



866 UN Plaza Partial 5th Floor
New York, NY 10017

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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 that provides additional natural light to the building.

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

Building Specs

Building Entrance: There are two entrances to the office building located on 48th Street, each with a separate lobby.

Number of Floors: Six stories above ground with floor plates of 78,000 square feet, plus lower level and sub cellar.

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 recently modernized and are fully ADA-compliant passenger elevators and one freight elevator.

HVAC: Perimeter induction units and air handlers provide heat to the building. The perimeter units use 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.

Steam / Electrical Service: Steam and electricity is provided by Con Edison. There are 6,000 amps available to the office building.

Zoning: C5-2

Floor Load Capacity: 50 lbs. – 120 lbs. per square foot, live load.

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: Monthly and daily parking is available at a managed public garage located beneath the building on 49th Street.



Suite 560

- Size: 5,000 RSF
- Asking Rent: Upon Request
- Electric: Submeter
- Term: 5-10 years
- 24/7 Building Access
- 24/7 Onsite Security

Description:

- Corner Unit with Wonderful views and natural light
- Private Bathroom
- Wet Pantry/Kitchenette
- HVAC
- Floor to Ceiling Windows
- Located directly across from the United Nations HQ

For more information, please contact:

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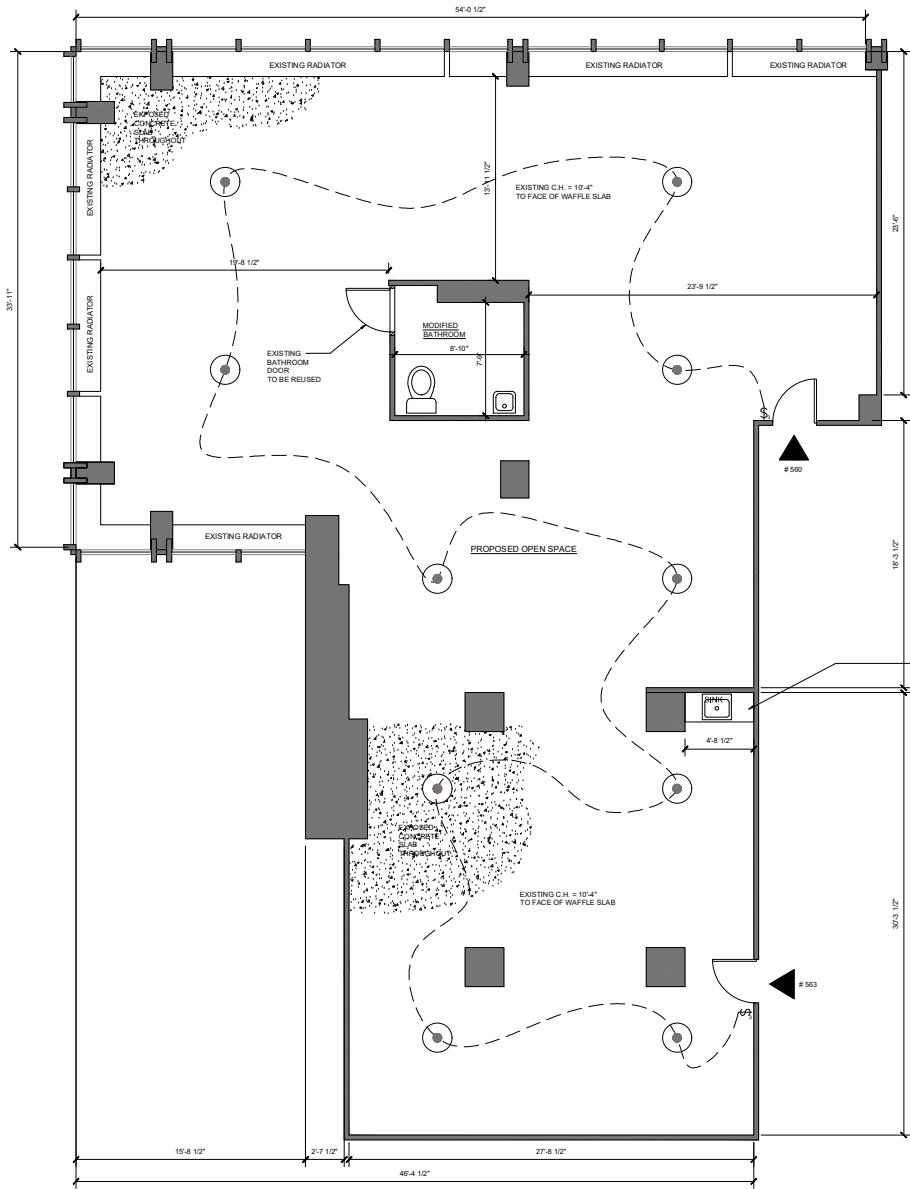




Floor Plan

WORK LEGEND:

