

An aerial photograph of New York City, showing the One United Nations Park building on the left, which has a glass facade reflecting the surrounding city. To the right is the United Nations Secretariat Building, a tall, grey, rectangular skyscraper. The Hudson River is visible on the far right, with the Manhattan Bridge in the distance. The sky is clear and blue.

# One United Nations Park

Unparalleled Living and a Breath of New Life  
at the Heart of New York City

The United Nations complex on First Avenue at the foot of East 44th Street has a new and striking neighbor to the south at 695 First Avenue between East 39th and East 40th Streets. Midtown Manhattan has a burgeoning new neighborhood, **One United Nations Park**, nestled between the UN's Turtle Bay site and Murray Hill. They are one and the same.

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**One United Nations Park** envisions itself not only as a noteworthy residential address but as an investment in shaping the future of 21st century New York. The geometric black glass residential tower is designed to be a new landmark on the East River skyline combining architectural elegance and technological excellence to create a state of the art style of living. At the same time, that building has been designed to be an inspirational catalyst for the birth of a new neighborhood - United Nations Park - that will reclaim and reinvigorate a stretch of once industrial land between First Avenue and Franklin D. Roosevelt Drive fronting the East River while extending the development of the nascent East River Greenway.

The building and the vision bring together the talents of real estate developer Sheldon Solow, known for his ability to blend art and architecture

into stylish functionality, and the internationally respected architectural team of Richard Meier & Partners, known for the “distinctiveness in scale, proportion, light and power” of its designs. The result is a 43-story onyx glass tower that is a complete Richard Meier & Partners project including both architecture and interiors.

The jewel-like obsidian façade of the building highlights an architectural geometry that takes advantage of layering glass to create both depth and texture. An intricate glass frame wraps around the northern façade of the building while the western façade is elaborated with a series of balconies and terraces, many of them protected by a glass fly-by that creates a unique indoor-outdoor environment designed to provide privacy yet offer riveting views of Midtown Manhattan that stretch up and down the East River and west to the Hudson River.







**One  
United  
Nations  
Park**



Structural technology and creative imagination have combined to construct a tower described as a “beautiful paradox: from the outside it is entirely black, from within it is transparent.” The floor-to-ceiling glass in each unit allows abundant light to stream into the residences by day. By night, the windows are translucent, creating the effect of a structure that glows from within. The expansive, custom-engineered, insulated windows are designed to control the transmission of energy, light and sound. Built-in shades shape the natural light and assure privacy. Even the perimeter floors closest to the windows are radiantly heated to assure comfort.

In an architectural and artistic tour de force, the ebony façade of the building is slashed by a lighted architectural cut-out at the 28th and 29th floors, turning the tower into an iconic addition to the Manhattan skyline. The cut-out also provides a demarcation between rental apartments on the lower floors and condominium units on the upper floors.

The building’s main entrance and expansive two-story lobby done in deeply veined Italian Travertine marble face First Avenue and allow entrance to the homes above. Opposite the main lobby on the West-side of the building are two dedicated separate lobbies—one for the rental and another for condominium owners—connected to a private porte-cochère and underground carpark. A direct garage-level entrance to the building from the underground motor court permits discrete entry to the condominiums.

One hundred and forty-eight painstakingly designed one-to-four bedroom condominium residences rise from the 28th floor to the



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penthouses. Residence finishes are exquisitely coordinated in a combination of white, gray and pale earth tones that are complemented by surfaces of glass, wood and stone. Units feature wide plank white oak floors and solid core interior wood doors. Ceilings rise more than nine feet and soar to 20 feet in select duplexes. Living rooms and bedrooms, which could also be adapted to provide private studies, are oriented to take best advantage of the building's views.

Spacious kitchens are finished in white marble and natural stone and offer top of the line, German engineered, restaurant grade Gaggenau appliances clad in custom-crafted Italian white lacquer. The largest units, designed for entertaining, offer a catering kitchen with warming facilities and dedicated service entrances as well. Both kitchens and baths feature sculptural fixtures meticulously engineered by the Dornbracht Company, which describes its commitment to quality as cultivating the "habitats of kitchen and bath." Baths include carefully selected stone floors and marble countertops with double vanities and oversized showers to create an overall sense of spaciousness.

