pursuit team, led by Christa Peretin who specializes in owner-occupied commercial real estate (OOCRE) and SBA lending, is well-versed in the wide array of financing options and services available to condo buyers at 866 UNP.



Christa Peretin
Vice President
Commercial Loan Officer

Pursuit
Business Loans
p 518.810.0856
e cperetin@pursuitlending.com

FREQUENTLY ASKED QUESTIONS

WHAT KIND OF TERMS ARE AVAILABLE FROM PURSUIT?

For owner-occupied commercial real estate purchases, Pursuit offers loans with below-market interest rates fixed for the life of the loan, terms of up to 25 years, and up to 90% financing.

WHAT CAN I FINANCE WITH A PURSUIT LOAN?

You can finance a variety of costs associated with an owner-occupied commercial real estate purchase, including the property itself, any cosmetic renovations or finishes, soft costs (including environmental and appraisal fees), and machinery or equipment purchases.

HOW MUCH WILL I BE REQUIRED TO PUT DOWN?

Pursuit leverages the SBA 504 program to provide loans that require just 10% down. This puts owning commercial real estate within reach for many businesses.

DISCLAIMER & LEGAL. Small Business Administration (SBA) collateral and documentation requirements are subject to SBA guidelines. You must be 18 years old or otherwise have the ability to legally contract for automotive financing in your state of residence, and either a U.S. citizen or resident alien (permanent or non-permanent). Commercial Real Estate products are subject to product availability and subject to change. Actual loan terms, loan to value requirements, and documentation requirements are subject to product criteria and credit approval. For Owner-Occupied Commercial Real Estate loans (OOCRE), a loan term of up to 25 years and owner occupancy of 51% or more are required. Small Business Administration (SBA) financing is subject to approval through the SBA 504 and SBA 7(a) programs. Subject to credit approval. Some restrictions may apply. Small Business Administration (SBA) financing is subject to approval through the SBA 504 and SBA 7(a) programs. Loan terms, collateral and documentation requirements apply. Actual amortization, rate and extension of credit are subject to necessary credit approval.



SELECT

AVAILABILITY

INVESTOR **UNITS**

1031 EXCHANGE OPPORTUNITY

BUY LEASED OFFICE CONDOS WITH LONG-TERM GOVERNMENT TENANTS

| UNIT | SIZE | NOTES |
|----------|-----------|----------------------------|
| #417 | 2,243 RSF | Tenant in place since 1988 |
| #511 | 4,221 RSF | Tenant in place since 1997 |
| #512-516 | 7,104 RSF | Tenant in place since 1989 |
| #540 | 5,659 RSF | Tenant in place since 1995 |
| #568/580 | 3,459 RSF | Tenant in place since 1997 |

