

TAKE ADVANTAGE OF A RARE

1031

EXCHANGE OPPORTUNITY

Buy Individual Leased Office
Condos with Long-Term
Government Tenants

UNITS FROM 2,200 TO 7,500 RSF

OFFICE CONDOS ON THE

866
UNP

EAST RIVER WATERFRONT

UNITED NATIONS PLAZA

Buy Commercial Condominiums Leased by Stable, Long-Term Government Tenants with 20+ Years Occupancy



LEASED INVESTOR UNITS AVAILABLE FOR PURCHASE

UNIT	SIZE	NOTES
#417	2,243 RSF	Tenant in place since 1993
#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

INVESTOR BENEFITS



Steady Cash Flow

Stable, long-tenured tenants with consistent rent payment record



Highly Financeable Asset

Assets with long-term government are more attractive to lenders



Limited Management

Property management in place for building maintenance & operations



Consistent Price PSF Growth

Long-term value of NYC office condos show consistent historical appreciation

ADDITIONAL OWNERSHIP OPPORTUNITIES

MOVE-IN READY SUITES FROM 2,600 RSF TO 10,231 RSF
 UNITS FROM 500 RSF TO 100,000 CONTIGUOUS RSF

866UNP.COM

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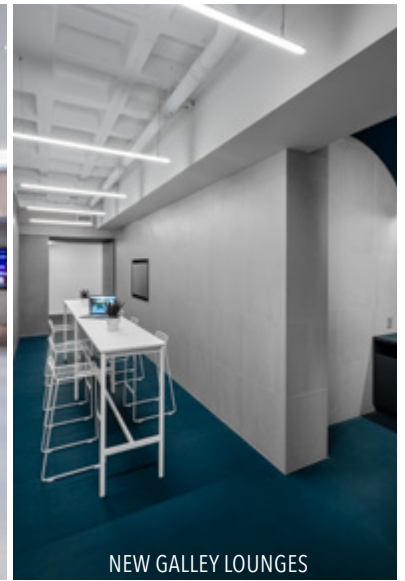
BUILDING HIGHLIGHTS



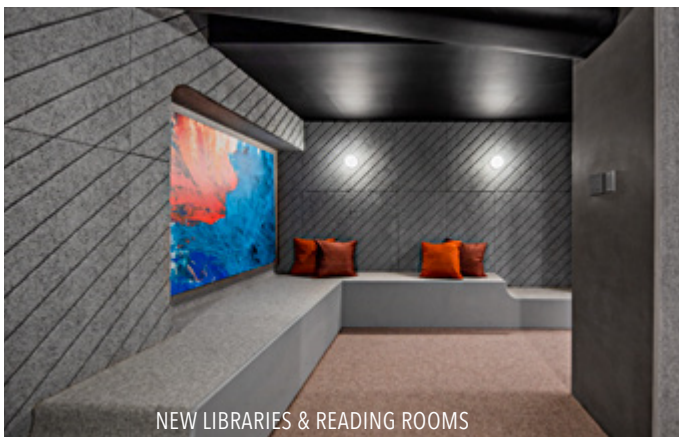
UNOBSTRUCTED VIEWS



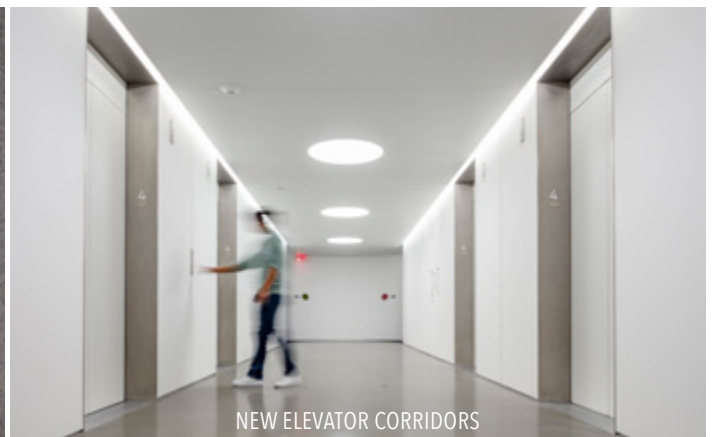
NEWLY RENOVATED LOBBY



NEW GALLEY LOUNGES



NEW LIBRARIES & READING ROOMS



NEW ELEVATOR CORRIDORS

OVERSIZED WINDOWS & ABUNDANT NATURAL LIGHT - NEWLY RENOVATED LOBBY, ENTRY, ELEVATORS, RESTROOMS, COMMON CORRIDORS & AMENITIES
STATE-OF-THE-ART SECURITY & ON-SITE PARKING - EASY ACCESS TO FDR DRIVE, GRAND CENTRAL, SUBWAYS & MTA BUSES

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