All condominium units offer residents built-in smart home automation systems that can be extended to a full range of smart home capabilities, including advanced security and communications systems. Touchscreens allow residents to customize and control lighting, motorized window shades and climate. Systems can also be controlled from off-site through any iOS or Android device. Pre-wiring has also been installed to facilitate the addition of customized, fully integrated video and sound-systems.

Extraordinary duplex units also offer free-standing bathtubs, a custom staircase, open dining and entertaining spaces, and awe-inspiring views of the city in multiple directions. Select duplexes offer double-height great room spaces, expansive terraces, and feature internal private elevators. Bedroom spaces can also easily be

transformed into inspirational workspaces. Large dining rooms accommodate exquisite dinner parties, larger receptions, formal and informal meetings and conferencing.

**One United Nations Park** also offers its residents an outstanding 15,000 square foot amenities suite. Facilities include a naturally-lit 70' two-lane indoor lap pool, a cedar sauna and glass-tiled steam room, as well as a yoga and private training room. The Fitness Center, managed by Iowa Sports with on-site staff, includes a full array of Technogym equipment and the latest Peloton bikes. The Resident Lounge and Game Room includes a billiards table, private dining, co-working and entertainment spaces as well as an adjoining catering kitchen. A Screening Room can accommodate up to 12 people with built-in theater style seating. The Club Lounge, dedicated exclusively to condominium residents and requiring special access, has a widescreen television, lounge seating and a dining table that can accommodate meetings and intimate dinner parties.

A Children's Playroom, accessible to all residents, includes carefully curated furniture and floor coverings, safe and stimulating educational toys, a remarkable library collection of classic children's books from across the decades, a pantry, and a private changing room. The result is a bright, child-safe, family-friendly space intended to integrate families and younger children into the diverse community of **One United Nations Park**.

**One United Nations Park** takes design and quality seriously. It takes architectural creativity seriously. It takes the natural and the human environment seriously. It takes supporting families and building community seriously. It does more than share a vision. It takes building a neighborhood and a world class city as its mission.

**One United Nations Park** is a vision of New York's future becoming a reality in the present. It offers exceptional residences blending masterful





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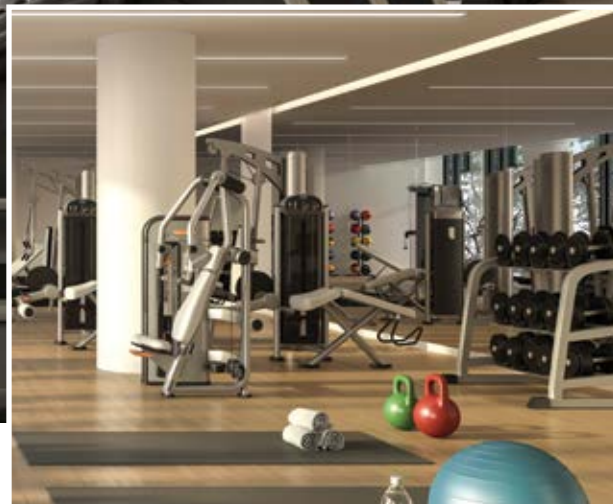






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architectural design with exquisite interior appointments to create not just a new address in Midtown but a new style of living that brings beauty together with technology and stunning residences with unmatched comfort.

