



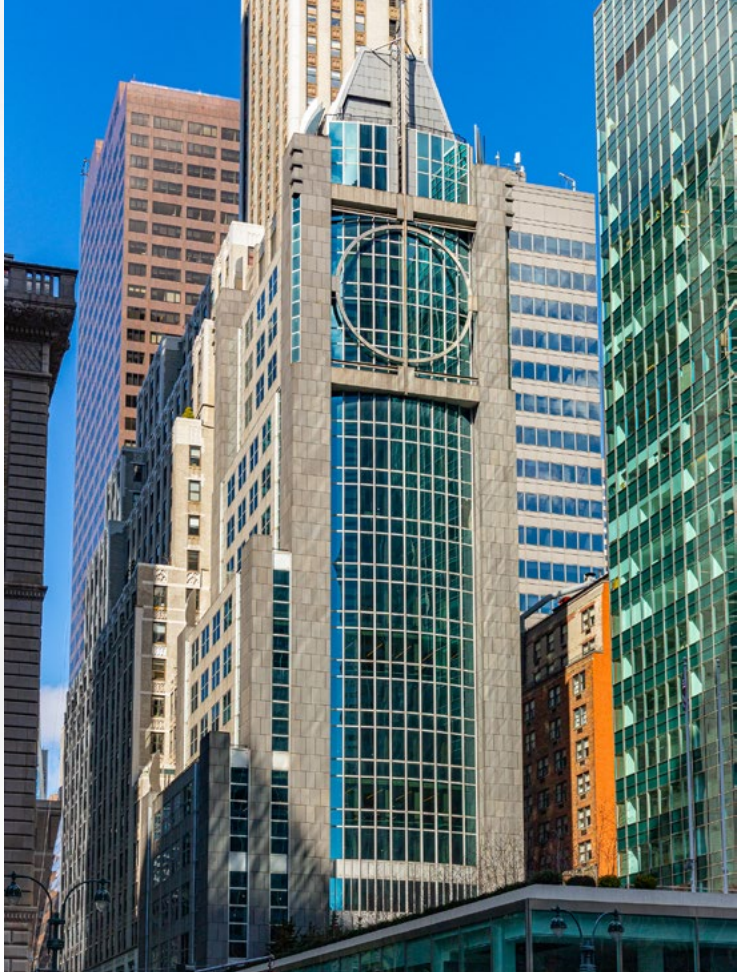
PARK 53

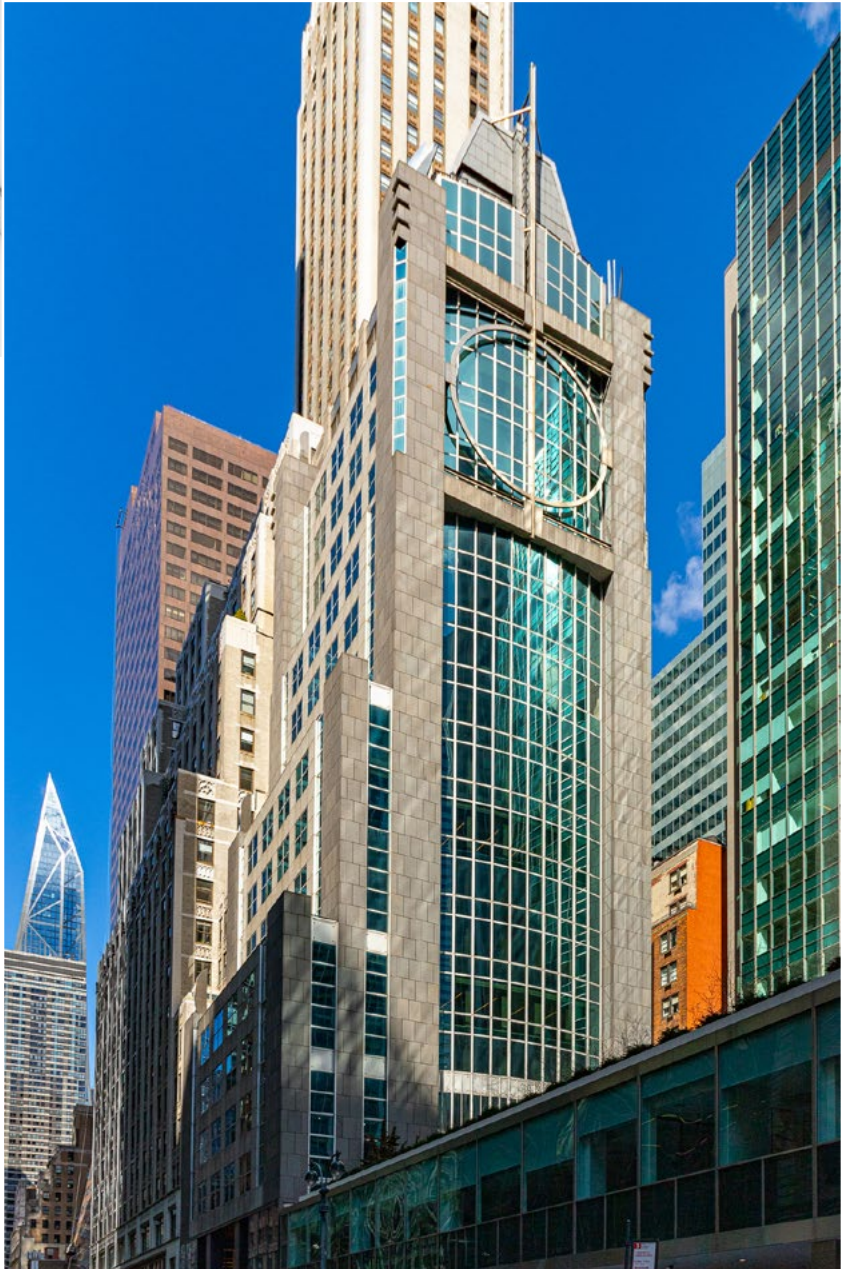
45 EAST 53RD

DISCOVER A BUILDING WITH NO DETAIL OVERLOOKED.

Situated overlooking Park Ave
with an entrance tucked away on
East 53rd Street, this exclusive
opportunity is available for the first
time ever. An oasis for your thoughts
in the heart of the Plaza district.

Welcome to **PARK 53.**





Park 53 has been thoughtfully designed with luxury at the forefront, creating a timeless experience from the moment you step through the front door.

LOCATION

*Park Ave and Plaza District
prestige*

PRIVATE

Only 17 floors available, each for individual tenant use

PRESTIGIOUS

On the market for the first time in 30 years

NEWLY COMPLETED

Underwent a \$30 Million top-to-bottom full renovation

EXCLUSIVE

Tenant-only lounge, bar, boardroom, library and terrace

FIRST IMPRESSION

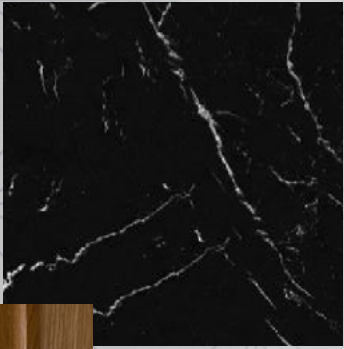
Spectacular new glass front entrance and double-height lobby



Newly Built
Glass Front
Entrance

Serene,
Gallery-Style
Lobby



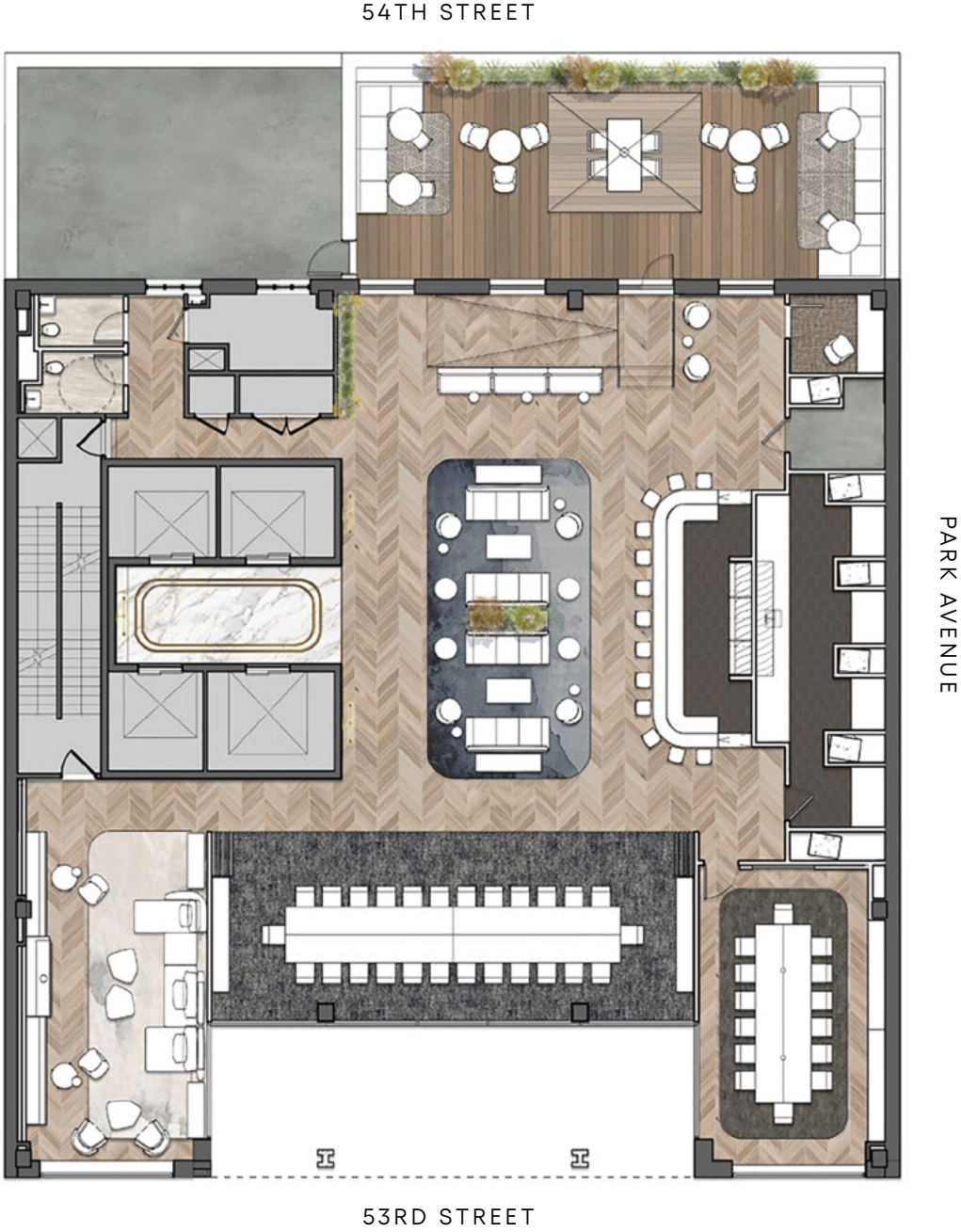


WELCOME TO THE CLUB.

Elegance and privacy intersect at the Park Club. This private amenity lounge features a bar, library, boardroom with an adjoining dining room and outdoor terrace.

