



## **Marx Realty signs two leases for MarxReady pre-built suites**

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## 10 Grand Central - Manhattan, NY

Manhattan, NY Marx Realty has signed two leases at 10 Grand Central for its MarxReady pre-built suites, totaling over 6,200 s/f of new office leases at the repositioned midtown tower. TMF Group has signed a 10-year, 3,130 s/f lease on the building's 9th floor while an unnamed family office has signed a 5-year, 3,096 s/f lease on the 21st floor.

"We are happy to see strong demand for our MarxReady pre-built suites which have been meticulously designed to create the same sensory experience found throughout the building," said Craig Deitelzweig, president and CEO of Marx Realty.

"These two new leases reaffirm our commitment to our innovative hospitality-infused repositioning strategy and to delivering exceptional, move-in ready spaces that attract a diverse range of prime tenants seeking premium office environments in the heart of Manhattan."

TMF Group was represented by Jason Roberts of JLL while the family office was represented by Craig Lemle of Savills. JLL's Mitchell Konsker, Carlee Palmer, Simon Landmann, and Thomas Schwartz are leading a team handling leasing for Marx Realty. Asking rent for the building ranges from \$68 to \$130 per s/f.

10 Grand Central's \$45 million repositioning has proven to be a tremendous success. Marx Realty orchestrated a top-to-bottom sensory experience, including a stunning new façade with marquee brass fins and oversized walnut doors, attended by a uniformed doorman. Additionally, a sleekly designed lobby features walnut wood and brushed brass accents. The 7,500 s/f indoor/outdoor lounge and club floor, equipped with a café, a 40-seat conference space, and The Ivy Terrace, offering an outdoor space reminiscent of a 1930s garden party. Notably, the building is also home to the MarxMobile, an electric Porsche Taycan that serves as the building's house car, further blurring the lines between hospitality and office.

Marx Realty's MarxReady program offers fully furnished, pre-built office spaces tailored to meet the discerning needs of today's tenants. The firm offers a next-level workspace experience via its MarxReady program providing well-appointed, move-in ready spaces that support tenants' brands while maintaining the building's cohesive, hospitality-design approach.

"10 Grand Central's tenant roster continues to evolve, creating the perfect environment for collaboration and innovation for tenants across various industries, including finance, law, media, and tech. The addition of these two new leases underscores the building's appeal, offering state-of-the-art amenities and a warm, vibrant ecosystem," said Deitelzweig.

The redesign, spearheaded by David Burns, principal of Studios Architecture, has resulted in 10 Grand Central securing over 94,000 s/f of office and ground-floor retail space in the last year. Notable tenants include bank holding company Merchants Bancorp; global asset manager Fin

Capital; and global independent fund manager DIF Capital Partners. High-profile tenants also include Dwayne “The Rock” Johnson’s production company, Seven Bucks Productions (as reported by the New York Post); insurance giant MassMutual, and international news agency Agence France-Presse.

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