

# INVESTOR

# OPPORTUNITY

**PARTIAL 4<sup>RD</sup> FLOOR | 13,126 RSF**

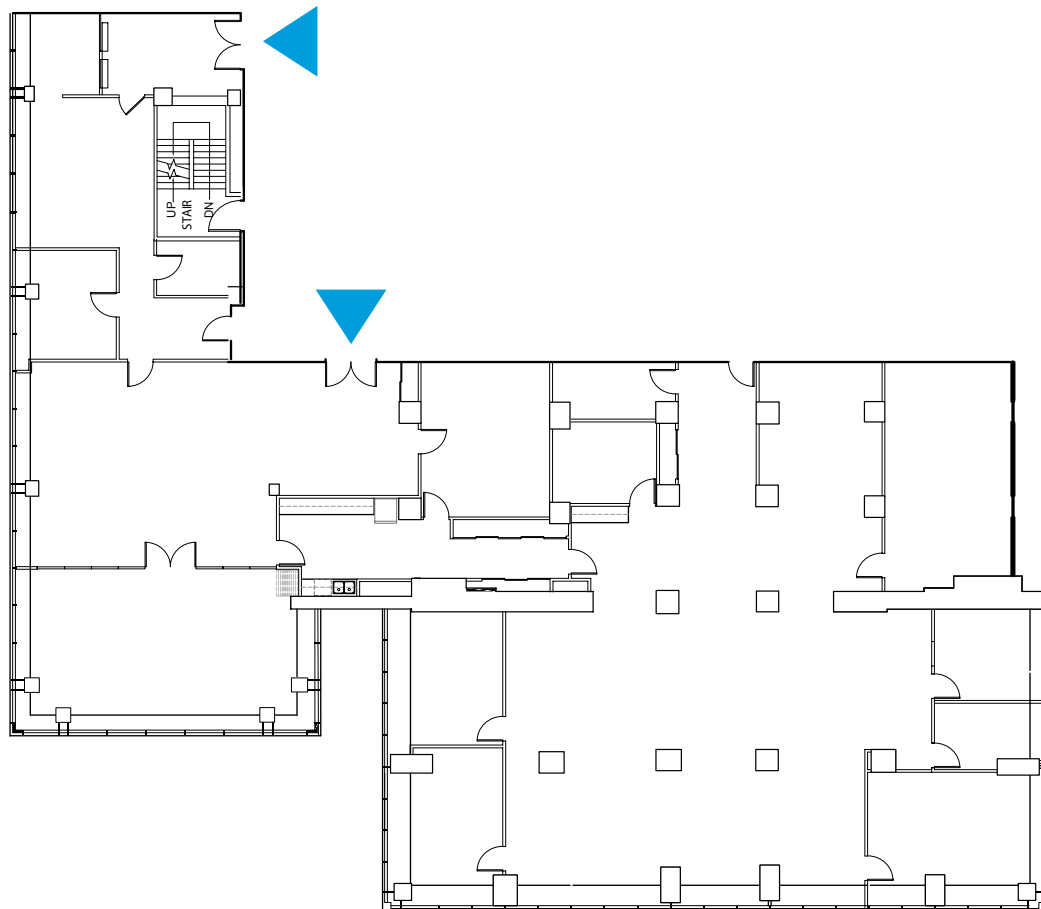
LEASED UNIT THROUGH 2028



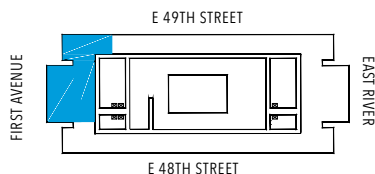
OFFICE CONDOS ON THE EAST RIVER WATERFRONT

# SUITE 428/435 | 13,126 RSF

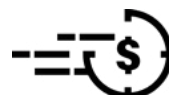
UNIT LEASED THROUGH 2028



FIRST AVENUE



## INVESTOR BENEFITS



### STEADY CASH FLOW

Stable, 10+ year tenant  
with consistent rent  
payment record



### HIGHLY FINANCEABLE

Favorable financing and  
attractive to lenders with  
long-term government tenant



### LIMITED TENANT MANAGEMENT

Property management in place  
for maintenance & operations

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

All dimensions and square footages noted are approximate, subject to construction variances, may contain minor variations from floor to floor, may exceed usable floor area and have been calculated as set forth in the Offering Plan. Information contained in this advertisement 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 and its affiliates, service providers, agents and representatives disclaim all express and 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. Images are artist's renderings for illustrative purposes only and are subject to change without notice. Proposed configurations may not presently be offered under the Offering Plan and are for discussion purposes only. Sponsor reserves the right to make changes in accordance with the Offering Plan. 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.

# BUILDING HIGHLIGHTS

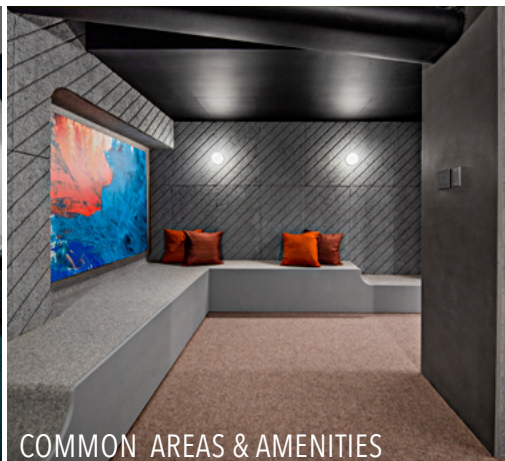
- NEWLY RENOVATED LOBBY, ELEVATORS & COMMON AREAS
- STATE-OF-THE-ART SECURITY & ON-SITE PARKING
- EASY ACCESS TO GRAND CENTRAL, PENN, MTA BUSES & FDR DRIVE



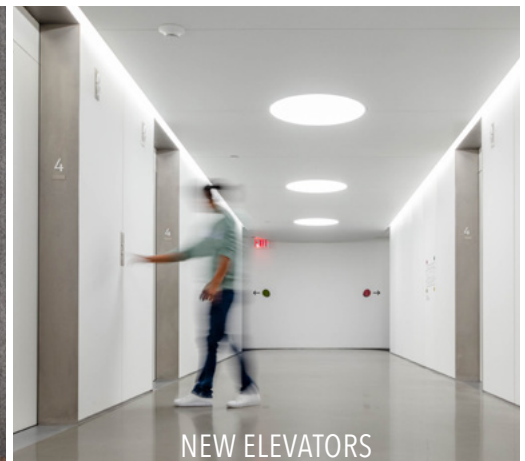
NEWLY RENOVATED LOBBY



NEW



COMMON AREAS & AMENITIES



NEW ELEVATORS

## ADDITIONAL OWNERSHIP OPPORTUNITIES

UNITS FROM **500 TO 61,576 RSF** | UP TO **120,000 CONTIGUOUS RSF**

**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

All dimensions and square footages noted are approximate, subject to construction variances, may contain minor variations from floor to floor, may exceed usable floor area and have been calculated as set forth in the Offering Plan. Information contained in this advertisement 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 and its affiliates, service providers, agents and representatives disclaim all express and 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. Images are artist's renderings for illustrative purposes only and are subject to change without notice. Proposed configurations may not presently be offered under the Offering Plan and are for discussion purposes only. Sponsor reserves the right to make changes in accordance with the Offering Plan. 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.