2ND FLOOR AMENITY CLUB

- 26 Seat Boardroom
- Private Dining
- Lounge / Bar
- Library
- Terrace





Lounge and
Bar Area



Lounge, Bar and Direct
Access to Terrace









Proposed Ground Level
Restaurant



Proposed Cellar Level
Restaurant

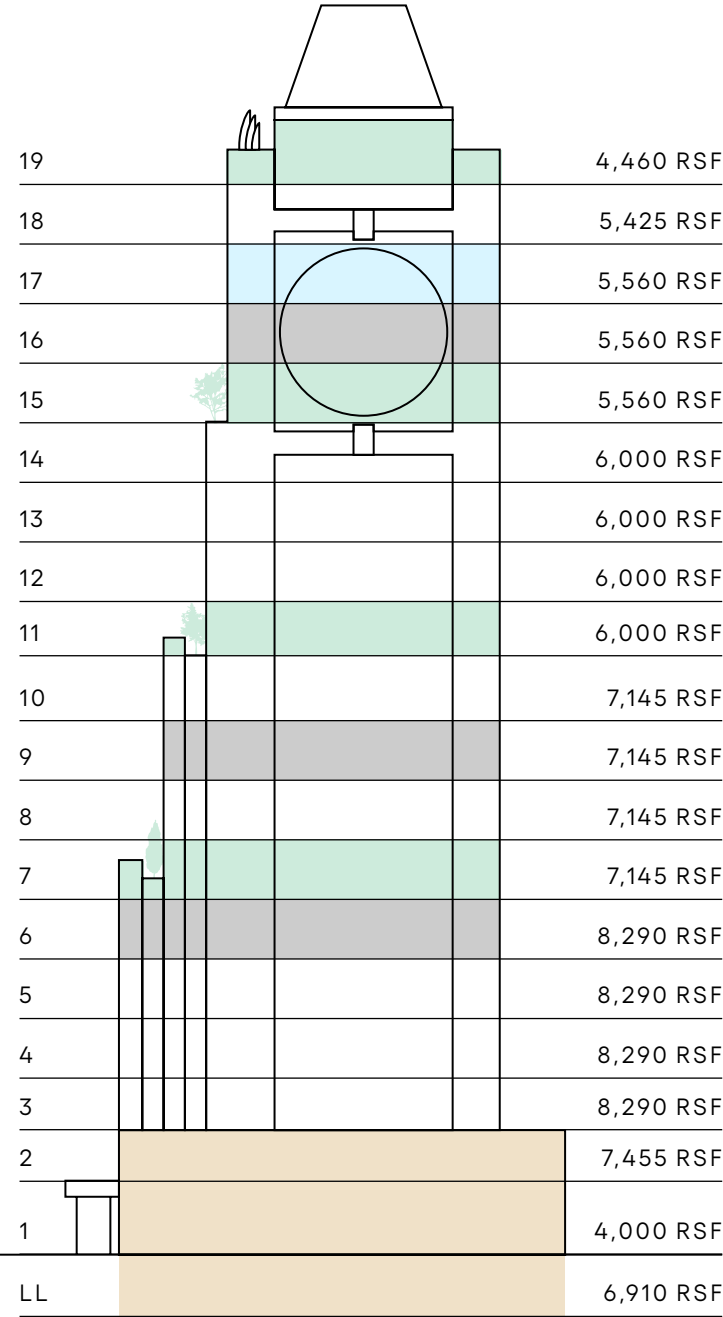
INTIMATE OFFICE ENVIRONMENTS THAT LEAVE A LARGE IMPACT

- Full floor opportunities ranging from 5,500 SF to 8,300 SF
- Floor-to-ceiling glass overlooking Park Ave
- Column-free floor plates
- Direct private access from the elevator into your office
- Company branding opportunities

-  Pre-Built
-  Private Terrace
-  Amenity Levels
-  Leased

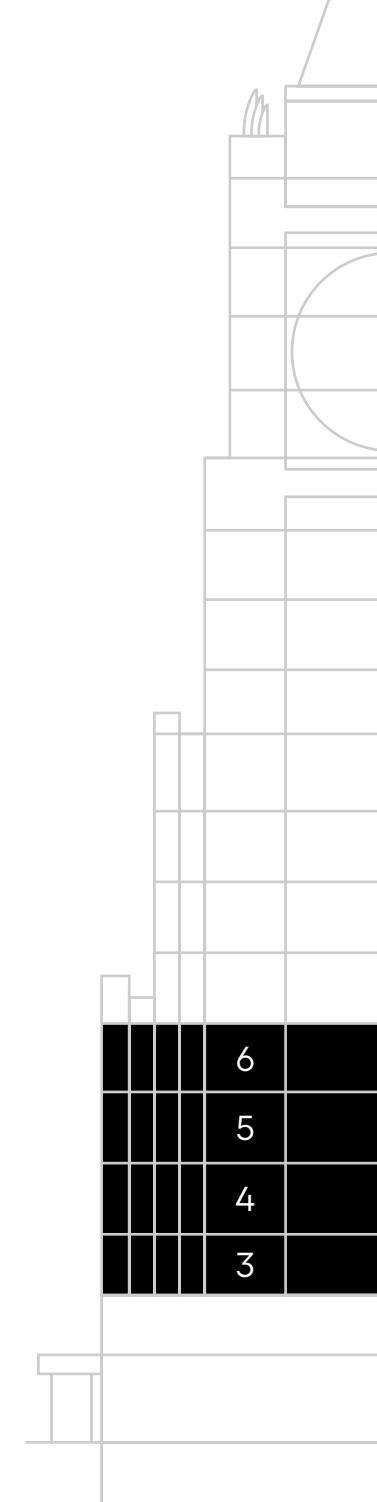
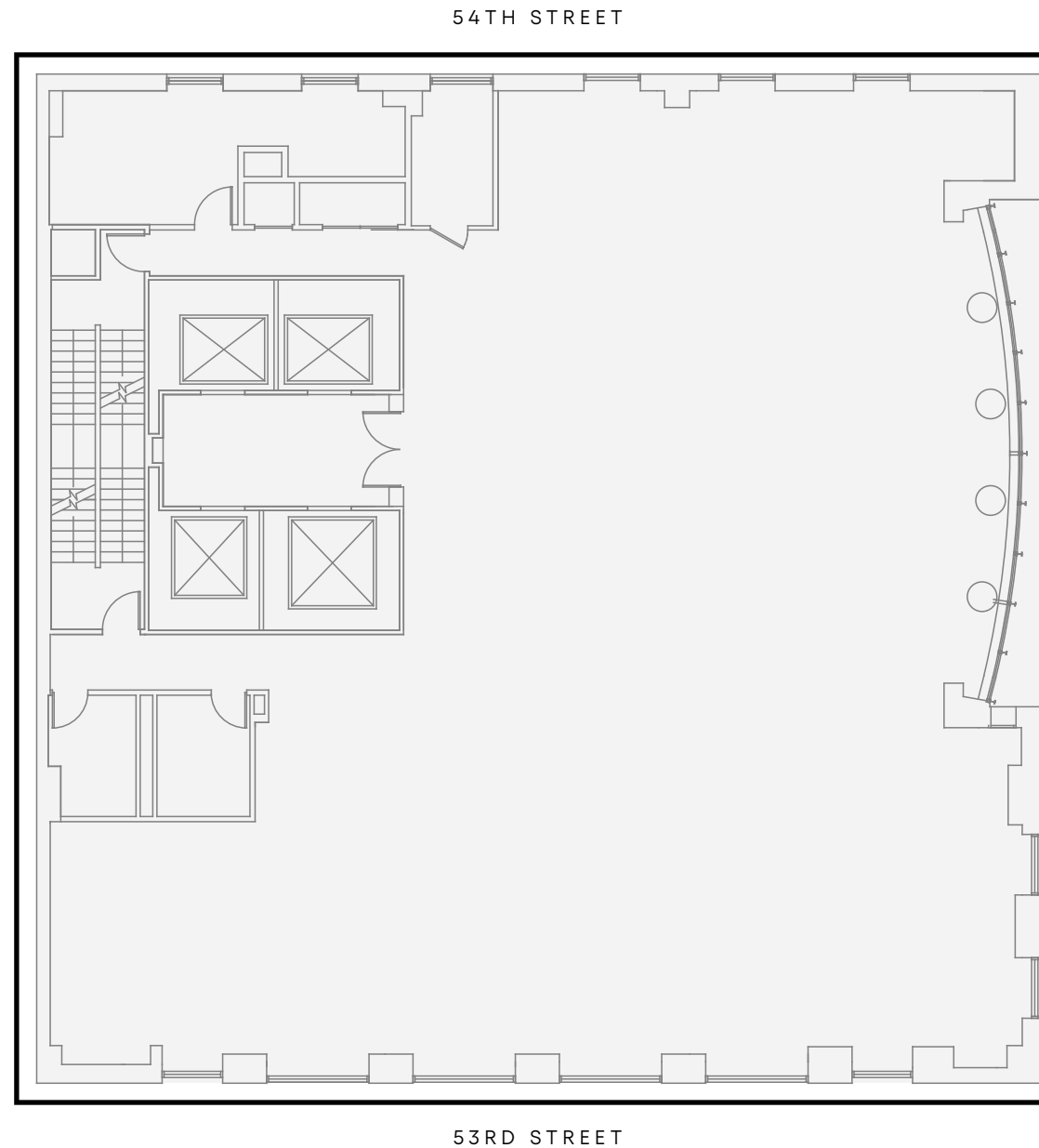