KEY BENEFITS



STEADY CASH FLOW

Stable, long-tenured tenants with consistent rent payment record



HIGHLY FINANCEABLE

Assets with long-term government are more attractive to lenders



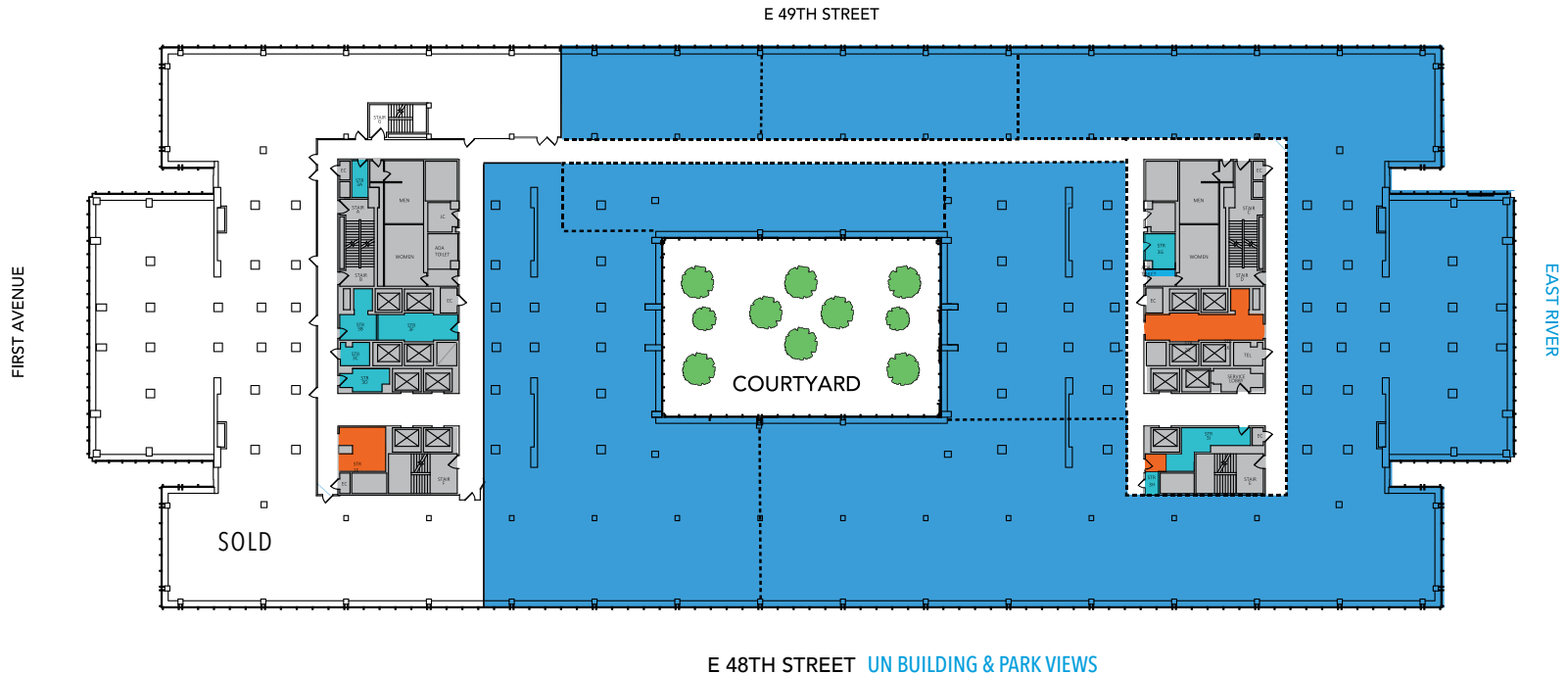
LIMITED MANAGEMENT

Property management in place for building maintenance & operations

LARGE BLOCKS

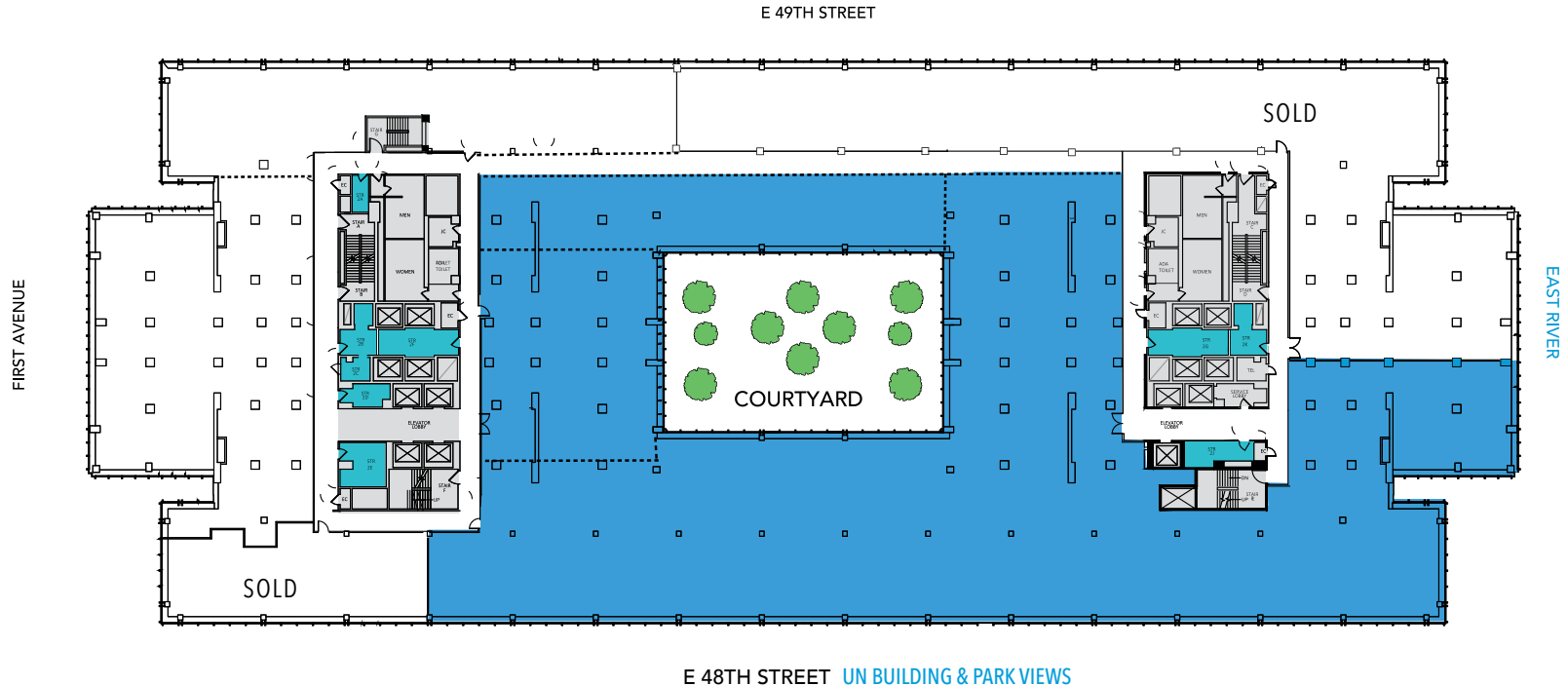
