

65 YEARS OF INTERIOR DESIGN & ARCHITECTURE

From our studios in **NEW YORK**,
STAMFORD, and **MIAMI**, we plan
and design high-performance
interior spaces and South Florida
buildings that empower brands.





Workplace

- FINANCIAL
- LAW
- NON-PROFIT
- TECHNOLOGY
- FASHION
- ENTERTAINMENT



INTERIOR
DESIGN®



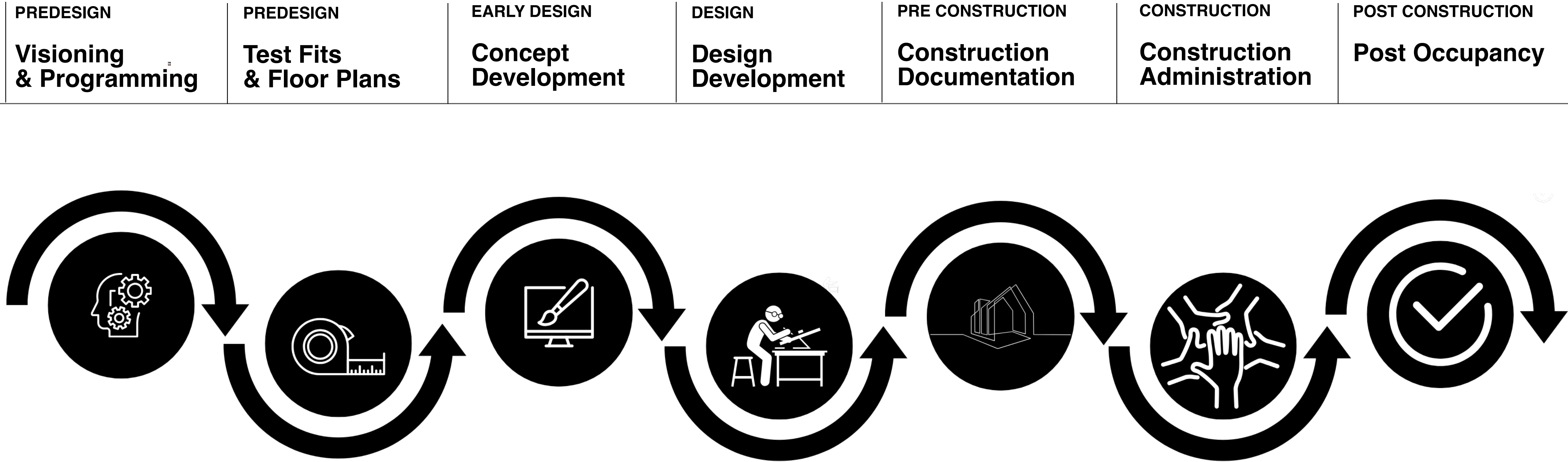




Healthcare Hospitality Retail Multi-family Amenities

HOW WE DO IT:

Our Service Process



CASE STUDY:

Renaissance RE

1095 Ave. of the Americas, 5F





PREDESIGN

- Visioning
- Programming

Workspace Allocation Summary

	PO-1	PO-2	PO-3	PO-4	SO-1	WS-1	WS-2	B-1	Total Projected Employees	Carpetable Area
Personnel	1	0	0	0	0	79	0	0	80	4,514
Shared Collaboration									-	5,010
Shared Support									-	8,490
Personnel Subtotal	1	0	0	0	0	79	0	0	80	
Total Carpetable Area (CSF)										18,014
Total Rentable Area (RSF) (assume 35% loss factor)										27,713

Personnel & Collaboration Summary

Total CSF per person	225
Total RSF per person	346

Private Office

Staff	Space Standard	Square Footage	Current Employees	Future Employees	Total Projected Employees	Total Square Footage
HR Office	PO-1	120	1	0	1	120

Workstation & Benching

Staff	Space Standard	Square Footage	Current Employees	Future Employees	Total Projected Employees	Total Square Footage
¹ Typical Station	WS-1	36	53	26	79	2,844

