



**866**  
**UNP**

UNITED NATIONS PLAZA







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.

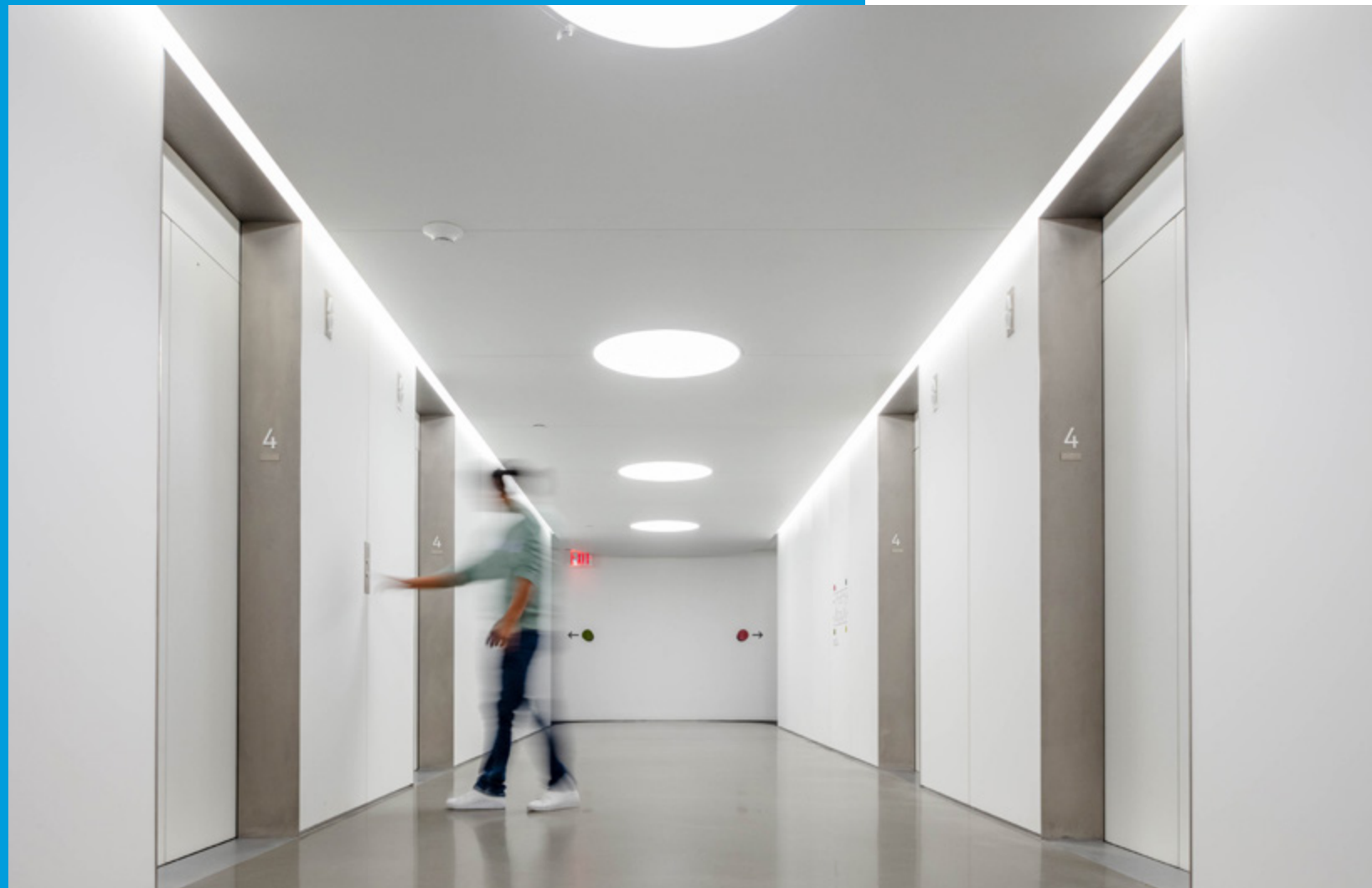


# DISTINGUISHED GREETING



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.





