

# WORLD CLASS OWNERSHIP

OFFICE CONDOMINIUMS AT  
866 UNITED NATIONS PLAZA







THE UNITED  
NATIONS



866 UNITED  
NATIONS  
PLAZA



An aerial photograph of a dense urban skyline, likely New York City, featuring numerous skyscrapers and buildings. The image is overlaid with a solid blue color. The text "OWN A PRESTIGIOUS PIECE OF THE INTERNATIONAL COMMUNITY" is centered in white, bold, sans-serif capital letters.

OWN A **PRESTIGIOUS** PIECE OF THE  
**INTERNATIONAL** COMMUNITY









## GLOBAL PRESTIGE

The office condominiums at 866 United Nations Plaza offer foreign governments, non-profits and businesses an exceptional opportunity to secure a permanent office in the most prestigious and conveniently located building steps from the United Nations Headquarters.

866 United Nations Plaza consists of over 471,000 square feet of Class A office condominiums which can accommodate users of any size. Office condominium ownership at 866 United Nations Plaza allows unit owners to lock in their occupancy costs and insulate themselves from the ever-rising expense of office leasing in Midtown Manhattan.





# ADVANTAGES OF OWNERSHIP

## Economic Benefits of Office Condominium Ownership

### Significant Savings

The annual cost of office condominium ownership is historically less than the cost of leasing. Current market lease rates far exceed the annual office condominium carrying costs, which include common charges, utilities and, if applicable, real estate taxes and mortgage payments.

### Real Estate Tax Exemption

Certain non-profit and governmental organizations are exempt from paying real estate taxes when they own and occupy an office condominium. Tenants leasing office space are required to pay real estate taxes regardless of their status.

### Stabilized Occupancy Costs

Office condominium owners are insulated from the ever-increasing cost of leasing office space. An office condominium owner's occupancy costs remain reasonably consistent and predictable, allowing for precise operating expense projections and easy budgeting, whereas tenants are subject to the fluctuations of the rental market and whims of landlords who may have conflicting objectives.







Inner Courtyard

## Operational Benefits of Office Condominium Ownership

### Control Your Space

Office condominium owners control their own premises with the flexibility to dictate all aspects of design and function for their specialized use and occupancy. The investment that a unit owner makes in construction and improvement costs are theirs to keep. Such an investment in improvements under an office lease would be lost by the tenant at lease expiration.

### Never be displaced

In a submarket with virtually no supply of available office space, securing a permanent location is crucial for the many businesses and organizations that require close proximity to the United Nations Headquarters. As the size of the United Nations and its related Missions, Consulates, NGOs, and service providers continues to expand, the already limited supply of office space in this submarket will be further reduced. Office condominium ownership means never being forced out of this irreplaceable area by the expiration of a lease.

### Increase Efficiency

Free standing buildings and townhouses tend to have challenging floor plates and large amounts of unusable space. Buildings such as these are highly inefficient for single occupancy users. The office condominiums at 866 United Nations Plaza offer sprawling floor plates of 78,000 square feet that can accommodate users of any size. Purchasing space on a single floor allows for a more efficient layout without any wasted space. Staff members and employees will be situated on the same floor, promoting collaboration and streamlined communication.

### A Commitment to the United Nations

Purchasing property in the United Nations submarket demonstrates an enduring commitment to the revered ideals and purpose of the United Nations. Amongst the 193 Member States, there are 110 government-owned offices, securing for those states a long-term physical presence within the international United Nations community. The governments that lease their space risk forced relocation out of the submarket upon lease expiration, and their transient tenancy demonstrates a lack of permanence and stability.



AN **ICONIC** BUILDING IN AN  
UNPARALLELED **LOCATION**







Southern view from 866 United Nations  
Plaza overlooking the U.N. campus





# THE **PREMIER** OFFICE BUILDING IN THE **UNITED NATIONS** SUBMARKET

866 United Nations Plaza spans a full city block offering unobstructed light and 360-degree views, including those of the 17-acre tree-lined United Nations campus and the Secretariat Building, as well as the permanently protected vistas over the East River and beyond.