Personnel Subtotal	54	26	80	2,964
Circulation (50%)				1,482

Support/Storage

Space Type	Square Footage	Quantity	Total Square Footage
File Cabinet (30"W Lateral)	8	0	0
File Cabinet (36"W Lateral)	9	5	45
File Cabinet (42"W Lateral)	10	0	0
Support Subtotal			45
Circulation (50%)			23
Carpetable Area Required			4,514

Notes:
1. Receptionist not captured in total headcount but area for reception desk and seating area accounted for in the

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Private Office 1 (PO-1)
120 SF



Workstation 1 (WS-1)
6'x6'
36 SF (maybe L shaped)

Renaissance RE
1095 Ave. of the Americas, 5F



PREDESIGN

- Site Selection
- Site Feasibility
- Test Fits
- Floor Plans





EARLY DESIGN

- Concept Development



BOOTH
Beachly | Custom Banquette



Concertex |
Canyon, Carbon



HIGHTOP
Andreu World | Reverse Cafe Table



BARSTOOL
Scandinavian Spaces | Miss Holly



SIDE CHAIR
Bernhardt | Chiara



COFFEE TABLE
Stylex | Obair Table



HIGHTOP
Andreu World | Reverse Table



SOFA
Andreu World | Element 3 Seater

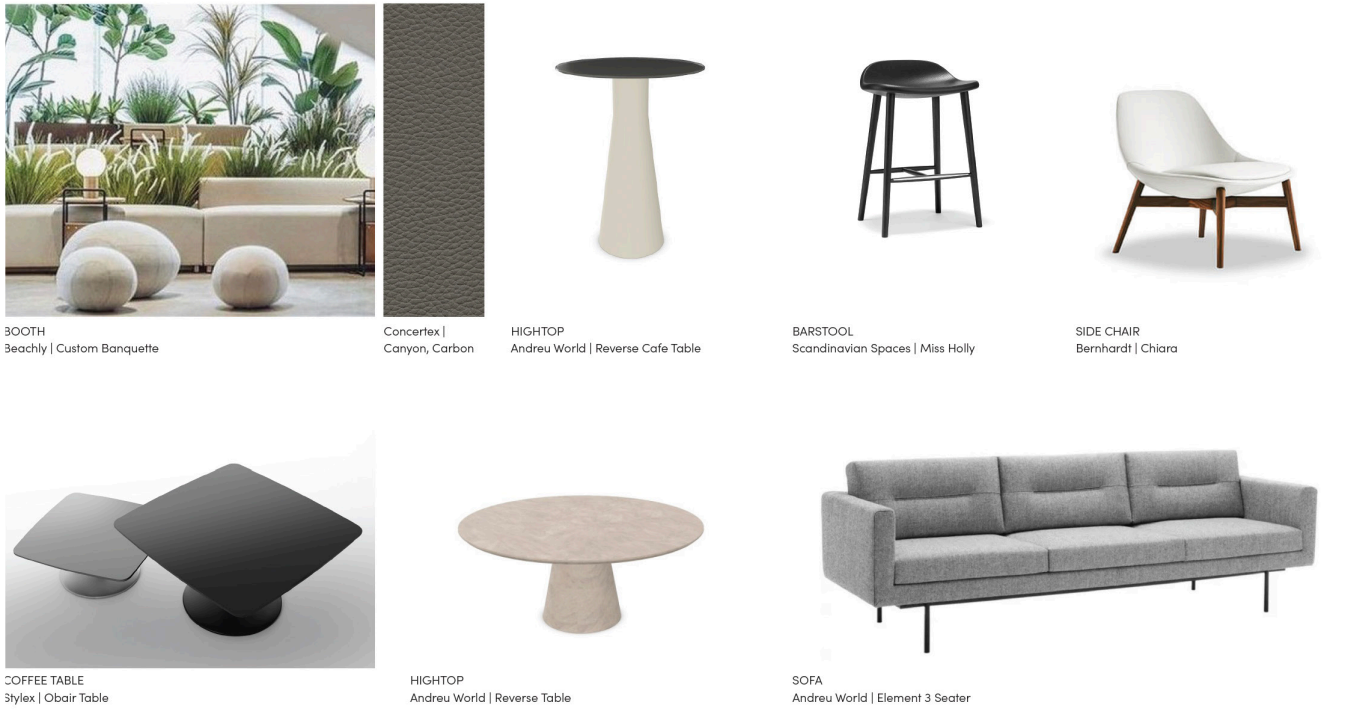
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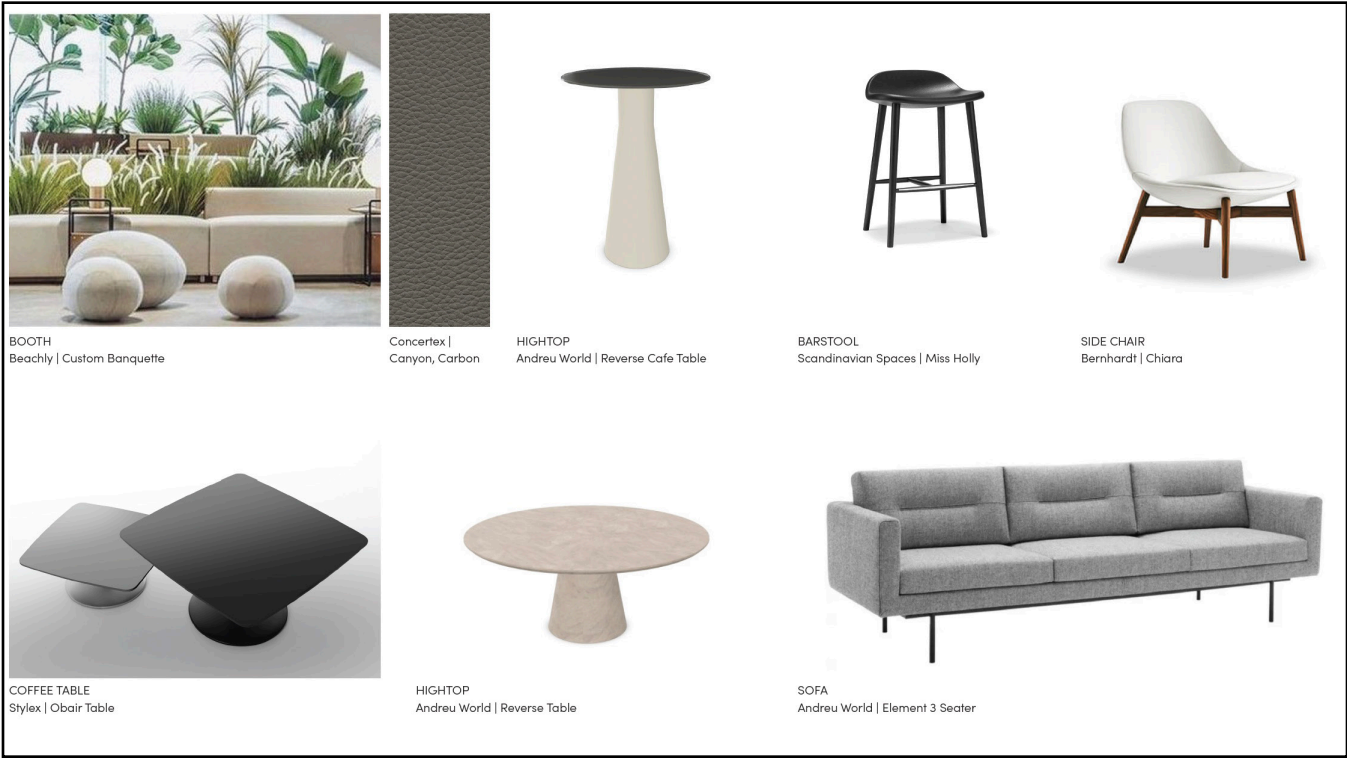