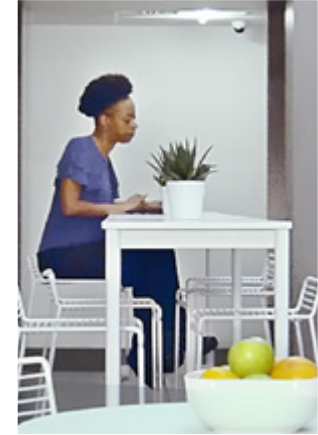


The re-imagined building also features new elevators, new common corridors and a variety of new amenity spaces, including breakout areas, lounges, and private phone booths.

**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.

**ENRICHED COMMUNITY**



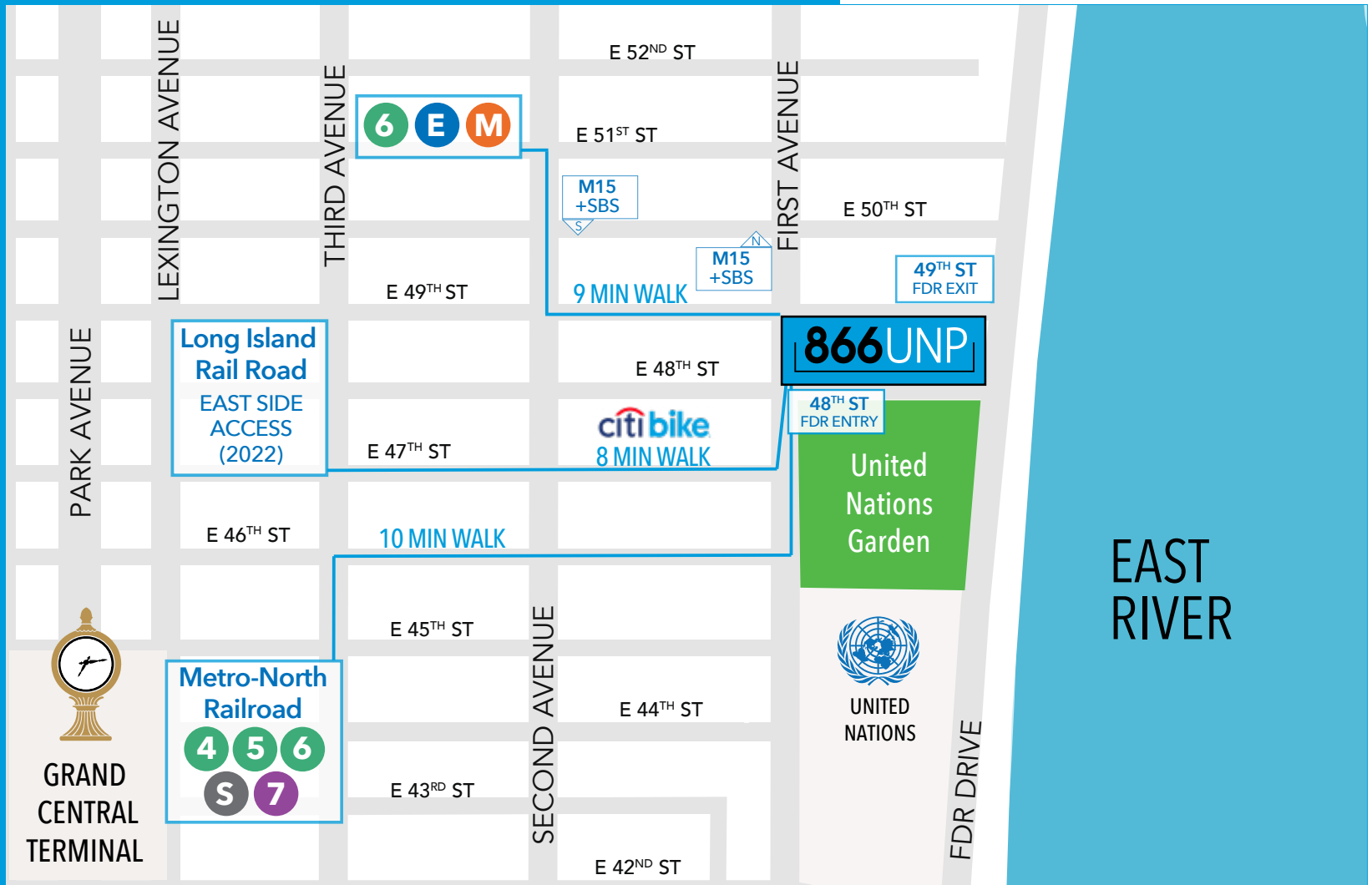
ACTUAL VIEW

# UNPARALLELED VIEWPOINT



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

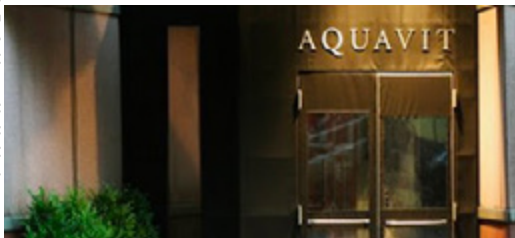


866 UNP's waterfront location, home to a variety of institutions, including consulates, NGOs, law firms, non-profits, consultants and other organizations, affords occupants a wide array of conveniences and access points to all of New York City. Grand Central and the 6, E and M subways are a short walk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

FIFTH AVENUE



PARK AVENUE



LEXINGTON AVENUE







48TH STREET



FIRST AVENUE





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 dark, possibly unoccupied, sections. The surrounding area includes a multi-lane road 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  
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## 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.







INTEGRATED OWNERSHIP CONCIERGE

AVAILABLE EXCLUSIVELY FOR CONDOMINIUM OWNERS AT 866UNP

UnCommon is a bespoke collection of carefully selected and flawlessly realized concierge and owner service programs uniquely tailored for condominium owners at 866 United Nations Plaza. Seamlessly fusing hospitality, holistic wellness and advisory services, UnCommon provides an experience designed for an all-encompassing business lifestyle enhancement that spans the lifetime of ownership and occupancy. From space planning & design to wellness services, travel planning and other worry-free business lifestyle enhancements, this visionary program yields a level of satisfaction far from common.

Discover the UnCommon experience.