PARTIAL 3RD FLOOR | 55,011 RSF

- Can be combined with partial 2nd floor for 99,318 contiguous RSF
- East River and UN views



PARTIAL 2ND FLOOR | 44,307 RSF

- Can be combined with partial 3rd floor for 99,318 contiguous RSF
- East River and UN views



LARGE BLOCKS

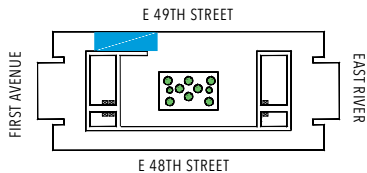
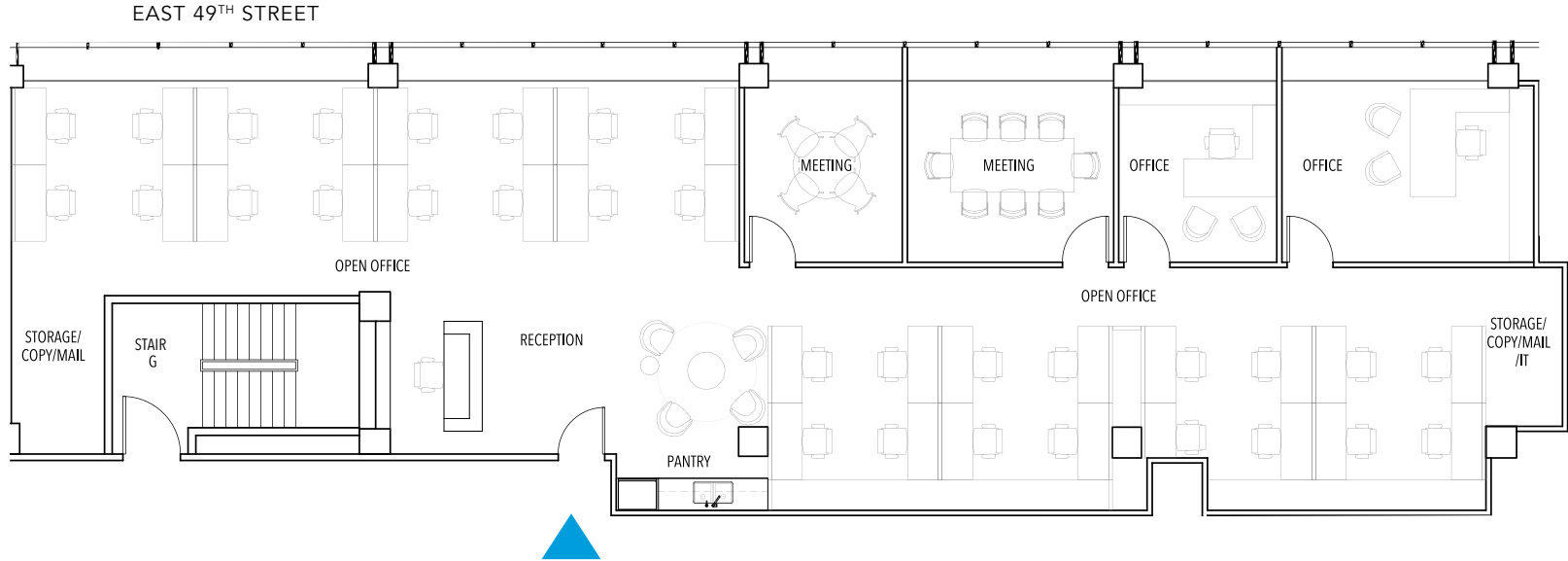