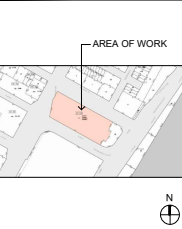
- THREE WAY SWITCH
- SINGLE POLE SWITCH
- NEW LARGE INDUSTRIAL PENDANT LIGHT FIXTURE BY AQLIGHTING
COLOR: WHITE
BULB: 10W 1000 LUMEN NON-DIMMABLE
COOL WHITE LED PUCK LIGHT ENGINE
SECURED TO EXISTING WAFFLE CONCRETE SLAB



1 PROPOSED FLOOR PLAN / LIGHTING LAYOUT
SCALE: 1/4" = 1'-0"

R.TECH
N.Y. RESTORATION TECHNOLOGY
ARCHITECTS AND ENGINEERS

CLIENT:



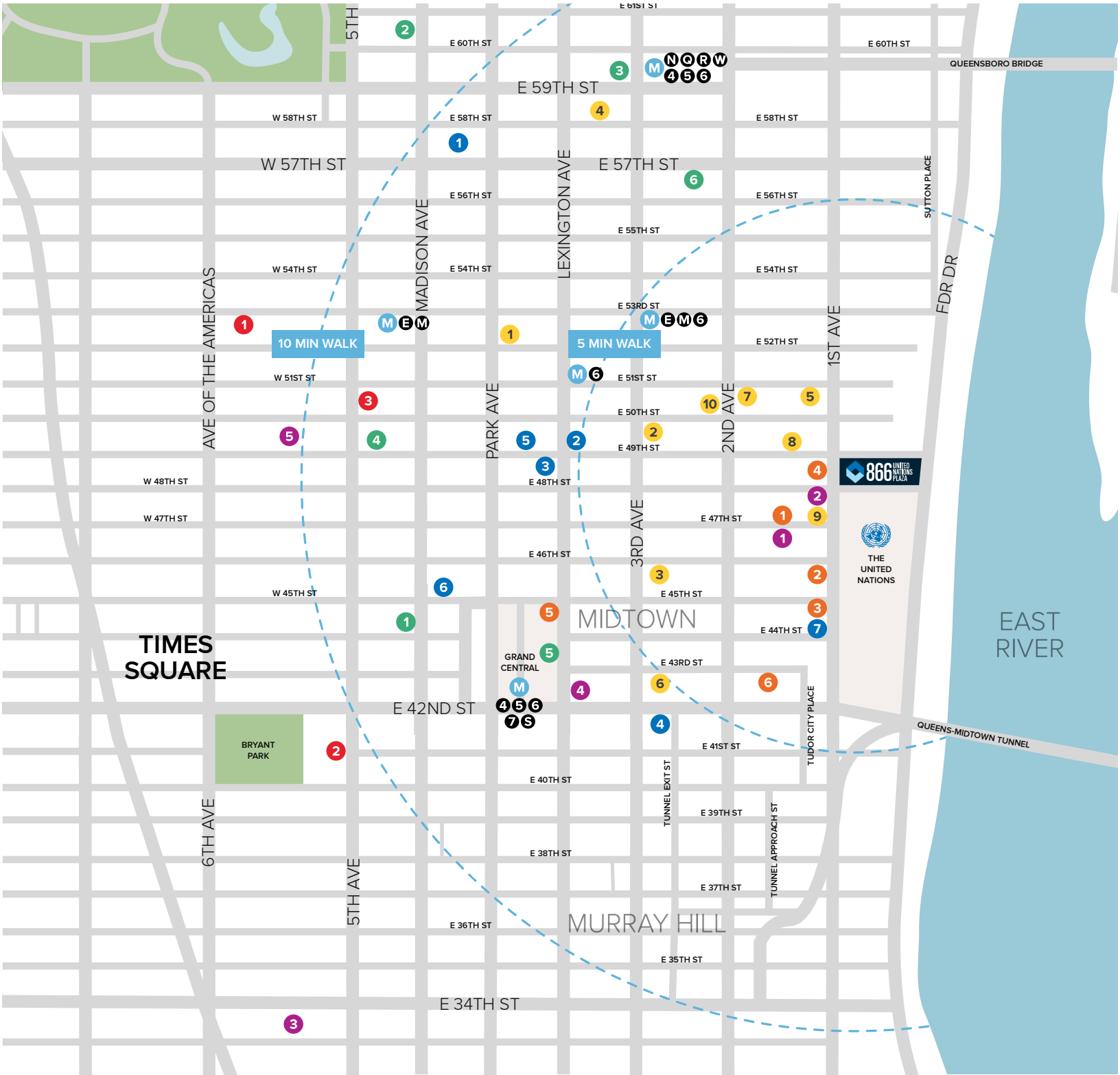
03/05/19	CLIENT REVIEW
DATE	ISSUED FOR

DOB #

OFFICE RENOVATION
866 UNITED NATIONS PLAZA
NEW YORK, NY 10017

Drawing Title:
PROPOSED FLOOR PLAN
/ LIGHTING LAYOUT AND LEGEND

SCALE & SIGNATURE:
DATE: 03/05/19
PROJECT: 866 UN PLZ
DRAWING NO.: A-102.0
DRAWING # 03 OF 04



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

Shopping

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

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

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