- LOUNGE, BAR & BOARDROOM AREA →
- LOBBY, RESTAURANT & RETAIL →
- RESTAURANT & PRIVATE DINING →



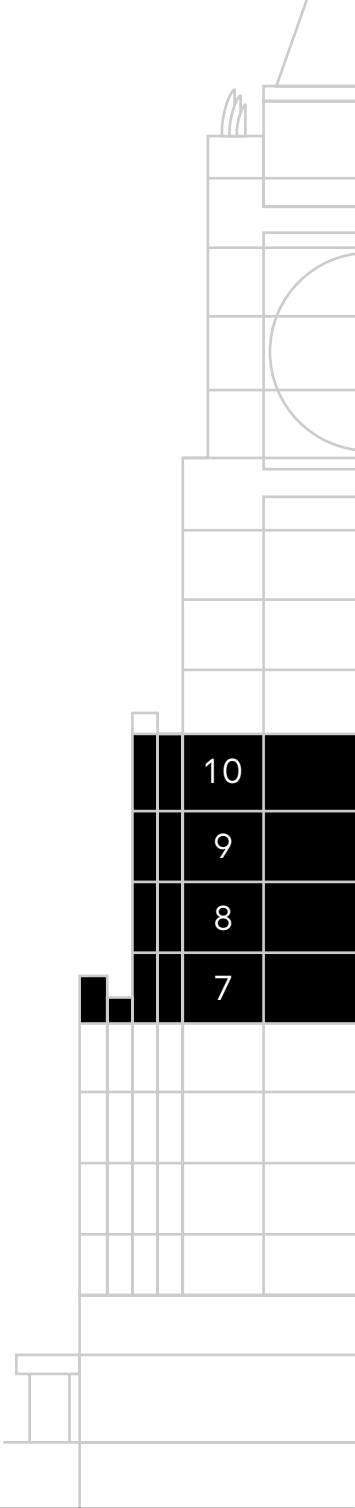
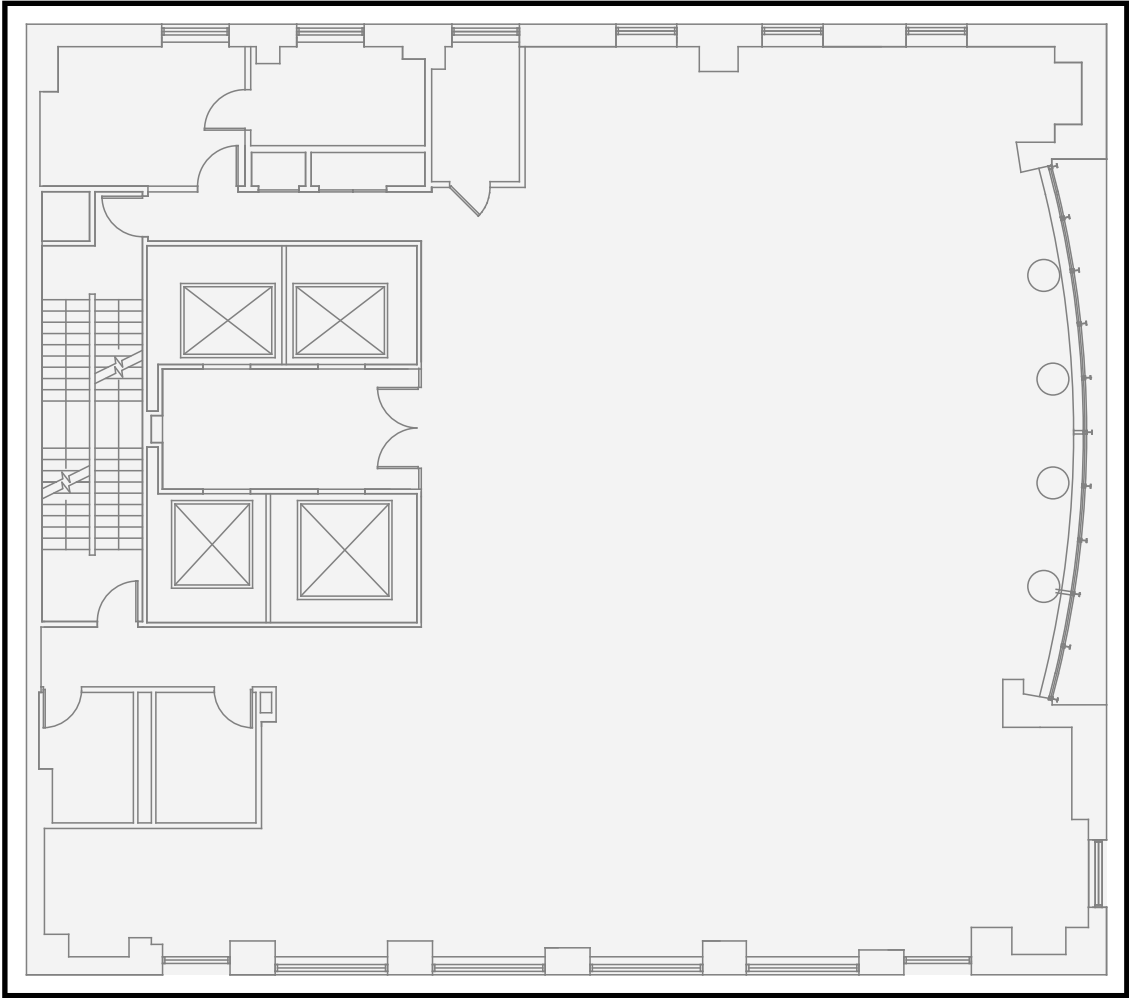
3RD - 6TH
FLOORS
CORE & SHELL

8,290 RSF



7TH - 10TH
FLOORS
CORE & SHELL

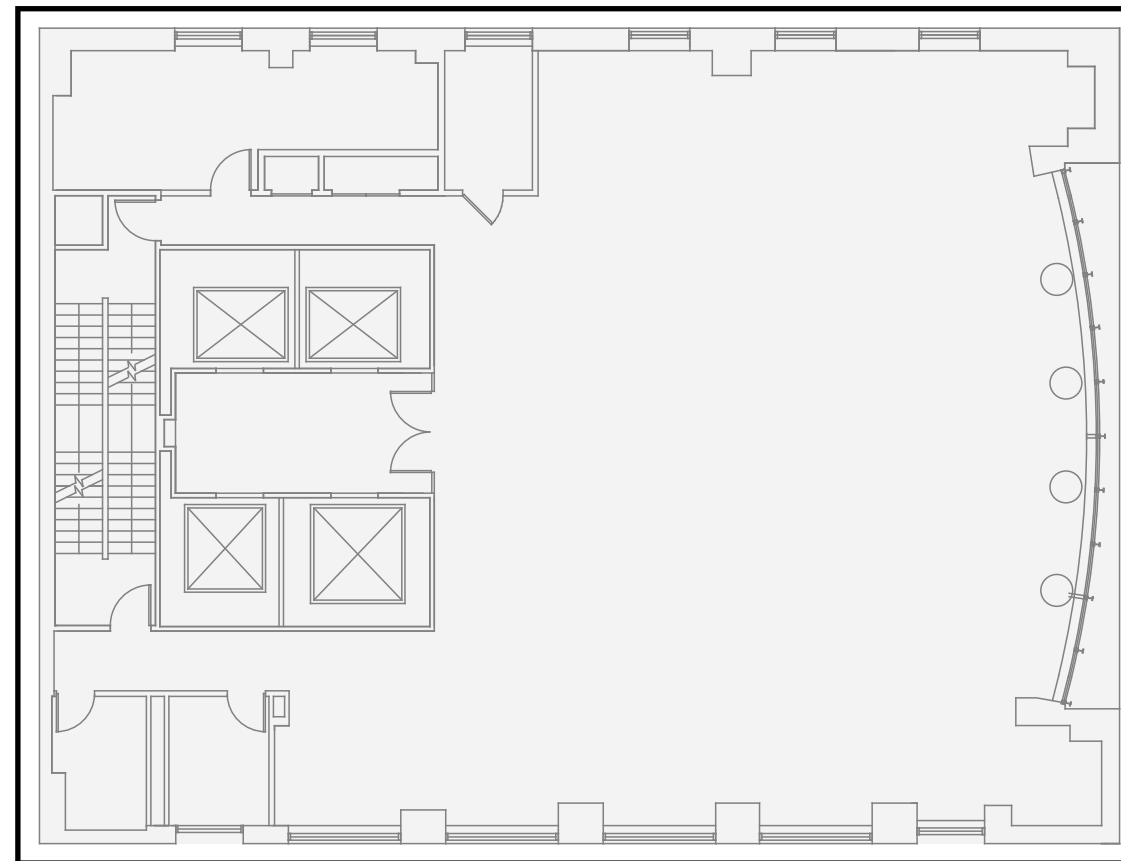
7,145 RSF



10	
9	
8	
7	

11TH - 14TH
FLOORS
CORE & SHELL

7,145 RSF



PARK AVENUE

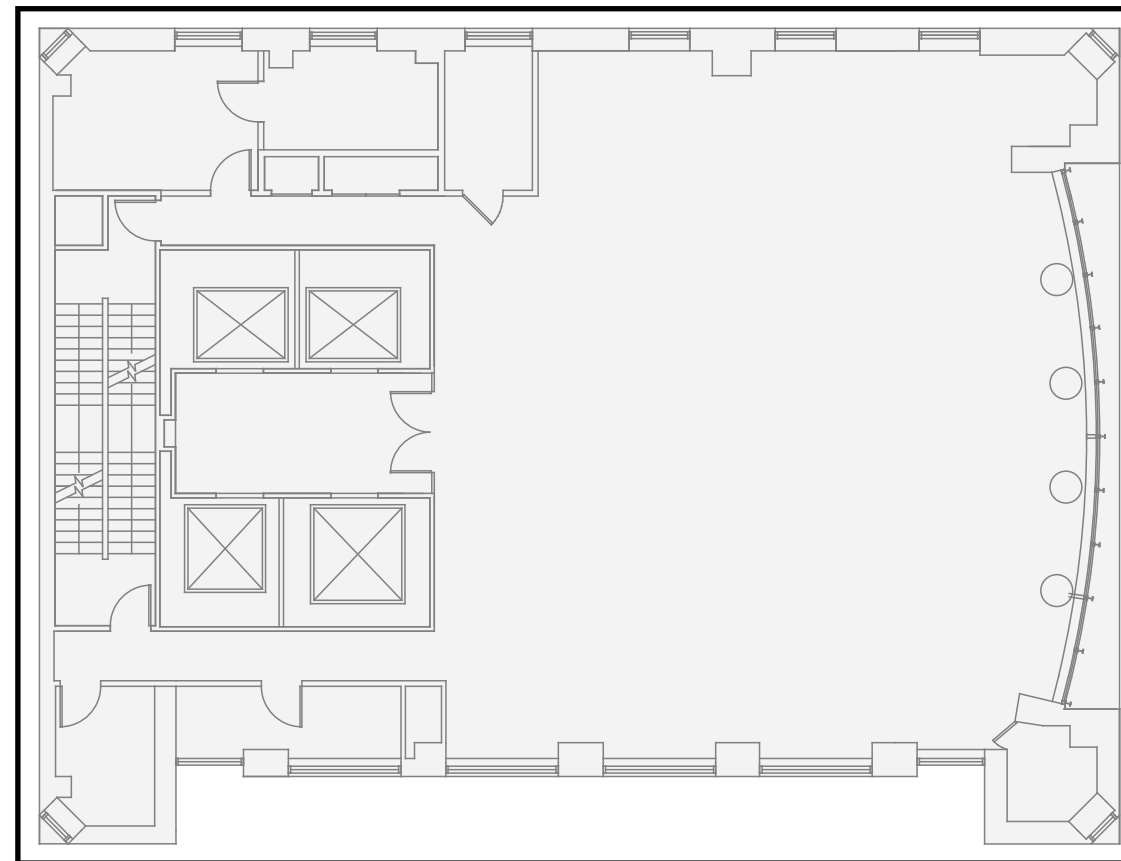
54TH STREET

53RD STREET

- 14
- 13
- 12
- 11

15TH - 18TH
FLOORS
CORE & SHELL

5,560 RSF



54TH STREET

53RD STREET

PARK AVENUE

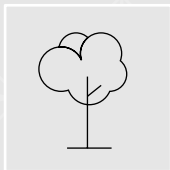
18
17
16
15

REDESIGNED FOR WELLNESS AND EFFICIENCY



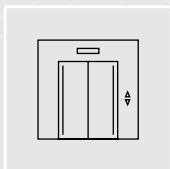
LEED & WELLS PLATINUM*

*Pursuing as an elite class of EE for NYC



PRIVATE TERRACES

Planted with natural greenery for rainwater collection and heat island reduction



HIGH PERFORMANCE ELEVATORS

4 state-of-the-art, newly upgraded elevators that open directly into each tenant's office space

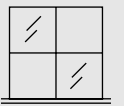
ENERGY STAR CERTIFIED

Building meets strict energy performance standards set by EPA



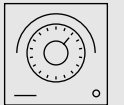
WINDOWS

Energy Efficient curtain wall on the East facing façade providing breathtaking views of Park Ave



