



## **MNPP secures lease extension for 545 Madison - 30,094 s/f**

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New York, NY Marx Realty (MNPP) has unveiled 545 Madison's luxury penthouse renovation renderings. Additionally, GTS Securities has signed a two-year lease extension for its 30,094 s/f space, distributed across the building's 9th, 15th, 16th, and 17th floors. GTS worked with the landlord on the lease extension, without a broker.

The penthouse renovation underway is another example of the repositioning strategy at 545 Madison. The penthouse design marks the final piece of the comprehensive renovation at 545 Madison. The glass walls on the top floor will slide to allow a complete indoor/outdoor experience, overlooking an oversized terrace on the top floor of the building. Additionally, a light-filled staircase connects the two-story space. The space becomes available in January of 2024.

The company recently unveiled the Leonard Lounge, a 7,000 s/f space encompassing a café, a 2,000 s/f landscape terrace, and a 40-seat boardroom. The lounge is reminiscent of an exclusive members-only club and is aptly named in memory of Leonard Marx, the founder of Marx Realty.

The new space offers an array of elegant features, including a ceiling suspended fireplace, a well-appointed café with a large center island, and a variety of plush velvet seating to create a rare and sophisticated ambiance.

“Our reimagining of the penthouse space at 545 Madison extends the building’s extraordinary transformation, offering an unparalleled office experience for the most discerning office users,” said Craig Deitelzweig, president and CEO of Marx Realty. “The ongoing leasing activity at 545 Madison is a testament to our ability to attract top-tier tenants, thanks to our proven hospitality-infused repositioning strategy. With an ambiance that rivals the most opulent penthouse suites in luxury hotels, 545 Madison’s penthouse sets a new standard, elevating the workspace experience to new heights. We are seeing incredible interest in the new space.”

In addition, the building’s entrance and lobby have undergone a complete transformation, featuring a uniformed doorman at the entry, and embracing warm materials and gentle curves in the redesigned lobby. With refined mood music, soothing lighting, and a signature scent, the new lobby exudes a welcoming ambiance akin to the world’s finest hotel lobbies. Tenants and guests also enjoy access to a well-stocked library, further enhancing the hotel-like experience.

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