Located in the six-story base of an iconic 38-story glass and aluminum complex, the building's elegant modern style is designed to complement the architecture of the Secretariat Building and act as an extension of the United Nations campus.

866 United Nations Plaza offers unparalleled first class features, including:

- Four sides of oversized windows providing expansive light, air and unobstructed, panoramic views of the East River and the United Nations campus
- Two separate, impressively appointed lobbies
- Six recently modernized, high-speed passenger elevators in two separate banks
- Separate freight entrance and loading dock with an oversized freight elevator
- On-site underground parking garage with easy access to the FDR East River Drive (additional fees apply)
- Spacious light-filled interior courtyard
- Central heat and air conditioning
- First class service including professionally trained building managers, mechanical engineers, security guards, porters and cleaning crew
- State-of-the-art security system, including security cameras used to survey lobbies, hallways and stairwells

Office condominiums are available in a variety of floor plans and configurations, from efficient 1,000-square-foot suites to sprawling full-floor layouts, at a range of price points. One or more units can also be combined to build custom office complexes. Offices on all floors boast high ceilings, large windows with river, city or courtyard views and individually controlled heat and air conditioning.





West Lobby





## UNMATCHED **CONVENIENCE**

866 United Nations Plaza is the only office building within the submarket that lies east of First Avenue, other than the Secretariat Building itself. Located directly north of the United Nations on 48th Street, the building gives the impression that it is an extension of the United Nations campus.

866 United Nations Plaza is next to the entrance to the FDR East River Drive, offering convenient access to La Guardia and JFK International Airports. In addition to its own on-site parking garage, which provides added security and convenience, the United Nations garage is across the street from the entrance to 866 United Nations Plaza. The building lies within Midtown Manhattan, the world's business epicenter, and is surrounded by first-class restaurants and hotels. The building is within close proximity to Grand Central Station, New York's busiest transportation hub.

866 United Nations Plaza is the premier office building in this submarket and serves as a cornerstone to the international community. Since 1965, the building has been home to prestigious missions, consulates and non-governmental organizations (NGOs), as well as highly-respected legal firms, consultants and countless businesses that serve the United Nations community.

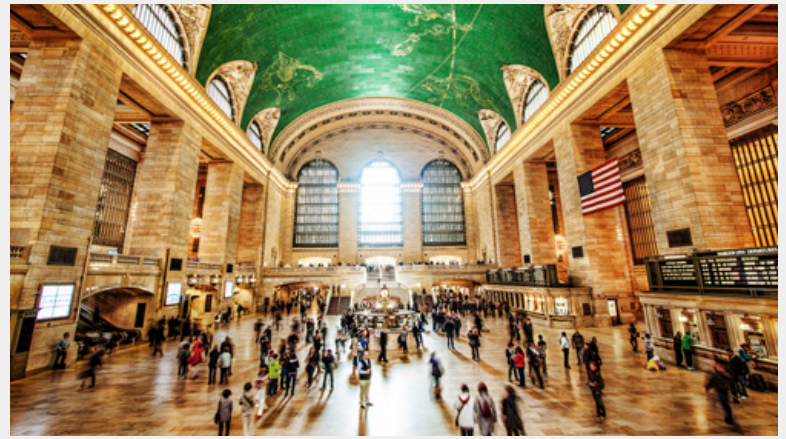












## Food / Dining

- 1 The Four Seasons
- 2 Smith & Wollensky
- 3 Sparks Steak House
- 4 Le Cirque
- 5 Deux Amis
- 6 Sushi Yasuda
- 7 The Smith
- 8 Il Postino
- 9 Megu Modern Japanese
- 10 Starbucks

## Attractions

- 1 Museum of Modern Art
- 2 New York Public Library
- 3 St. Patrick's Cathedral

## Hotels

- 1 The Four Seasons
- 2 W New York
- 3 InterContinental New York
- 4 The Westin New York
- 5 Waldorf Astoria Hotel
- 6 The Roosevelt Hotel
- 7 Millennium ONE UN New York