ACTIVE DESIGN

- Design Development

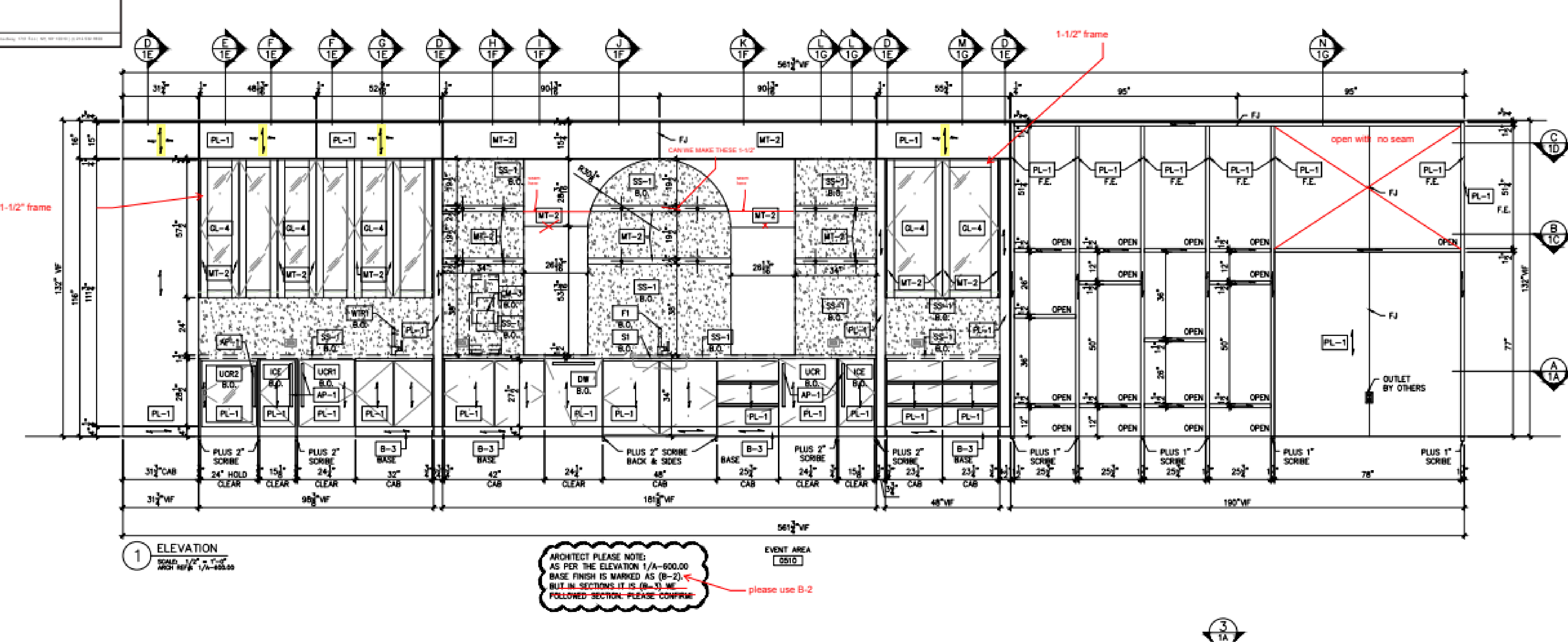


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PRE
CONSTRUCTION

- Construction Documentation

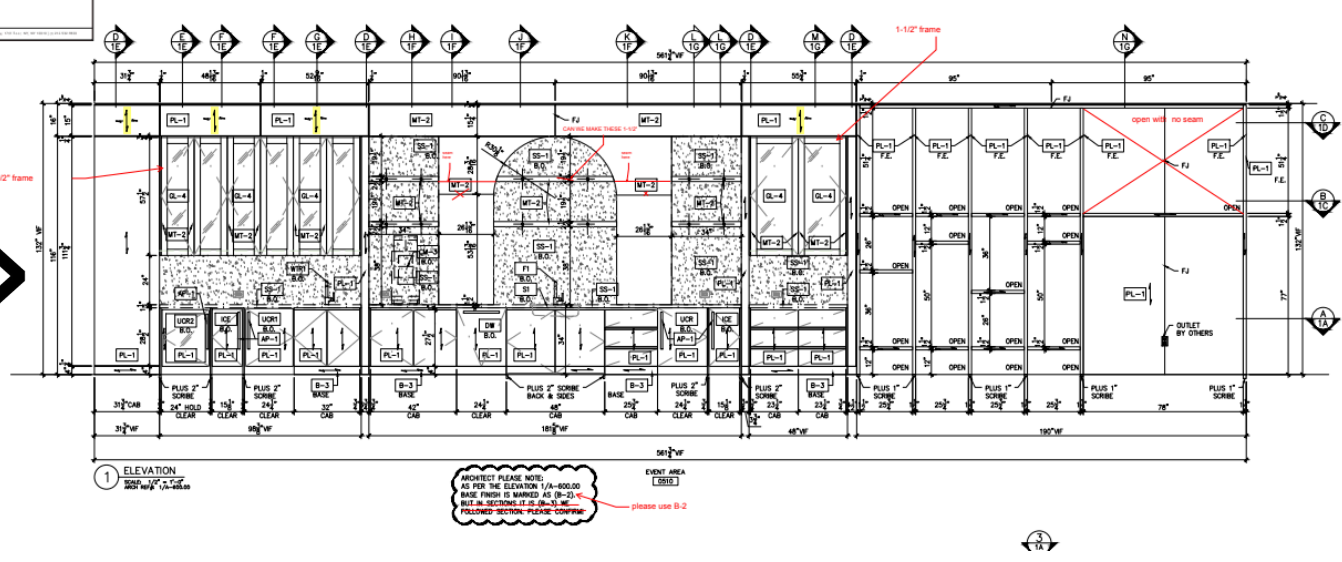




- Construction Administration
- Implementation

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Renaissance RE
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POST CONSTRUCTION

- Punchlist
- Furniture Install
- Move-in/
Relocation
- Post-
occupancy
surveys



CASE STUDY

Renaissance RE

1095 Ave. of the Americas, 5F



KEY CHARACTERISTICS

- RSF: 33,700
- Headcount: 134 Day One
- Headcount: 184 Day Two
- Hospitality driven
- A warm arrival experience