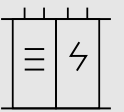
TENANT-CONTROLLED HVAC

State-of-the-art Energy Efficient and LL97 complaint HVAC, plumbing fixtures and lighting



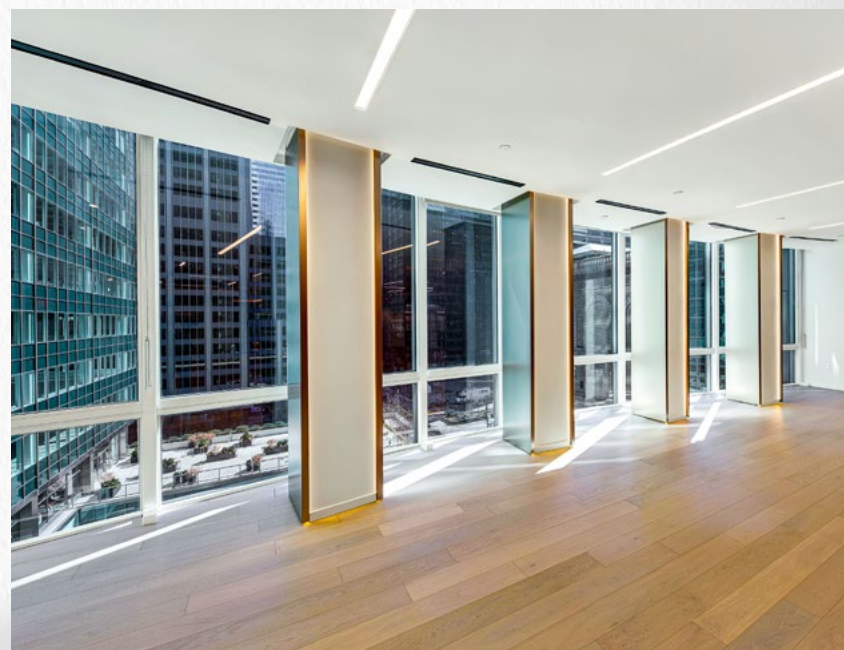
HIGH-CAPACITY GENERATORS

Backup generator offered to tenants, along with separate emergency equipment and life safety generator



STEP OFF THE ELEVATOR INTO YOUR PRIVATE, FULL-FLOOR WORKPLACE.

Every detail has been designed and refined for even the most discerning eye. Full floor pre-builts ranging in size from 5,300 RSF to 8,200 RSF, with floor-to-ceiling glass overlooking Park Avenue, created to leave a lasting impression.











IN THE HEART OF THE PARK AVE PLAZA DISTRICT

Park 53 is surrounded by all of the conveniences you need in your workday. Public transportation, like-minded corporate neighbors, luxury shopping, high-end hotels, Central Park and the best restaurants NYC has to offer, are all steps away.



RIGHT OUTSIDE YOUR FRONT DOORS

RESIDENCE / HOTELS

- 1 The Plaza
- 2 The Pierre
- 3 Lowes Regency
- 4 The Peninsula
- 5 Lotte New York Palace
- 6 St. Regis New York
- 7 The Whitby
- 8 Aman

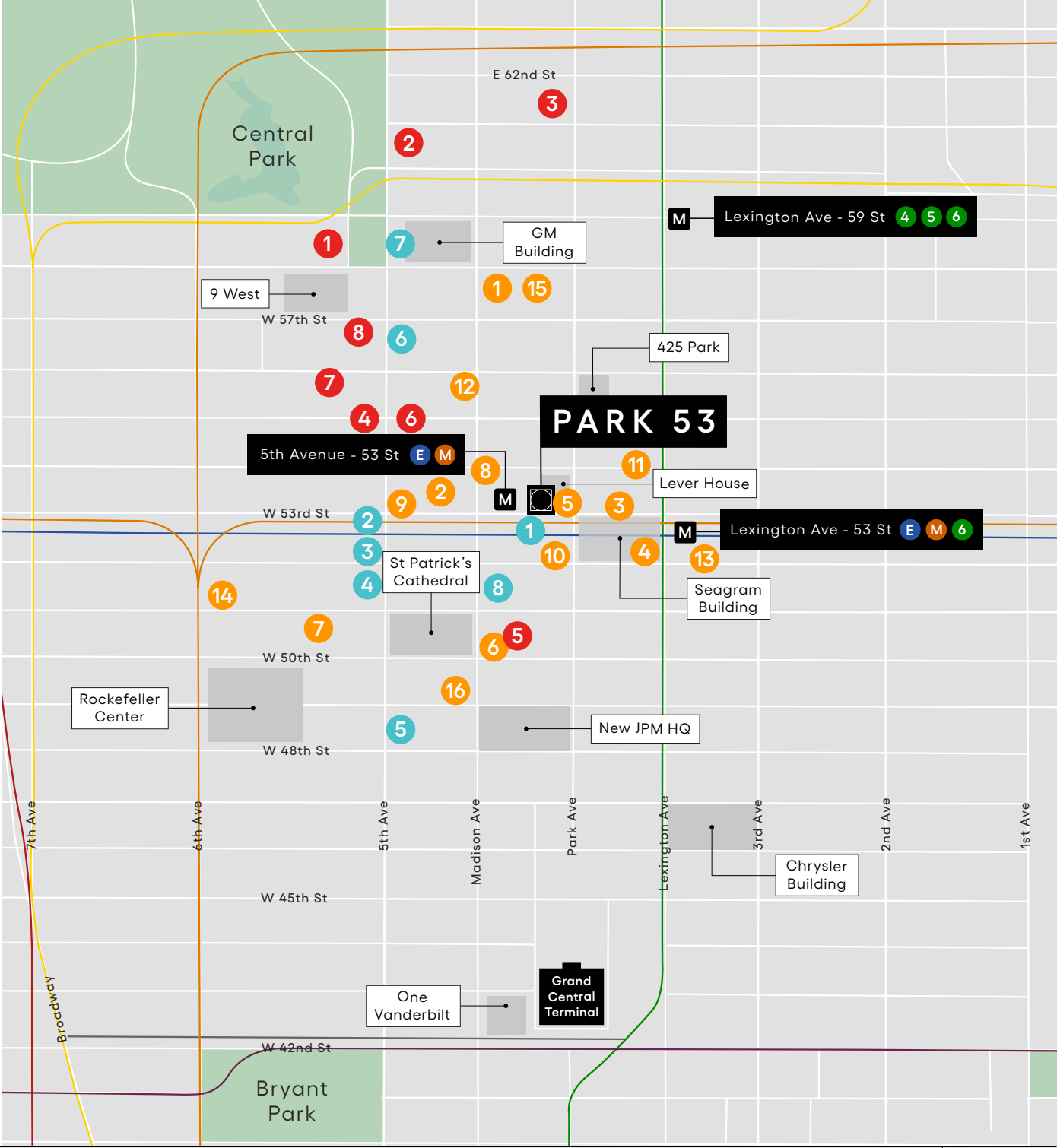
RESTAURANTS

- 1 Serafina
- 2 San Pietro
- 3 The Lobster Club
- 4 The Grill
- 5 Casa Lever
- 6 Villard
- 7 Limani
- 8 Monkey Bar

RETAIL

- 1 Bucherer
- 2 UNIQLO
- 3 ZARA
- 4 NIKE
- 5 Saks Fifth Avenue
- 6 Tiffany & Co.
- 7 Apple
- 8 FedEx

- 9 Fogo De Chao
- 10 Empellon
- 11 Bobby Van's
- 12 Blue Willow
- 13 Sugarfish
- 14 Del Frisco's Grill
- 15 Tao Uptown
- 16 Osteria Del Bianco



MEET YOUR NEIGHBORS

Morgan Stanley

MOELIS & COMPANY

EVERCORE PARTNERS



millennium



J.P.Morgan



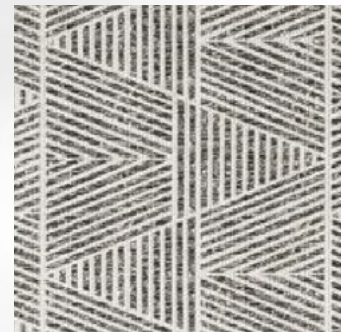
CARLYLE



ADDITION



TOWERBROOK



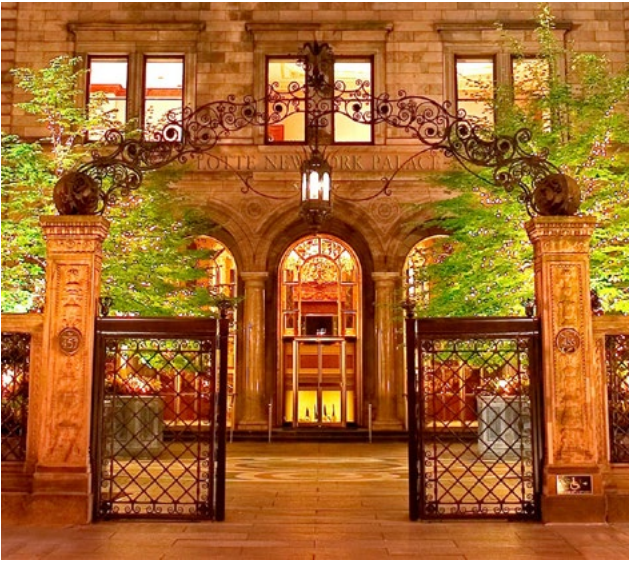
Park Avenue
at night



Grand Central
Terminal



Central Park



Lotte NY
Palace



The
Peninsula
Hotel

MoMA





Casa
Lever



Lobster
Club



The
Grill



Serafina



ZG Capital Partners is a New York-based real estate investment firm with extensive ownership and operating experience. The company targets “stabilized”, income-producing properties, and “value-add” transactions that require renovation, repositioning, and lease-up. The firm’s goal is to effectively deploy capital and add value to its assets through intensive hands-on, day-to-day asset management.



Rialto is an integrated real estate investment and asset management company headquartered in Miami, Florida that invests and manages assets throughout the capital structure in real estate properties, loans, and securities. Rialto was formed in 2007, and has participated in the investment of billions of dollars of equity in real estate assets.



Established in 1987 with offices in Cleveland and New York, Vocon creates distinctive, productive work environments for private - and public - sector clients across the globe through the delivery of full-scale architectural project capabilities including architecture, interior design, branding, graphic design, workplace strategy and change communications.



MdeAS is a New York-based architecture firm known for modern design. We redefine buildings and interiors to transform districts and public spaces. Each member of our team brings a unique perspective and set of skills to our studio. We come together to create architecture that is guided by the connection of people and place.



Since 1929, Newmark has been faced forward, predicting change, and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guides their approach. Today, their integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.



Spectorgroup is a multidisciplinary design practice with 50+ years of global expertise. Located in New York City and Miami, the firm places experience at the center of its process, connecting people to environments through design. Rooted in research, the firm partners with top developers, brokers and organizations to create authentic and meaningful spaces that improve the way people interact with one another and the world around them. Spectorgroup’s portfolio spans market sectors, including commercial, mixed-use, retail, education and workplace. Visit www.spectorgroup.com to learn more.