Potential Buildout of 2nd & 3rd Floor Occupancy

MOVE-IN READY

SUITE 587 | **4,477 RSF**

- Recently upgraded office installation



MOVE-IN READY

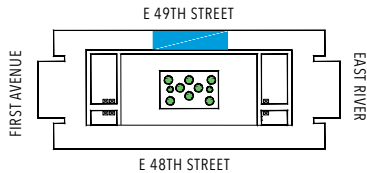
Recently upgraded installation Suite 587



MOVE-IN READY

SUITE 309/315 | 5,867 RSF

- Recently upgraded perimeter office installation with private restroom & pantry

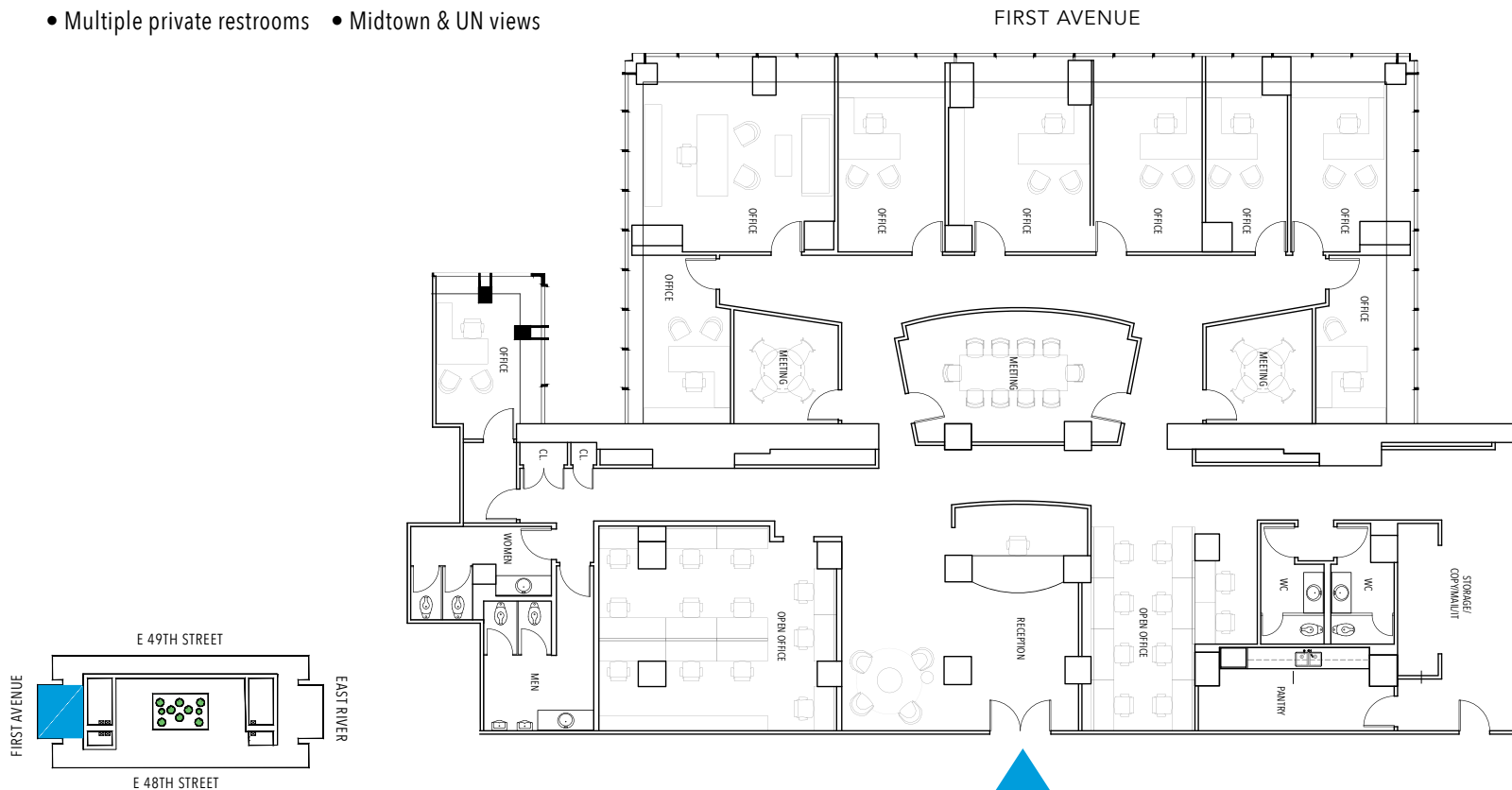




Suite 309 with potential furniture layout

SUITE 250 | 10,310 RSF

- Elegant perimeter office build-out with hardwood flooring throughout
- Multiple private restrooms • Midtown & UN views



MOVE-IN READY



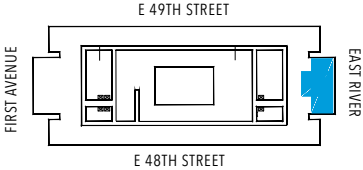
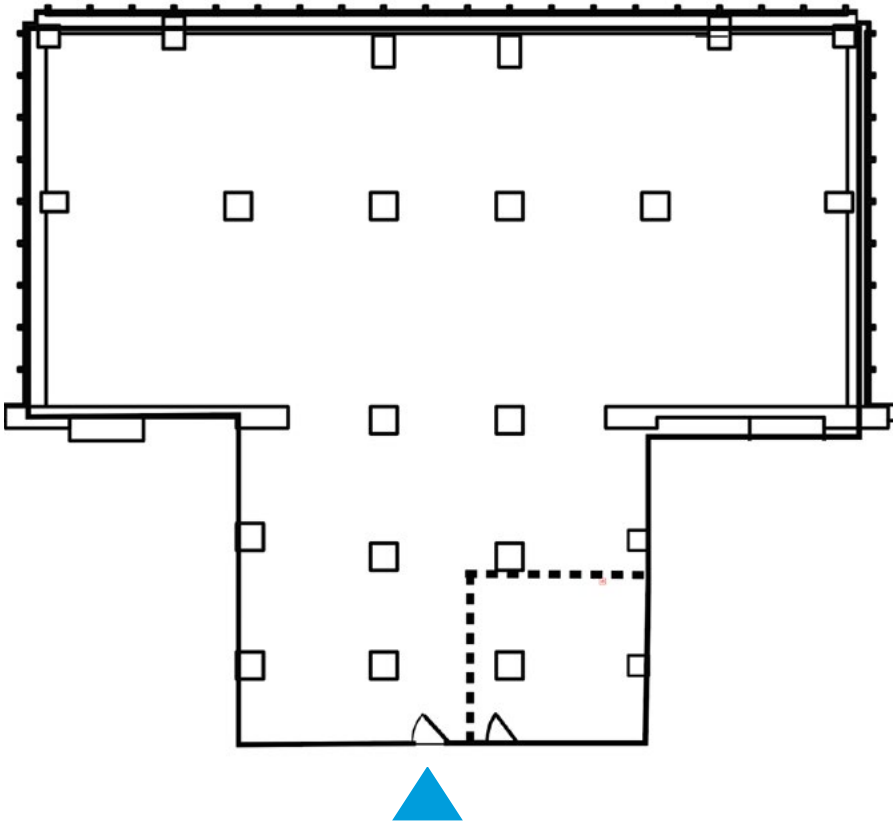
Suite 250 with potential furnished corner office

