



## **MKDA designs seven-floor, 204,650 s/f new headquarters for Guggenheim Partners at 330 Madison Avenue**

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Corporate interiors firm MKDA has completed a seven-floor, 204,650 s/f headquarters at 330 Madison Ave. on behalf of Guggenheim Partners, a privately held global financial services firm with more than \$170 billion in assets under management. The financial firm relocated from 135 East 57th St.

"Our relocation and new office build-out were meant to deliver increased space, improved office utilization and enhanced productivity," said Guggenheim Partners senior managing director - premises Lori LoPinto. "MKDA collaborated with our team and other consultants to successfully achieve these objectives along with a well-managed project and move-in."

The office features expansive open work areas across floors 8, 10, 11, 15 and 18. Each floor comprises perimeter offices, central work areas with workbenches and trading desks for investment bankers, analysts and other service providers, as well as spacious conference rooms and pantries. The 11th floor also features a 1,000 s/f town hall meeting room with a retractable Skyfold wall system for optimal space utilization.

MKDA devised a full-floor executive conference center and event space on the 32nd floor that comprises three conference rooms, two executive visitor offices, an expandable boardroom with an operable Skyfold wall system, and multiple breakout areas. The second floor features a 3,500 s/f full-service fitness center, 1,000 s/f data center and mailroom.

The office provides optimal space, light and air for employees. Work areas feature a neutral color palette with stone flooring, wooden and/or fabric wall panels, flat screen monitors, cherry wood furniture and finishes, and custom reception desks. Ceilings above open work areas were raised and custom 50-ft. long linear LED light fixtures were installed to create openness and clean architectural lines. Offices feature glass, metal and wood fronts by Acme Inscape.

MKDA conducted a month-long mock-up study comprising three different design scenarios incorporating options for private offices and open work areas. Each vignette was constructed with operable private offices and workstations with flooring, ceiling, lighting, paint and wood selections.

"The mock-ups were a valuable component of the project in that members of the firm's executive committee were able to see and feel the interaction of elements in order to make informed selections that reduced change orders and kept this sizable project on budget and on schedule," said MKDA executive director Julia Lindh, RA.

MKDA also conducted a mock-up study of the gym that comprised six treadmills and runners. When an acoustician observed a high rate of sound transference between floors, MKDA worked with an engineer to reinforce the floor with structural columns. The gym features carpet and wood vinyl flooring and high-end locker rooms with wood and stone finishes.

"We enjoyed meeting the challenges inherent in the design of this sophisticated and multi-faceted

office build out. Delivering a functional, comfortable and refined office of this size within the predetermined budgets and schedules is the ultimate satisfaction," said MKDA project director Michael Sanchirico, LEED AP, who also noted that some Feng Shui principals were included in the design.

MKDA is a space planning and interior design firm that was established in 1959 by showroom designer Milo Kleinberg. The firm is headquartered in New York with additional office locations in Stamford, Conn. and Miami, Fla. MKDA serves local and global corporations, non-profits, government agencies, and commercial building owners in key markets throughout the U.S. Clients include have included Guggenheim Partners, Centerview Partners, CVC Capital Partners, Duval and Stachenfeld, Fab.com, Brown Shoe, Makerbot, Design Within Reach and Heineken USA. The firm is one of the most prolific interiors firms for landlords, servicing esteemed building owners Silverstein Properties, Vornado Realty Trust, Blackstone, Boston Properties and Normandy, to name a few.

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