## Shopping

- 1 Brooks Brothers
- 2 Barney's
- 3 Bloomingdale's
- 4 Saks Fifth Avenue
- 5 Apple Store
- 6 Whole Foods

## Organizations

- 1 Japan Society
- 2 Turkish Center
- 3 U.S. Foreign Missions
- 4 Germany House
- 5 U.S. Post Office
- 6 Ford Foundation

## Landmarks

- 1 Dag Hammarskjold Plaza
- 2 The Trump World Tower
- 3 Empire State Building
- 4 The Chrysler Building
- 5 Rockefeller Center
- M MTA Subway Station





# BUILDING SPECIFICATIONS

## Property Overview

866 United Nations Plaza is a six-story, Class A office building that was constructed in 1965. The approximately 471,000 square foot structure is located on a full city block from 48th to 49th Streets between First Avenue and the FDR East River Drive, standing just north of the United Nations campus. The building features floor-to-ceiling windows on all sides, providing stunning views of the East River and the United Nations campus, and an 8,000 square foot central courtyard which provides additional natural light to the building.

## Building Entrance

There are two entrances to the office building located on 48th Street, each with a separate lobby. The Main Lobby is attended by a security guard on a 24/7 basis, and the smaller, East Lobby is attended during business hours. The attractive lobbies are finished with 17' high travertine walls and polished granite floors.

## Number of Floors

Six stories above ground with floor plates of 78,000 square feet, plus lower level and sub cellar. The six-story office portion is situated beneath two 32-story luxury residential towers that are separately-owned and not part of the offering.

## Façade / Exterior

Aluminum and glass with decorative granite columns and bands at ground level.

## Plumbing

Each floor has two women's and two men's restrooms. There are plumbing risers conveniently located throughout the building that can potentially support additional sinks and restrooms within certain units.

## Windows

The oversized windows are floor-to-ceiling.

## Elevators

There are six passenger elevators and one freight elevator. The elevators were recently modernized and are fully ADA compliant.

## 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.

## Electrical Service

Electricity is provided through Con Edison. There are 6,000 amps available to the office building, which is the equivalent of approximately 7.0 watts per square foot.

## Steam

Steam is provided by Con Edison.

## Zoning

C5-2

## 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 and sprinkler protection.

## Security

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

## Loading Dock

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

## Garage

There is a public garage located beneath the building with an entrance located on 49th Street, which is managed by a garage operator. The garage offers both monthly and daily parking.









# TEAM

## **Sponsor**

866 UN Plaza Property LLC, an affiliate of Meadow Partners, an international real estate investor and asset manager with offices in New York City and London.

[www.meadowpartners.com](http://www.meadowpartners.com)

## **Property Management**

Jones Lang LaSalle Property Management, a global professional services and investment management company specializing in real estate.

[www.us.jll.com](http://www.us.jll.com)

## **Exclusive Marketing and Sales**

Rudder Property Group, a New York-based commercial real estate firm that solely specializes in the conversion and sales of office condominiums.

[www.rudderpg.com](http://www.rudderpg.com)

**View of the East River from 866 United Nations Plaza**





[www.866UNPlaza.com](http://www.866UNPlaza.com)

**Michael Rudder**  
O: (212) 966-3611  
M: (646) 483-2203  
[mrudder@rudderpg.com](mailto:mrudder@rudderpg.com)

**Michael Heller**  
O: (212) 966-3622  
M: (917) 439-2198  
[mheller@rudderpg.com](mailto:mheller@rudderpg.com)

**Rudder Property Group**  
866 United Nations Plaza  
Suite 207  
New York, NY 10017  
[www.rudderpg.com](http://www.rudderpg.com)



THE COMPLETE TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. FILE NO. CD14-0202. SPONSOR: 866 UN PLAZA PROPERTY LLC, 130 EAST 59TH STREET, SUITE 1300, NEW YORK, NEW YORK 10022.