45 EAST 53RD

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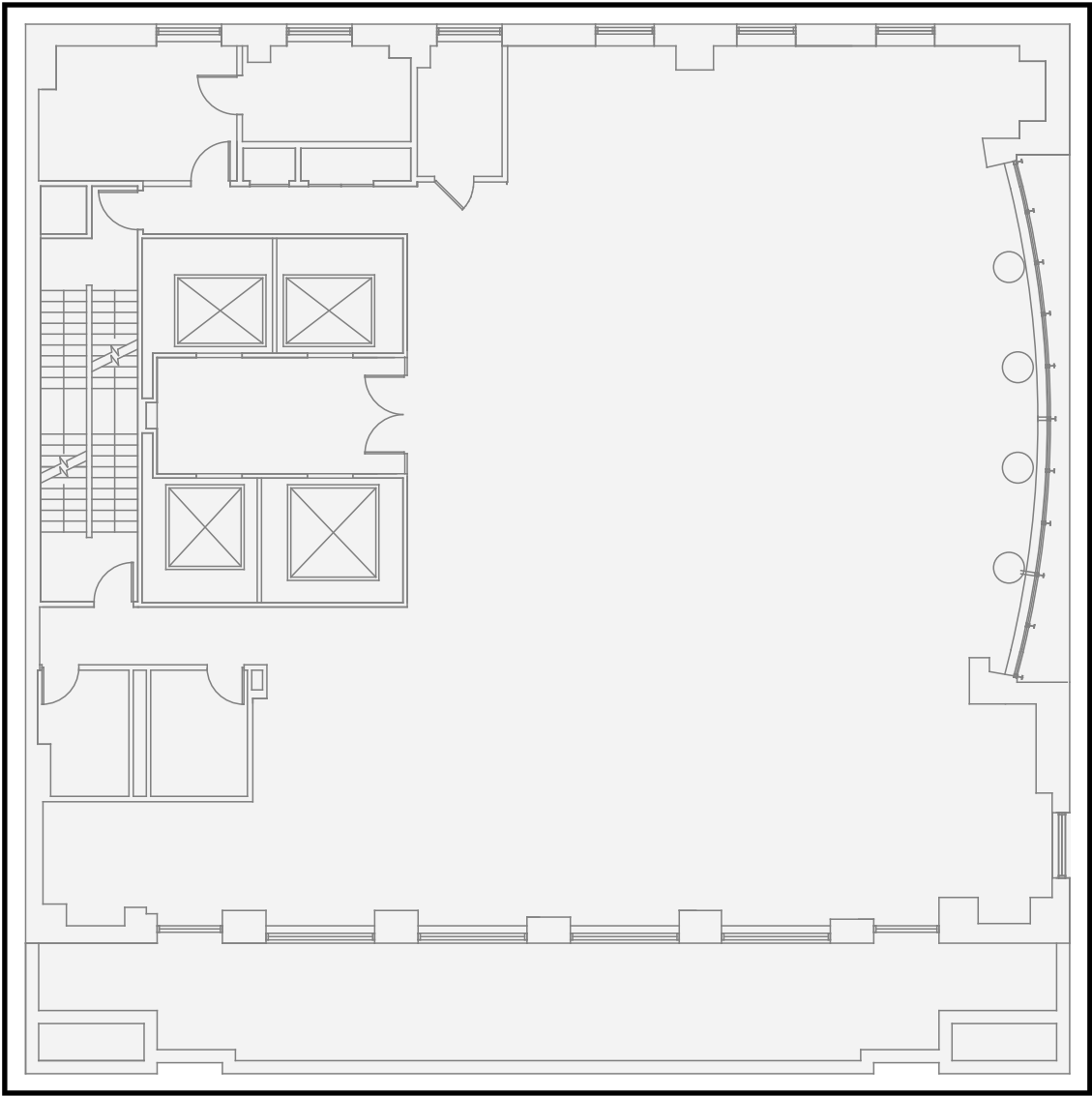


