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FOR IMMEDIATE RELEASE

**Marx Realty Announces First Lease at The Herald Building in Washington, DC
Unveils \$41 Million Hospitality-Themed Transformation**

CGCN Inks Deal for 8,000-Square-Foot Space at Historic Office Building

**Building of ‘Firsts’ Boasts Modern Take on Historic Past with Soaring Ceilings,
Luxe Lounge Space and Distinctive DC Aesthetic**

(Washington, DC – September 7, 2021) – [Marx Realty \(MNPP\)](#), a New York-based owner, developer and manager of office, retail and multifamily property across the United States, announced CGCN Group has signed a 10-year lease at The Herald office building at 1307 New York Ave. in Washington, DC. The asking rent was \$72. The well-known government affairs firm will take 8,000 square feet on the 6th floor at the newly renovated building as Marx Realty unveils its \$41 million hospitality-infused transformation.

The Herald is the first office building in Washington, DC to come online with a one-of-a-kind hospitality-infused aesthetic that seamlessly blends a New York club-like vibe with a sophisticated DC design sensibility. CGCN works with clients in crafting strategies to shape policy and regulatory debates and serves as a liaison for creating and managing relationships and coalitions with everyday voters, activists, non-profits, businesses, and trade groups.

“We are excited to welcome CGCN to The Herald as companies seek thoughtfully designed spaces and bring employees back to the workplace,” said Craig Deitelzweig, president and CEO of Marx Realty. “The hospitality-like aesthetic and the details we’ve infused into every nook are a big draw for discerning firms seeking a sophisticated aesthetic and spaces where employees will enjoy coming to work.”

Built in 1923 and acquired by Marx Realty in April 2020, The Herald is a 114,000-square-foot architectural gem with a distinctive Beaux Arts design. The new hospitality-infused aesthetic brings a new brand of workspace to the DC market. Meaningful design details pay homage to the building where Jacqueline Kennedy Onassis (then Bouvier) once worked as the “Inquiring Camera Girl,” both as a photographer and reporter. The former home to printing presses and offices for the Washington Times-Herald boasts soaring ceiling heights and features a top-to-bottom members-only club-like ambiance reminiscent of the world’s finest hotels.

Marx Realty has reimagined the building with a chic entry portal and intimate foyer that opens to an expansive lobby with design elements inspired by its original use as a newspaper office and production facility complete with a striking floor-to-ceiling copper and glass wall inspired by traditional linotype printing machines and portraits of DC legends throughout. A uniformed doorman attends oversized wooden entry doors in another nod to the hospitality aesthetic as the entry, foyer and lobby come together to effectively blur the lines between a commercial office asset and a luxury hotel product with a welcoming sensibility.

The lobby boasts walnut wood and copper accents, plush seating areas and soaring 22-foot ceilings in addition to details reminiscent of Jackie O's classic style and timeless grace. Textures, colors and patterns pay homage to her poise while tenants and guests are welcomed with mood music and Marx Realty's signature scent infused throughout the building— creating a sensory experience similar to the world's finest hotel properties.

"This aesthetic didn't exist in the office sector prior to 2018 and Marx Realty is well-known for bringing it to life in major cities across the U.S." said Deitelzweig. "It's unlike anything currently available and remains an attractive option for Fortune 500 companies, government affairs firms as well as media and technology companies, among others."

A 40-seat board room and well-appointed 8,800-square-foot Bouvier Lounge on the ground floor, adjacent to the European style cafe round out a total package of hotel-like ambiance giving tenants an inspirational experience. From historic photos, curated artwork and newspaper printing memorabilia to the brass and copper elements, a cafe and a fireplace, the club floor combines contemporary style with the building's rich history. The seating spaces feature velvet banquettes with antimicrobial properties while a café with outdoor seating gives tenants and guests an al fresco option.

The fitness center -- Press Fitness -- features boxing, private workout rooms with individual pelotons and Mirror fitness system, and an sophisticated aesthetic that includes a striking portrait of Ronald Regan. Press Fitness combines classic and contemporary touches and speaks to the building's rich history while maintaining a luxury hotel-like vibe.

"Everything about The Herald answers the demand for sophisticated office spaces that serve as an extension of a company's brand and we have solid interest from a variety of firms with proposals out for every space in the building," added Deitelzweig.

Additionally, the doorman and club floor personnel will work in tandem to reduce the need for tenants and visitors to come in contact with surfaces. Marx Realty's proprietary Marx Connect software interface will be implemented in order to minimize physical interaction and offer every convenience through a touch of your phone. Marx Realty is committed to designing spaces that provide a much-needed sense of warmth and tranquility as well as safety and wellness to both tenants and guests.

This project represents the next installment of the successful collaboration between Marx Realty and David Burns of Studios Architecture, continuing the hospitality-meets-office repositioning success at 10 Grand Central and 545 Madison Avenue, both in New York City.

About Marx Realty

Marx Realty is a division of Merchants National Properties (MNPP). Founded in 1915, its current portfolio of properties includes over 5 million square feet of commercial office, retail and residential space as well as five mixed-use projects currently under development. Marx Realty is vertically integrated and involved in all phases of real estate management, development, construction and leasing. The company's assets comprise 67 properties in 17 states.