TRAVEL  
ARRANGEMENTS



HEALTH & WELLNESS  
SERVICES



PERSONAL  
ASSISTANT



BUSINESS SERVICES  
& CONSULTING



**SELECT**

**AVAILABILITY**

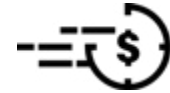
# INVESTOR **UNITS**

## **1031** EXCHANGE OPPORTUNITY

### BUY **LEASED OFFICE CONDOS** WITH **LONG-TERM GOVERNMENT TENANTS**

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

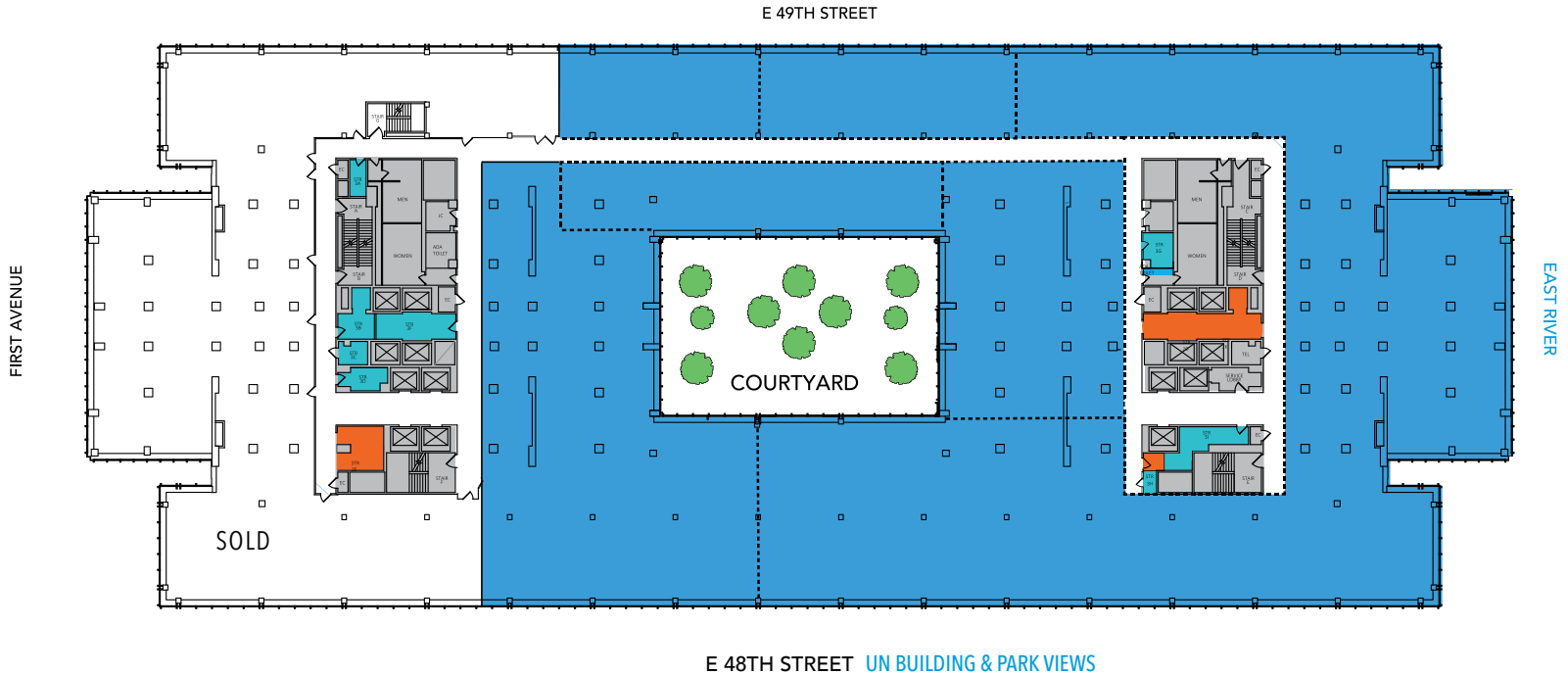
Property management in place for building maintenance & operations