PARK 53

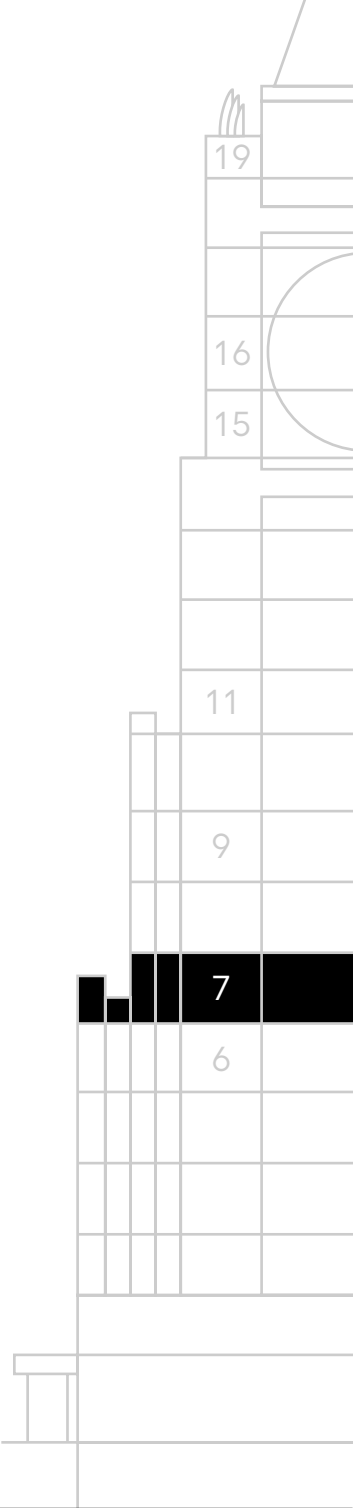
FLOORPLANS
AND TEST-FITS

7TH FLOOR
CORE & SHELL
WITH TERRACE

7,145 RSF

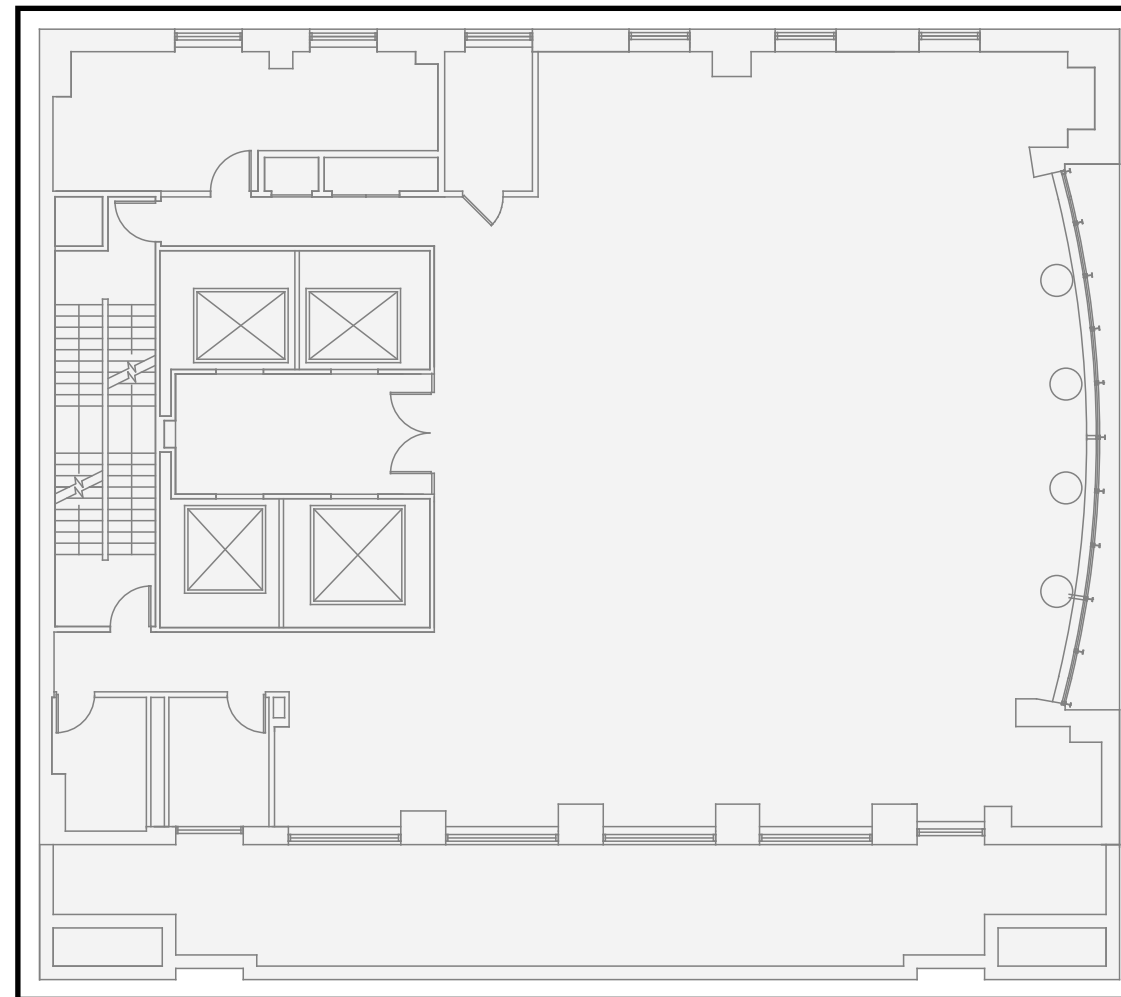


PARK AVENUE



11TH FLOOR CORE & SHELL WITH TERRACE

7,145 RSF



54TH STREET

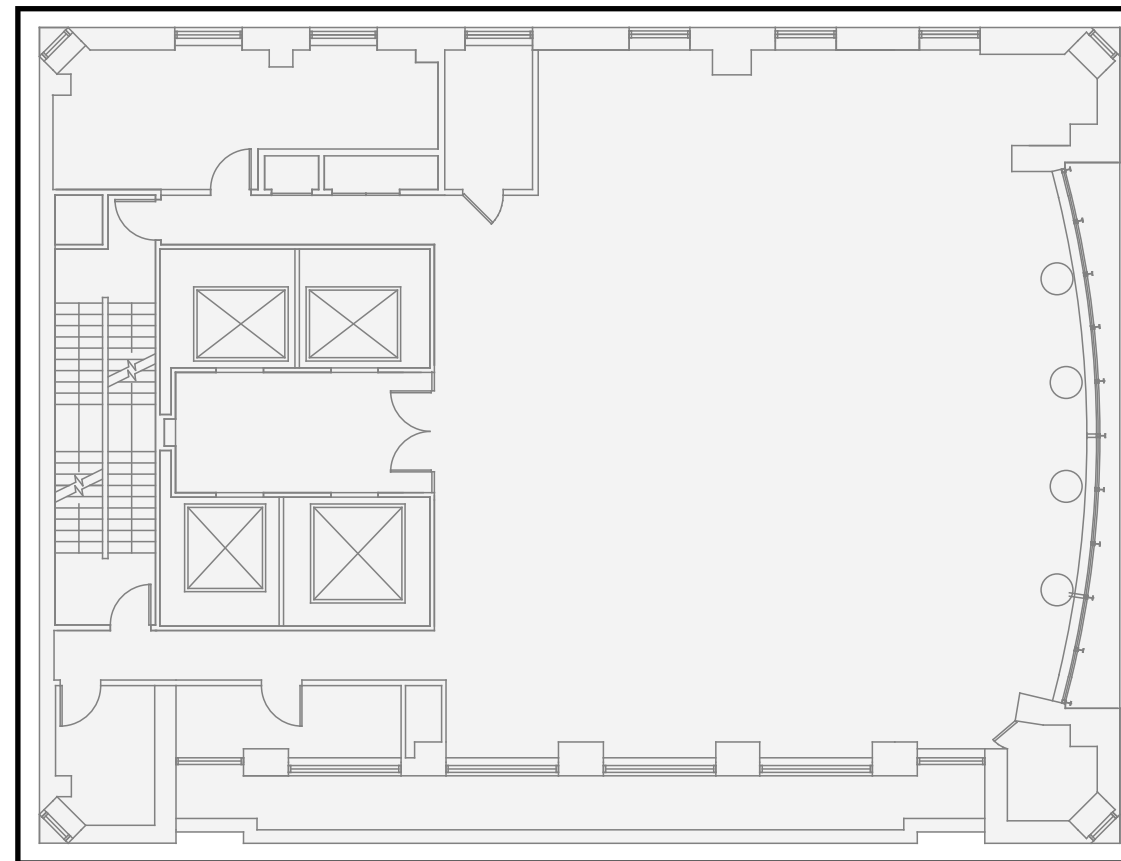
53RD STREET

PARK AVENUE



15TH FLOOR CORE & SHELL WITH TERRACE

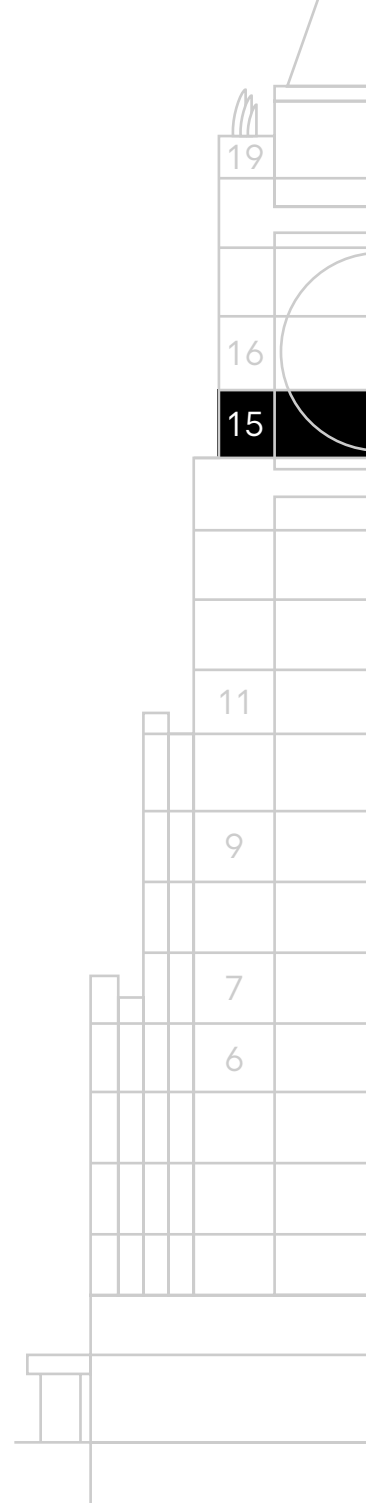
5,560 RSF



PARK AVENUE

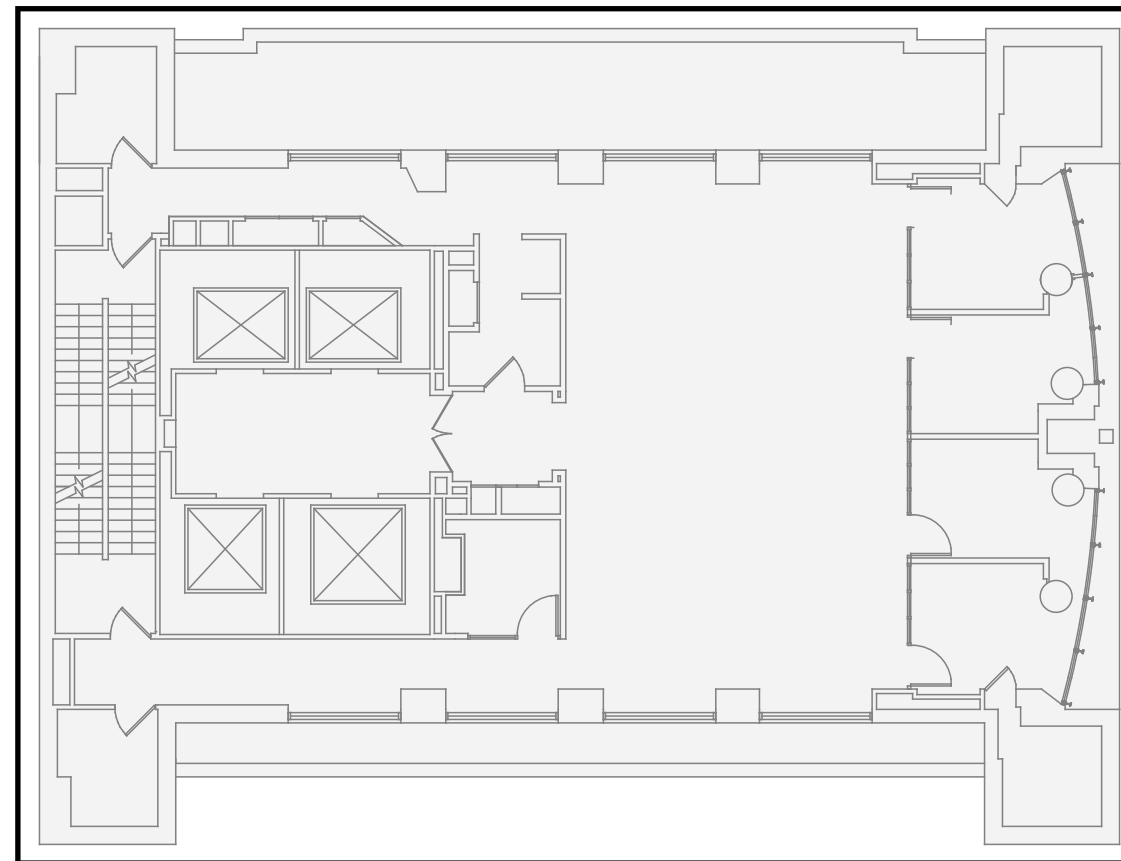
54TH STREET

53RD STREET



19TH FLOOR CORE & SHELL WITH TERRACE

5,560 RSF



54TH STREET

53RD STREET

PARK AVENUE

19

16

15

11

9

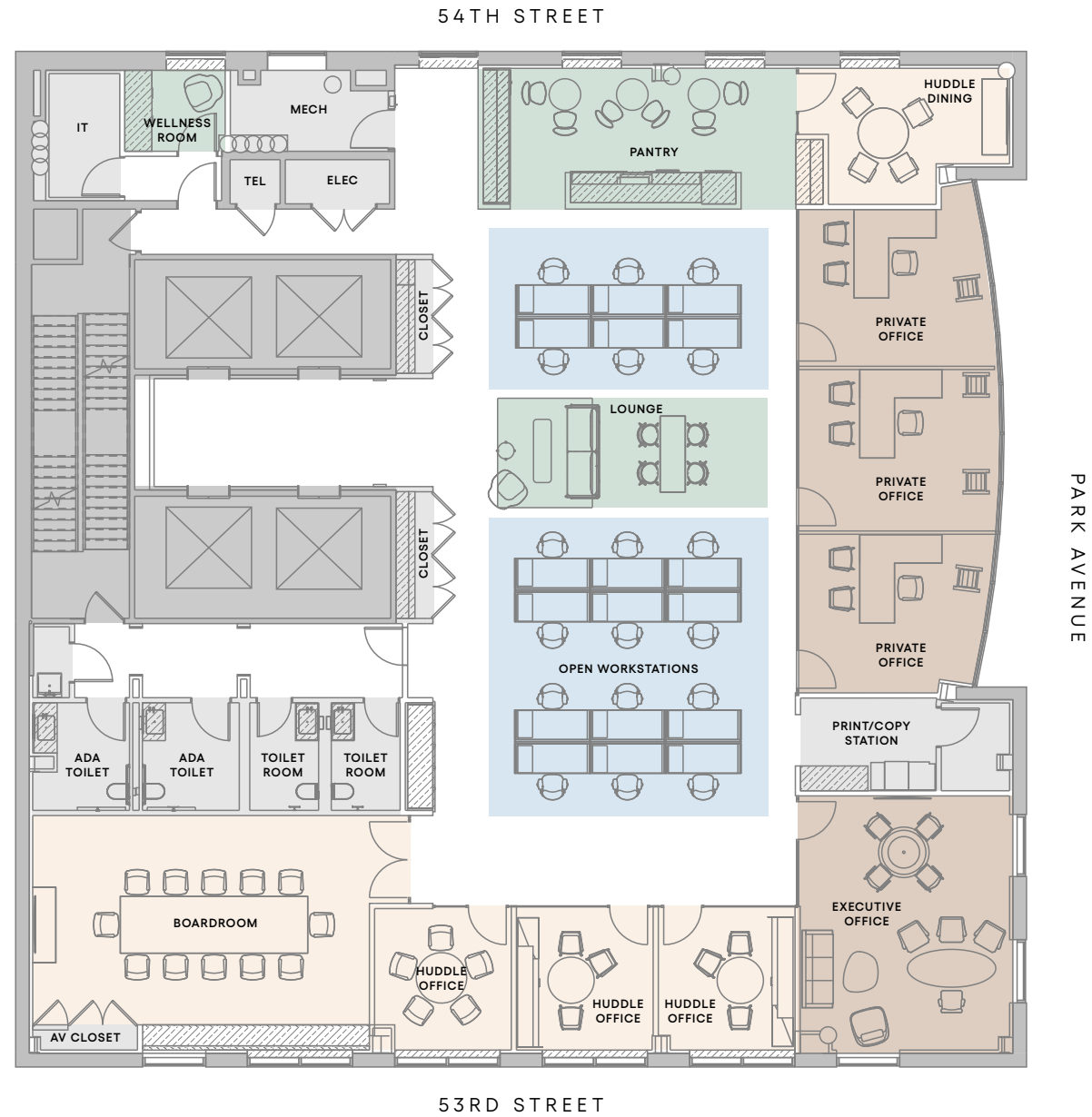
7

6

6TH FLOOR TEST-FIT A

8,290 RSF