- Sophisticated social hub for entertainment
- Diverse collaborative environments
- Open-plan work area



THANK YOU!

The MKDA team did such a beautiful job planning and designing our space. They presented innovative solutions to every challenge we faced and created a dynamic, yet highly functional space. It fosters a strong sense of belonging and gives our employees a reason to come in, which has already resulted in sustained workforce satisfaction. - RenRe

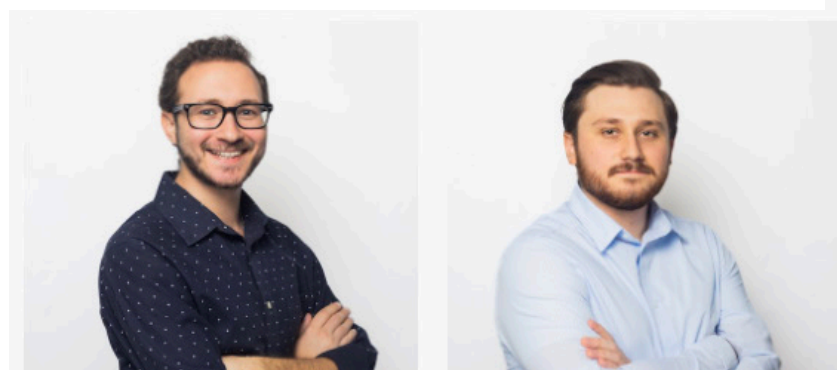


Human-Centered Design Driven by Collaboration



Our teams are holistic, multi-generational and multi-disciplined. There are no “starchitects” here, just talented, fun people with a strong work ethic.