# LARGE BLOCKS

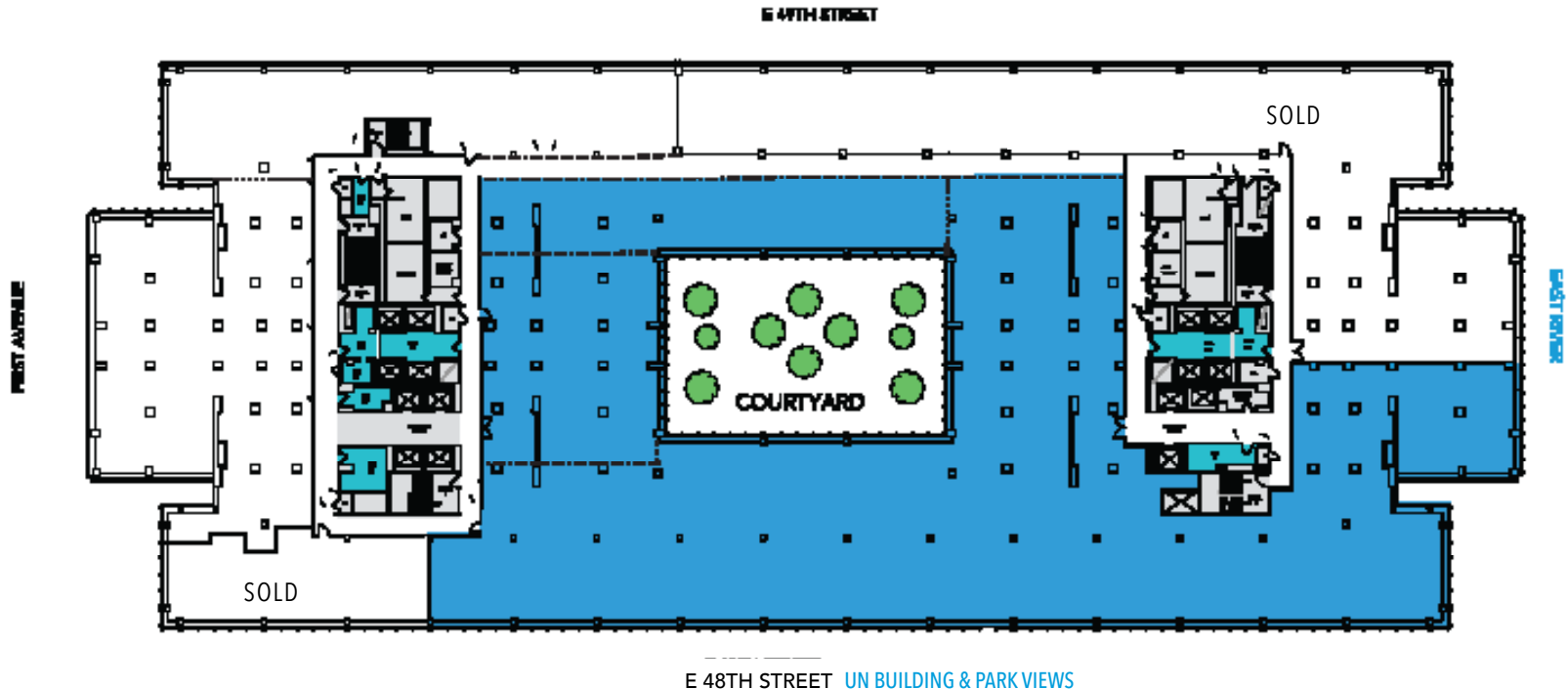
PARTIAL 3<sup>RD</sup> FLOOR | 55,011 RSF