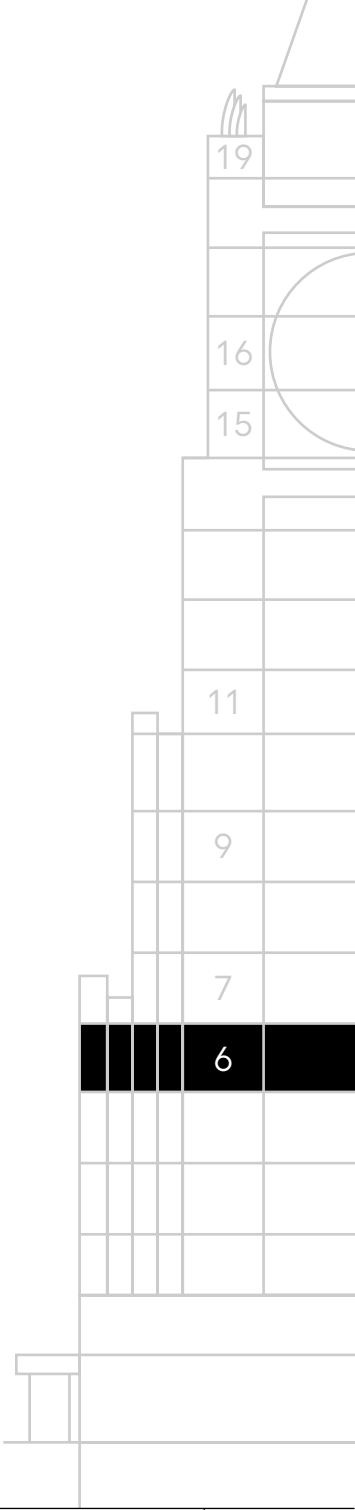
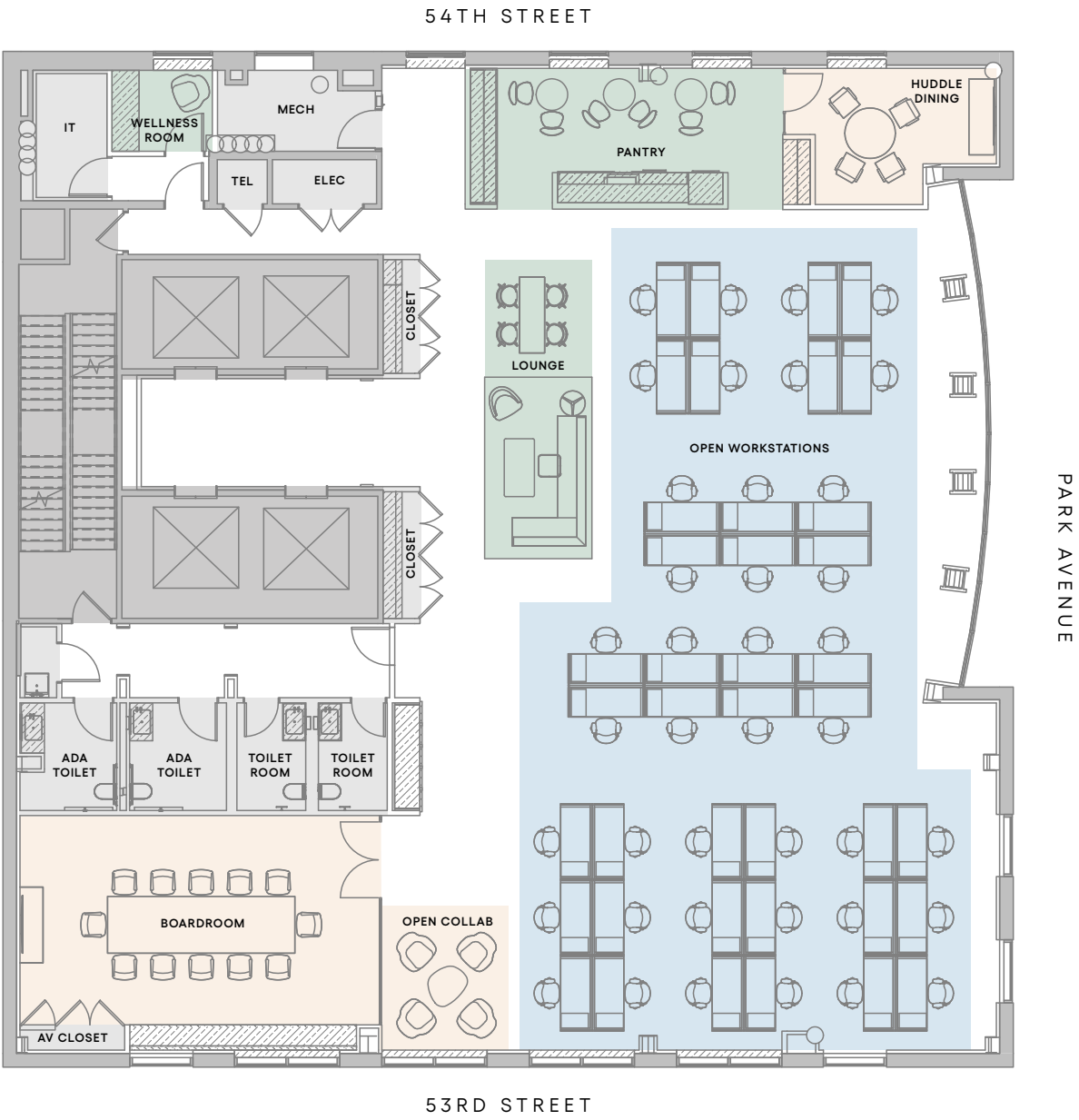
OFFICES	
Executive Office	1
Private Office	3
WORKSTATIONS	
Benching	18
COLLABORATION	
Boardroom	1
Huddle Dining	1
Huddle / Office	3
AMENITIES	
Pantry	1
Lounge	1
Wellness Room	1



6TH FLOOR TEST-FIT B

8,290 RSF

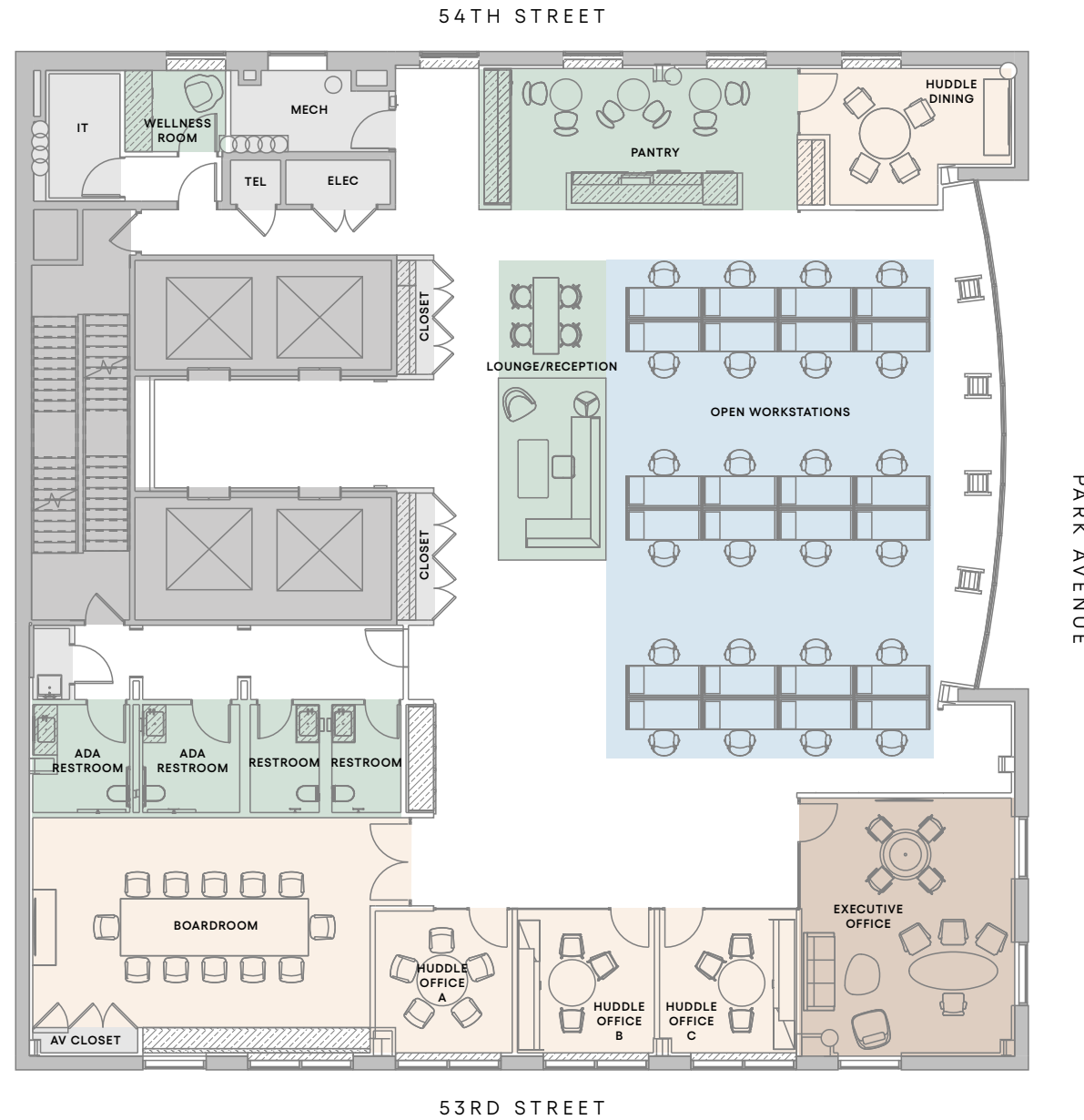
WORKSTATIONS	
Benching	40
COLLABORATION	
Boardroom	1
Huddle Dining	1
Open Collab	1
AMENITIES	
Pantry	1
Lounge	1
Wellness Room	1



6TH FLOOR TEST-FIT C

8,290 RSF

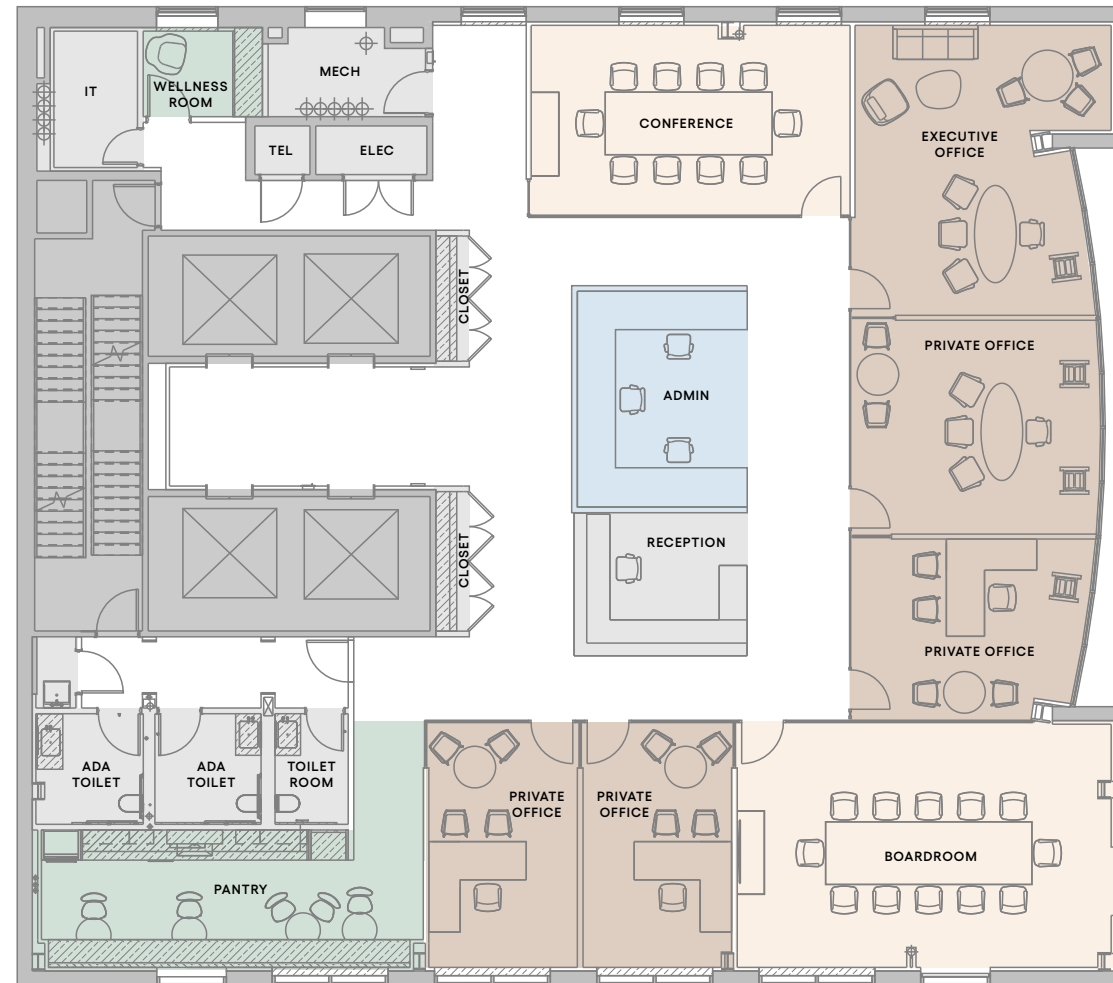
OFFICES		
Executive Office	1	
WORKSTATIONS		
Benching	24	
COLLABORATION		
Boardroom	1	
Huddle Dining	1	
Huddle / Office	3	
AMENITIES		
Pantry	1	
Lounge	1	
Wellness Room	1	