[JOIN US](#) >



Our Trusted Collaboration Partners



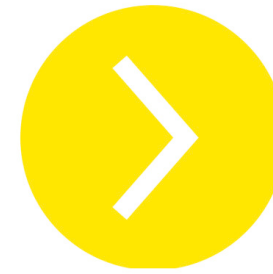
Your MKDA Partners



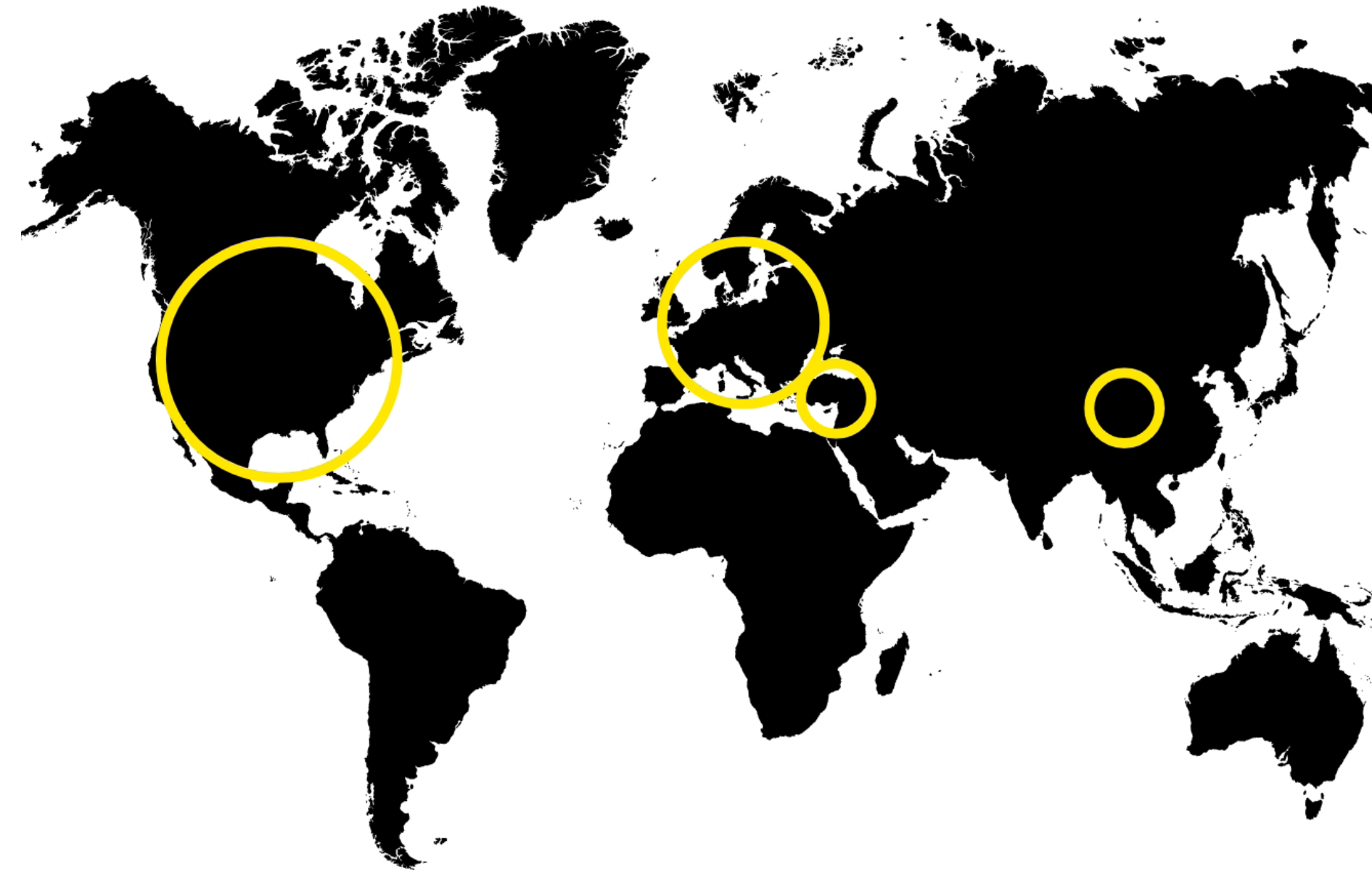
MICHAEL KLEINBERG, CEO



JARAD KLEINBERG, PRINCIPAL



Serving Clients Internationally



Award-Winning Spaces



INTERIOR
DESIGN



65 YEARS OF
DESIGN
EXCELLENCE

80 % REPEAT
& REFERRAL
BUSINESS

10 + YEARS AS
A TOP 100
DESIGN GIANT

OUR COMPETITIVE ADVANTAGE



1

AN EXCEPTIONAL
HIGH-TOUCH
CLIENT **EXPERIENCE**

2

TAILORED
CREATIVE
SOLUTIONS

3

TECHNICAL
**DILLIGENCE &
EXECUTION**

WHO WE WANT TO MEET



- Real Estate Brokers / Tenant Reps
- Landlords & Building Owners
- Developers
- Corporate CEOs, COOs, and CFOs
- Corporate Facilities & Operations Managers

The best time to introduce us?

The earlier the better! Ideally, before a prospective client begins searching for space.

How to introduce us?

Simply connect us with them via email, phone, or a quick introduction.



MKD ~~4~~ 65
YEARS

Thank you!

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