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



## PARTIAL 2<sup>ND</sup> FLOOR | 44,307 RSF

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



# LARGE BLOCKS



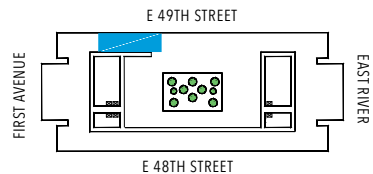
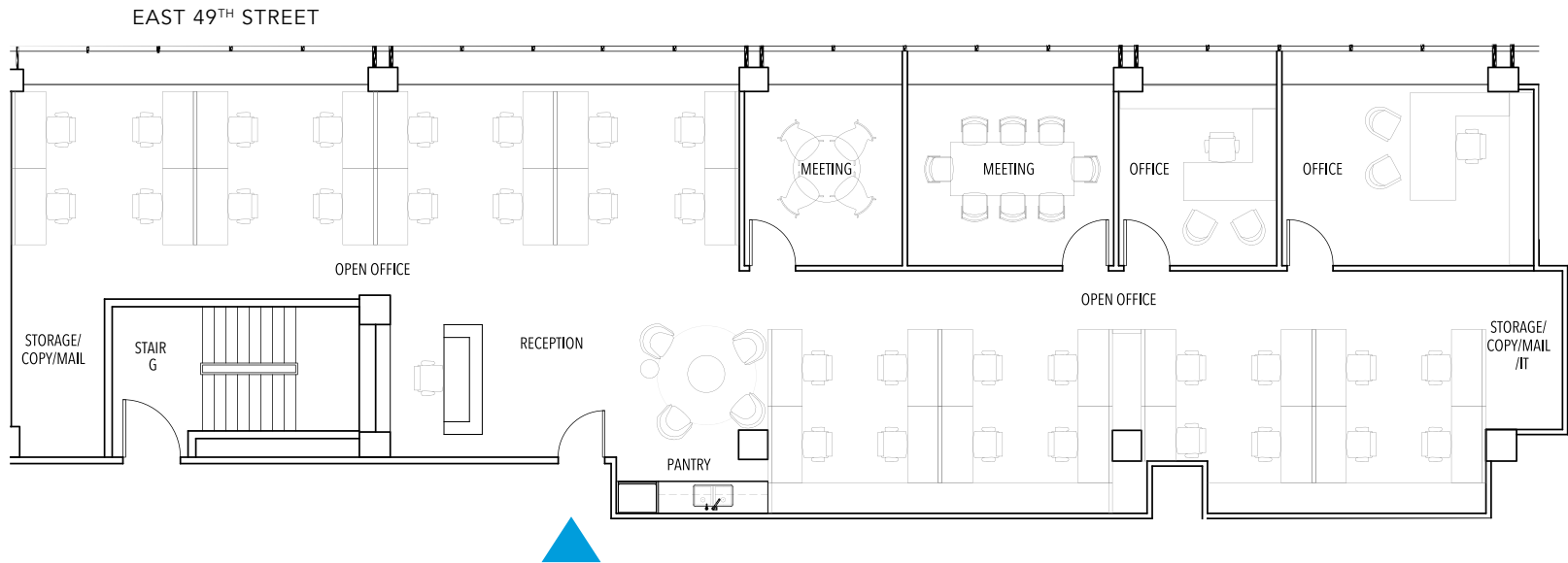
Potential Buildout of 2nd & 3rd Floor Occupancy



# MOVE-IN READY

SUITE 587 | 4,477 RSF

- Recently upgraded office installation



**MOVE-IN READY**

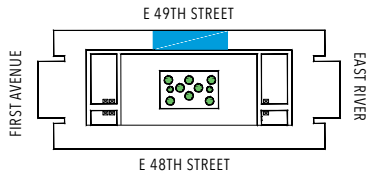
Recently upgraded installation Suite 587