9TH FLOOR TEST-FIT A

7,145 RSF

OFFICES	Executive Office	1
	Private Office	4
WORKSTATIONS	Admin	3
COLLABORATION	Boardroom	1
	Conference Room	1
AMENITIES	Pantry	1
	Wellness Room	1



PARK AVENUE

54TH STREET

53RD STREET

9TH FLOOR TEST-FIT B

7,145 RSF

OFFICES	
Private Office	2
WORKSTATIONS	
Benching	30
COLLABORATION	
Boardroom	1
AMENITIES	
Pantry	1
Lounge	1
Wellness Room	1



9TH FLOOR TEST-FIT C

7,145 RSF

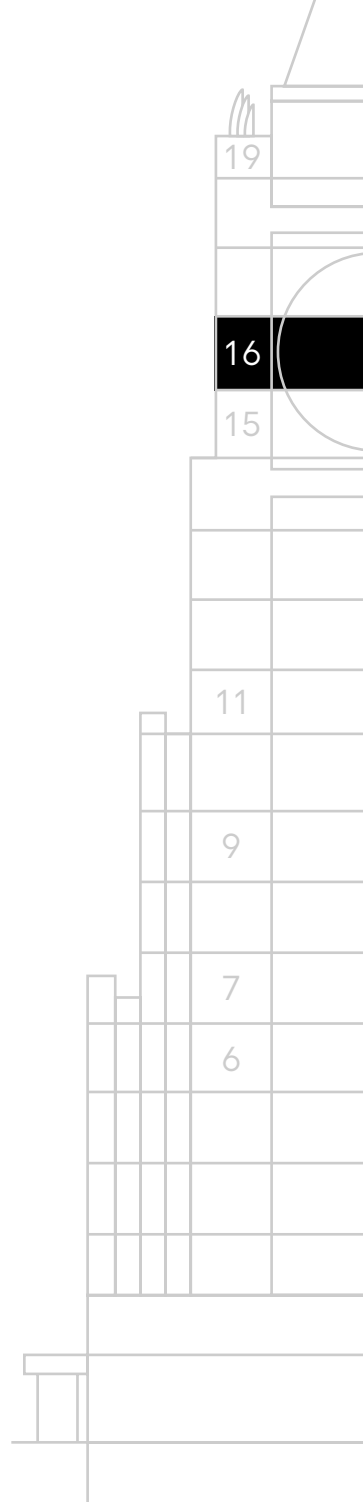
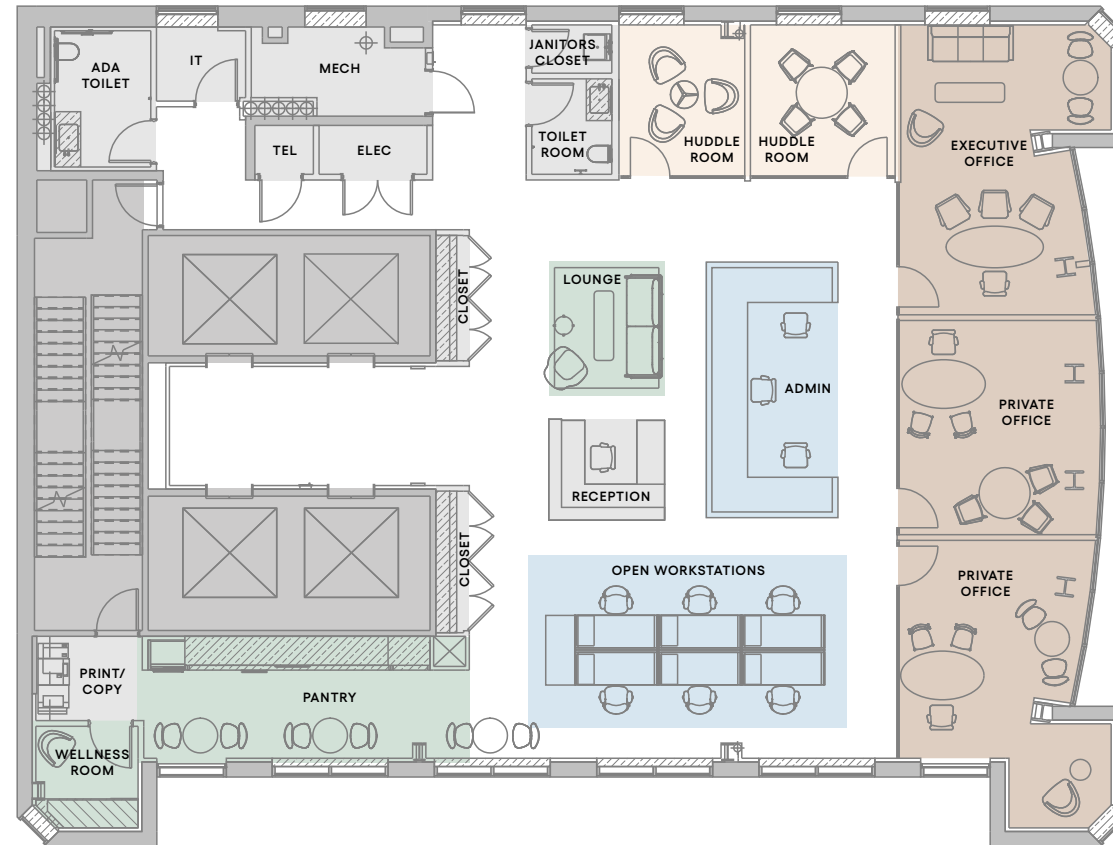
OFFICES	
Private Office	2
WORKSTATIONS	
Benching	34
COLLABORATION	
Boardroom	1
AMENITIES	
Pantry	1
Lounge	1
Wellness Room	1



16TH FLOOR TEST-FIT A

5,560 RSF

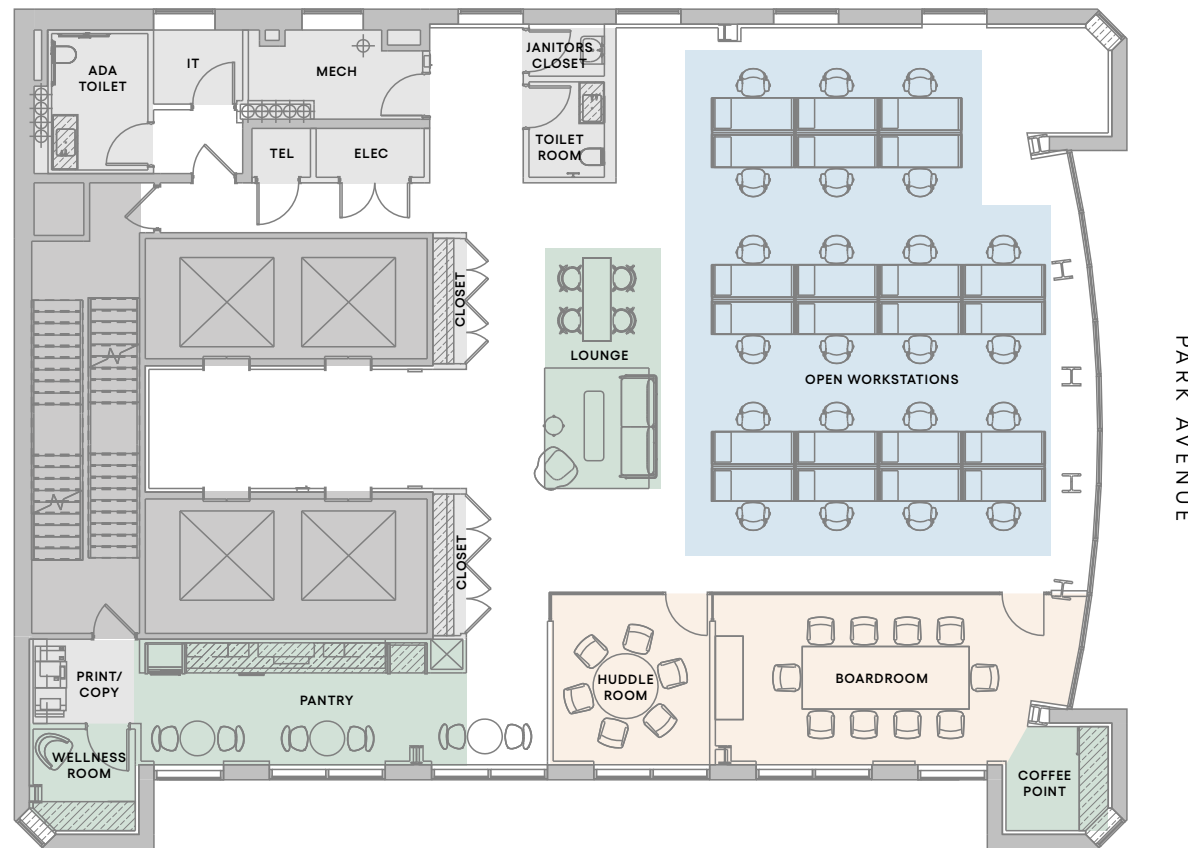
OFFICES	
Executive Office	1
Private Office	2
WORKSTATIONS	
Benching	6
Admin Seating	3
COLLABORATION	
Huddle Room	2
AMENITIES	
Pantry	1
Lounge	1
Wellness Room	1



16TH FLOOR TEST-FIT B

5,560 RSF

WORKSTATIONS	
Benching	22
COLLABORATION	
Boardroom	1
Huddle Room	1
AMENITIES	
Pantry	1
Lounge	1
Coffee Point	1
Wellness Room	1



16TH FLOOR
TEST-FIT C

5,560 RSF

WORKSTATIONS	
Benching	32
AMENITIES	
Pantry	1
Lounge	1
Coffee Point	1
Wellness Room	1