OPEN SPACES

SUITE 492/494 | 6,733 RSF

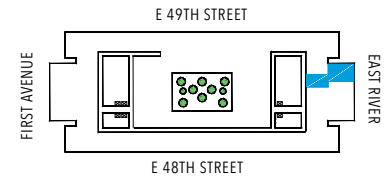
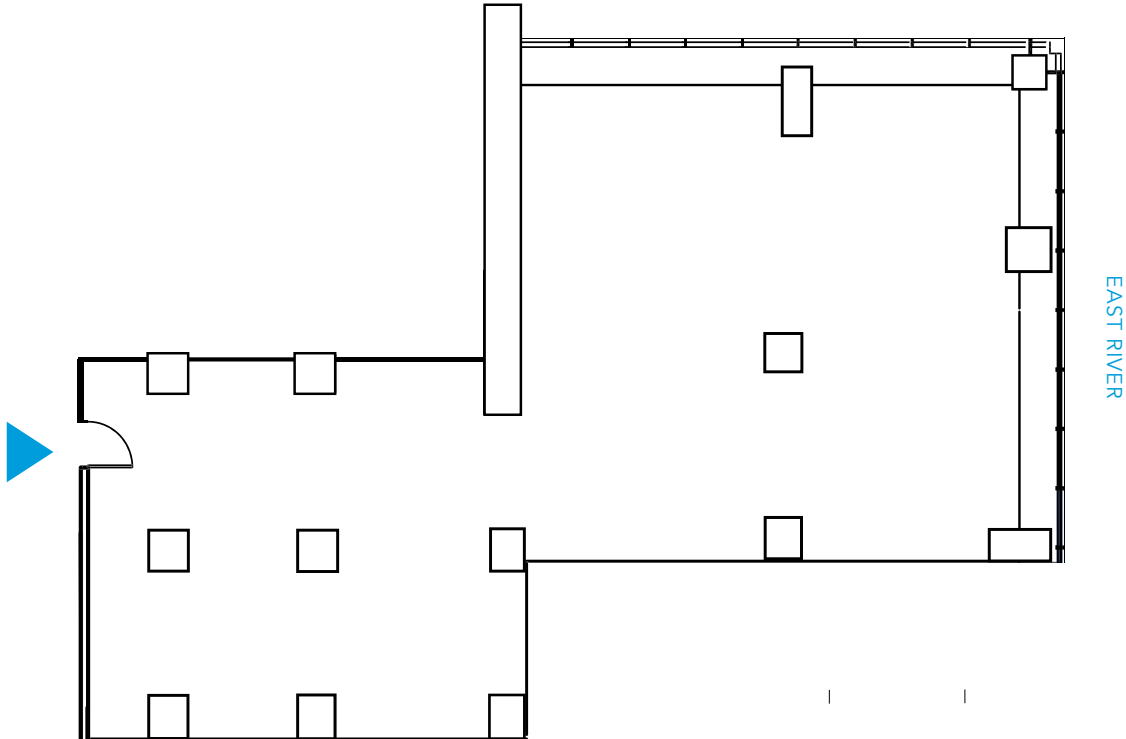
- Open space facing the East River with unobstructed river & bridge views

EAST RIVER



SUITE 522 | 3,421 RSF

- Open space facing the East River with unobstructed river & bridge views



OPEN SPACES



Suite 494 rendering of potential buildout

866 UNP

UNITED NATIONS PLAZA

866UNP.COM

JARED HOROWITZ
Vice Chairman
212.372.2022
jhorowitz@ngkf.com

SCOTT KLAU
Vice Chairman
212.372.2244
sklau@ngkf.com

ERIK HARRIS
Executive Managing Director
212.372.2105
eharris@ngkf.com

ZACHARY WEIL
Managing Director
646.441.3744
zweil@ngkf.com

NEWMARK

This information may contain inaccuracies or typographical errors and is being provided to recipients without warranties or representations of any kind. Subject to the terms of the Offering Plan, Sponsor & its affiliates, service providers, agents & representatives disclaim all express & implied warranties and conditions of any kind, including without limitation or conditions regarding accuracy, timeliness, completeness, quality, or fitness for any purpose or those arising by law, statute, usage of trade or course of dealing. This is not an offering. The complete offering terms are in the Offering Plan. File No. CD14-0202. 866 United Nations Plaza Condominium, 866 United Nations Plaza, New York, NY 10017. Sponsor: 866 Plaza Owner, LLC, 299 Park Avenue, New York, NY 10171.