# MOVE-IN READY

## SUITE 309/315 | 5,867 RSF

- Recently upgraded perimeter office installation with private restroom & pantry





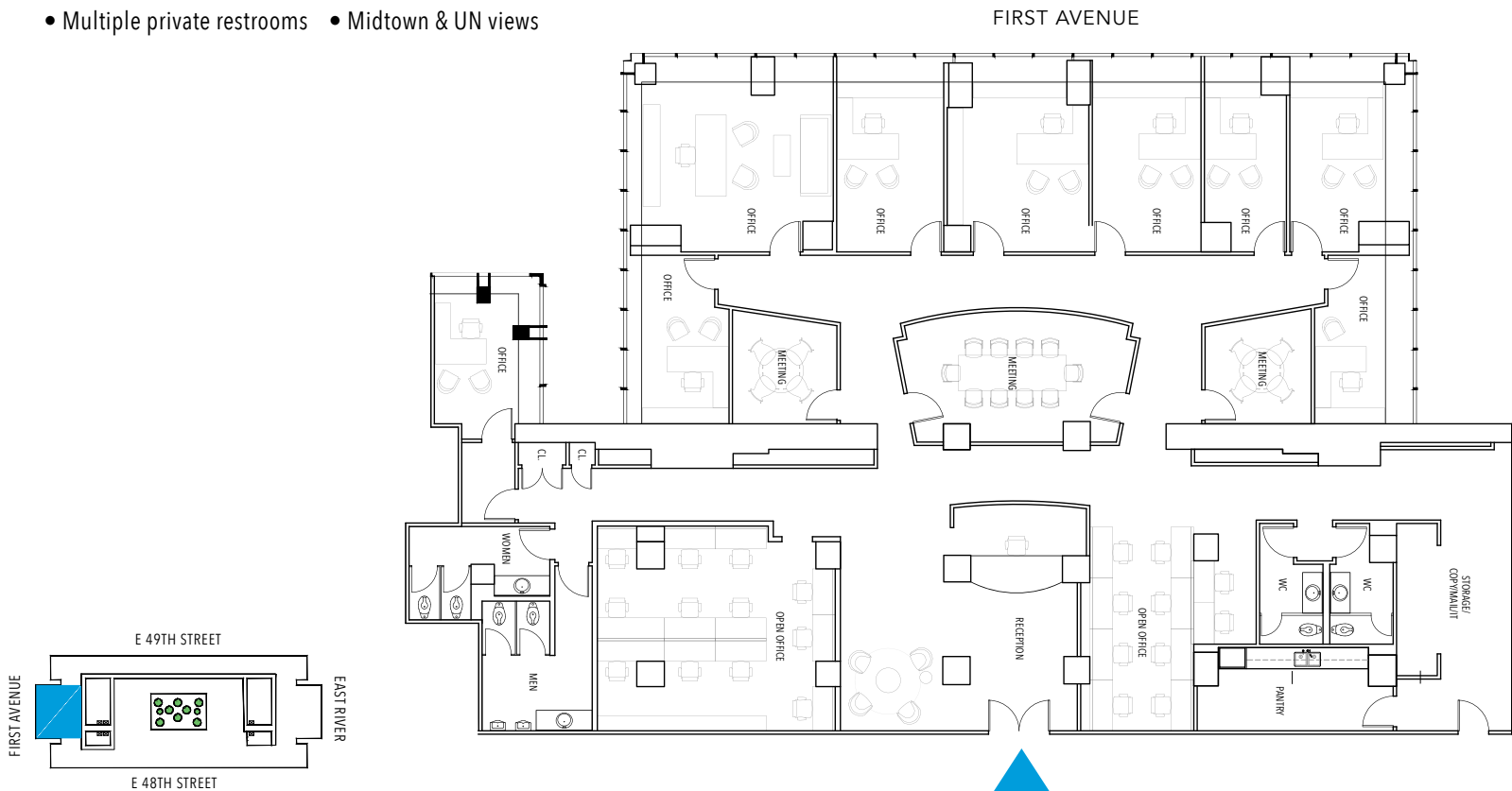
**MOVE-IN READY**



Suite 250 with potential furnished corner office

