



80 Broad Street
New York, NY 10004

For Immediate Release

MdeAS Elevates Park 53, ZG Capital and Rialto's Boutique Office Property in Manhattan's Plaza District

*Design Firm Led Transformation of Building Entry and Lobby;
Collaborated with Vocon to Create Second-Floor Amenity Space*

(New York, N.Y., April 2, 2025) – [MdeAS](#) (em-dee-ay-es), a New York-based architecture firm celebrated for modern design and redefining districts, public spaces, buildings, and interiors, has completed the revitalization of the entry, lobby and amenity spaces at Park 53, ZG Capital's 20-story, 136,000-square-foot boutique office building at 45 East 53rd Street, just off of Park Avenue in Manhattan's Plaza District.

MdeAS was retained by ownership to manage and carry out a full suite of work for Park 53, including an expanded double height storefront and a refresh of the lobby, entryway, and elevators. The firm collaborated with [Vocon](#) to re-program the ground floor with an 8,600-square-foot restaurant with accompanying wine cellar and private dining area, and to design a new amenity space on the second floor. Spector Group was brought in to imagine the prebuilt office suites.



Park 53, owned by ZG Capital in partnership with Rialto Capital Management, is adjacent to the iconic Lever Building in the heart of New York City's prestigious Plaza District. The renovation has elevated the building to one of the neighborhood's premier addresses just off Park Avenue, helping to attract a modern tenancy while preserving the building's architectural integrity within the area's bustling pedestrian and retail corridor.

“The revitalization of Park 53 is a testament to the creativity, innovation, and collaboration that define modern urban spaces,” said Daniela Petrushev, a senior director at MdeAS who led the project. “We have crafted an environment that blends classic elegance with contemporary flair. With hospitality-like design influences, comfortable and flexible amenity spaces and the re-engagement of the ground-floor entryway, we have transformed the existing structure into a boutique address that offers more visibility at the streetscape and will prove attractive to tenants.”

Park 53’s entryway is set back from the street line and was formerly clad in heavy granite and darkened glass, which caused the building to blend into its surroundings. MdeAS imagined and executed a grand entrance that instantly signals a new space. By replacing the granite and dark glass panels with double-height glass storefronts, darkened metal columns, and beautiful double polished wood doors, this deliberate redesign captures the building’s fresh identity as an exclusive property.

Stepping into the well-appointed lobby, visitors are met with an environment swathed in soft colors and tones, a hospitality-like arrival experience that blends sophistication and warmth. In keeping with the boutique feel, a carefully chosen marble floor set in a small-scale herringbone pattern is framed by fluted limestone walls, dark metallic finishes and layers of strategic lighting. Recessed light strips travel from the ceiling onto the back wall, creating movement within the space. An illuminated cove marks the separation of the marble wainscot and limestone walls, adding warmth. A fluted marble reception desk stands in front of bleached white oak wood paneled walls, elevating the space.



The lobby’s materials are replicated at the elevator banks for a cohesive, natural flow. The elevator lobby features a lighted coffered ceiling and plaster panels trimmed in metal. Park 53’s four elevator cabs are clad with marble flooring, darkened metal, wood-paneled walls, and fluted glass, offering an elevated experience that echoes the quality and style found throughout the building. The overall design transforms these previously ordinary areas into welcoming, distinctive arrival experiences, reminiscent of a high-end living space rather than merely a route to one’s office.

“Since its original development in 1991, 45 E 53rd Street had been fully occupied by Santander Bank. The complete renovation of Park 53 and the addition of a full amenity floor prepares it for modern tenancy as the asset comes back on the market for the first time in 30 years,” added Dan Shannon, principal at MdeAS. “The strength of the Park Avenue office submarket reflects tenants’ preferences for superior locations and quality spaces, which they can find at Park 53.”

Architecture and interior design firm Vocon led the design of a new, 4,075-square-foot, second-floor amenity space for the building's tenants. Although it was created by removing office space, the amenity floor adds exponential value to the building and is key in retaining and attracting tenants.

"The transformation of the entryway, lobby and amenity spaces at Park 53 is a reinterpretation of space and function within an existing building," said Sofia Juperius, a design director at Vocon. "Our design partnership with MdeAS allowed us to approach this project with a discerning eye, crafting an environment that harmonizes classic and contemporary elements. MdeAS' inviting refresh of the entryway and lobby, and our collaboration on the creation and activation of the amenity floor contributes to a coherent and elegant whole, humanizing the grandness of the space, and setting Park 53 apart as a niche, boutique property."

The texture and tone of the materiality from the lobby continues on the amenity floor, with the addition of gray hardwood oak floors in a herringbone pattern. A large quartz bar clad in fluted wood can be used for events, or doubles as a workstation. The playful fluting indicates its design for flexibility, easily transitioning from work to play.

A central seating section in the middle of the room offers two separate arrangements of lounge furniture atop soft rugs, allowing comfortable spots for socializing or "third space" work. The ceiling above the lounge section is painted a high-gloss champagne tone, adding a reflectivity that makes the space feel more open.

The new double-front glass storefront on the building's exterior entryway offers a view of the second-floor boardroom, which features an operable interior glass wall when privacy is needed. Also overlooking the street, on either side of the boardroom, is a private dining room and lounge area. Existing setbacks also allowed MdeAS and Vocon to activate a 750-square-foot terrace, creating a new outdoor amenity for the building.

About MdeAS

MdeAS Architects (pronounced [em-dee-ay-es]) is a New York-based architecture firm known for modern design focusing on the quality of natural materials, intelligent programming, and the redefining of districts, public spaces, buildings, and interiors. Founded in 1991, the award-winning studio, led by principals Dan Shannon and Mike Zaborski, is a team of progressive global creators with a passion for designing architecture that makes an impact. MdeAS has reimagined interior and exterior spaces for clients such as SL Green Realty Corp., Macklowe Properties, RFR Realty, Vornado Realty Trust, Tishman Speyer, RXR, and Rockrose. For more information, visit www.mdeas.com or follow us on [LinkedIn](#) and [Instagram](#).

CONTACT: Great Ink Communications – 212-741-2977
Lindsay Church – Lindsay@greatink.com

MdeAS – 212-809-0100
Kaitlyn Perez – kperez@mdeas.com