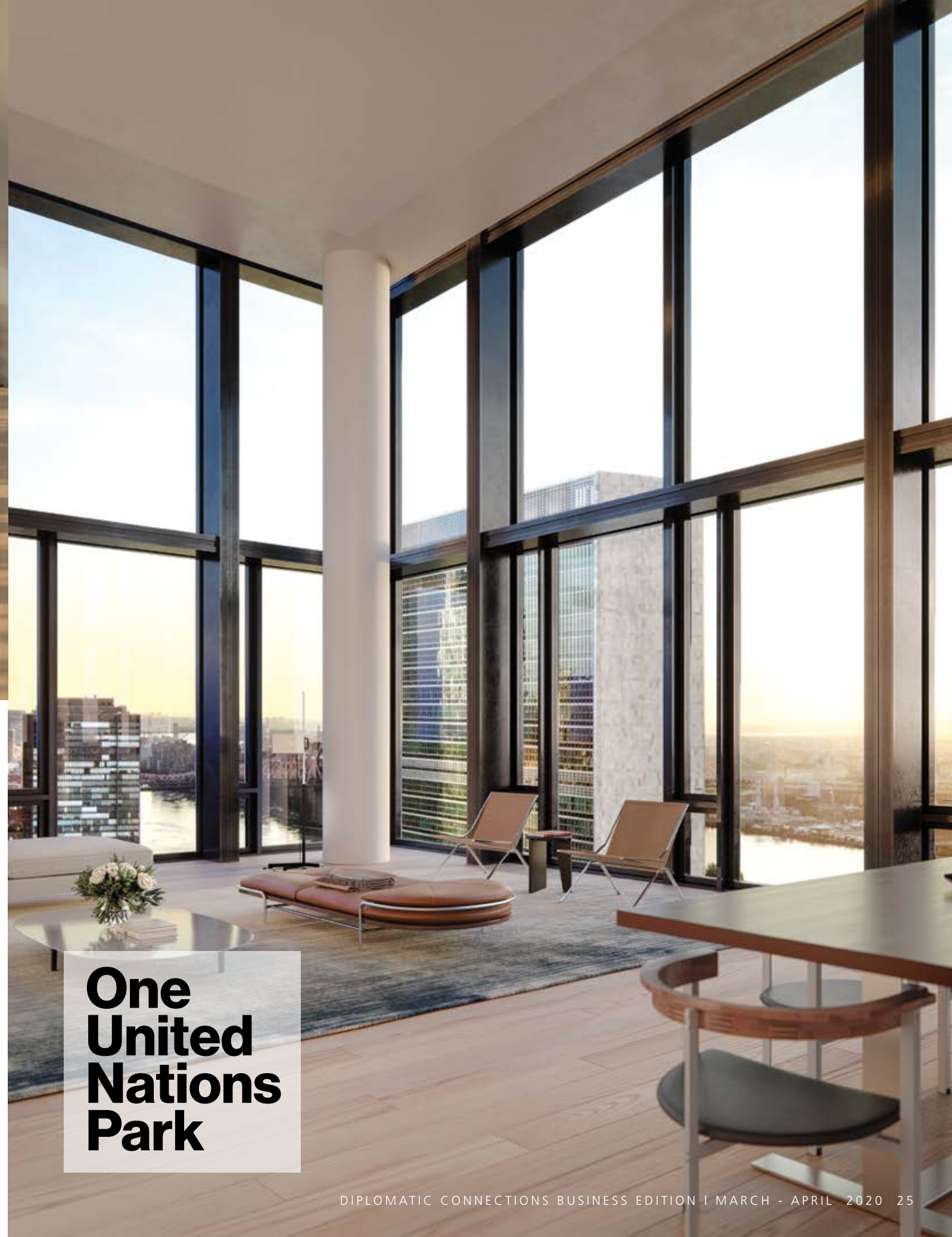
This new masterpiece of design does not just live in the diplomatic environs of the United Nations and at the fringes of the United Nations complex. Like its namesake, **One United Nations Park** provides a breathtaking ecosystem for diplomacy. It does not matter whether that diplomacy is the statecraft of sovereign nations striving to build peace and sustain global development, the tradecraft and financial transactions of global business, the bridging

of diverse peoples to generate a new sense of community, or inspiring the future development of its once industrial environs.

The diplomatic title Ambassador carries with it the designation “Extraordinary and Plenipotentiary.” These titles, born out of diplomacy’s formal traditions, are intended to convey a sense of unsurpassed authority in the representation of a state. **One United Nations Park** offers residences truly worthy of those honorifics – a new address conveying status and prestige, promising an atmosphere that simultaneously communicates authority and offers luxurious living. ■

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

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# One United Nations Park

- One-bedroom residences from \$1.25 million
- Two-bedroom residences from \$2.475 million
- Three-bedroom residences from \$3.985 million
- Premium residences from \$5.77 million

For additional information please contact the sales team:  
**One United Nations Park**  
695 First Avenue  
New York, NY 10016  
212.685.7200 | [sales@oneunpark.com](mailto:sales@oneunpark.com) | [www.OneUNPark.com](http://www.OneUNPark.com)