**SUITE 250 | 10,310 RSF**

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





Suite 309 with potential furniture layout

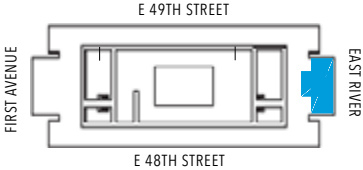
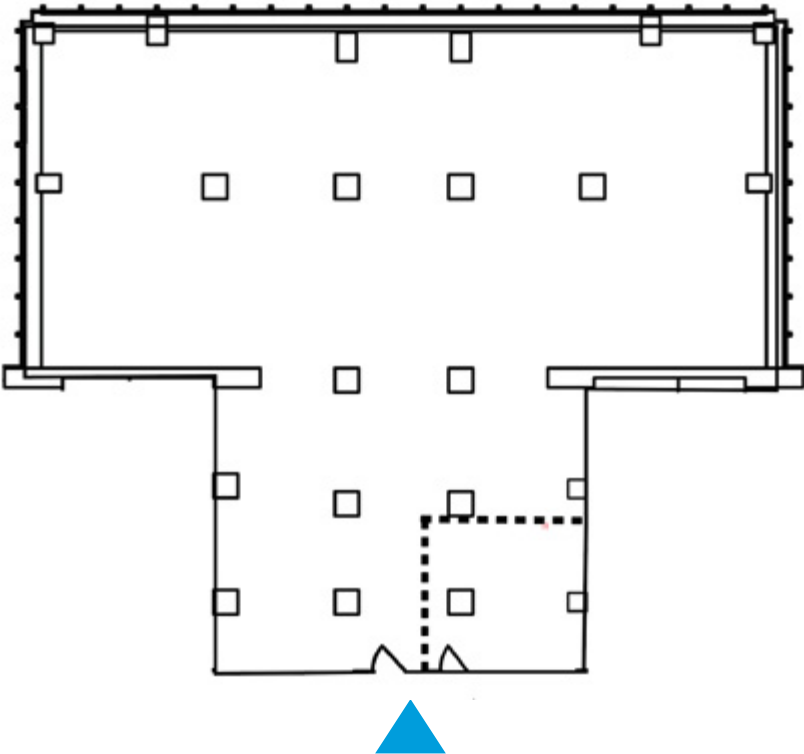


# OPEN SPACES

SUITE 492/494 | 6,733 RSF

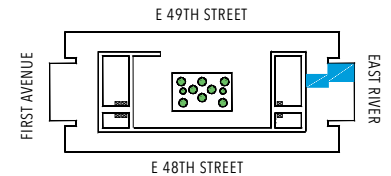
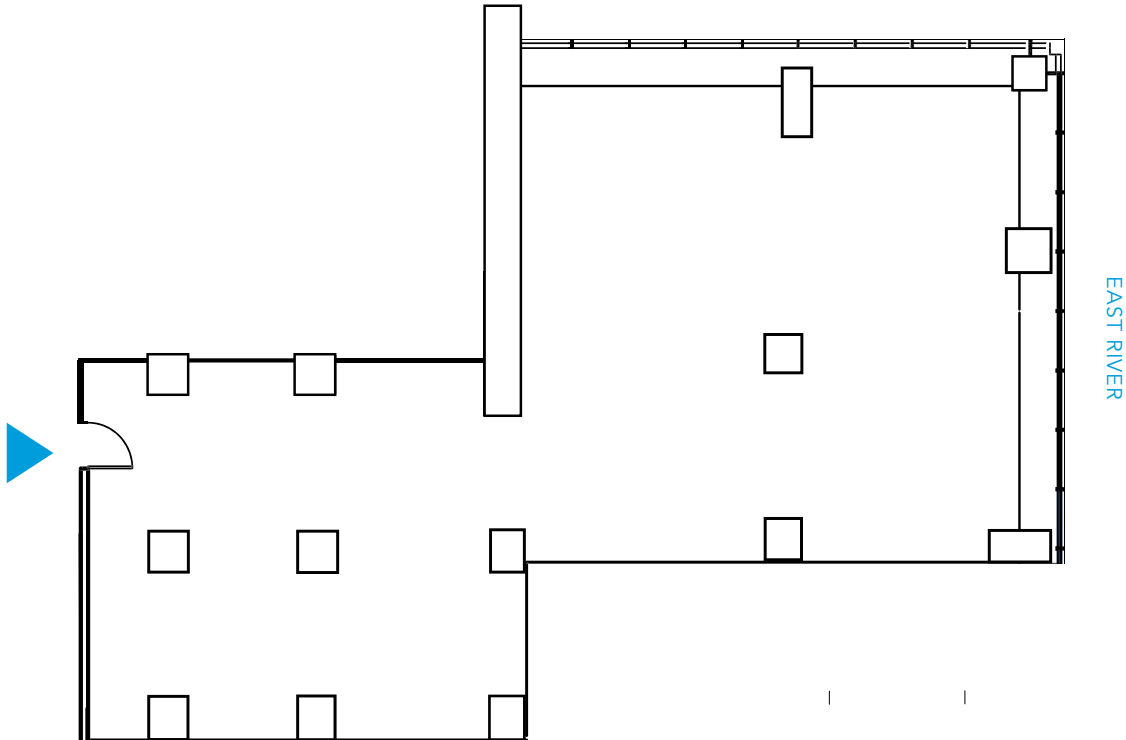
- Open space facing the East River with unobstructed river & bridge views

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

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**NEWMARK**