



Press Contact:

Great Ink Communications – 212-741-2977

Roxanne Donovan Roxanne@greatink.com

Sara Williams Sara@greatink.com

Francisco Miranda Francisco@greatink.com

FOR IMMEDIATE RELEASE

Marx Realty Inks Three New Leases at Newly Reimagined The Herald

Barbara Bush Foundation, Scott Circle and High-Profile Economic Think Tank are Latest to Secure Space at Recently Repositioned, Hospitality-Infused Office Building in Washington, DC

(Washington, DC – November 18) – [Marx Realty \(MNPP\)](#), a New York-based owner, developer and manager of office, retail and multifamily property across the United States, announced it has signed three new leases at the newly repositioned The Herald at 1307 New York Ave. in Washington, DC. [Barbara Bush Foundation for Family Literacy](#) signed a seven-year, 6,000-square-foot office lease on the seventh floor of the building while a prestigious economic think tank signed a seven-year, 7,000-square-foot lease on the fifth floor. [Scott Circle Communications](#) signed a five-year, 3,200-square-foot office lease for one of the building's pre-built suites on the seventh floor of the building. Marx Realty was represented by Doug Mueller, Evan Behr, Nathan Beach and Jeanette Ko of JLL; Scott Circle Communications was represented by Creighton Armstrong and Lauren Thomas of JLL; and the Barbara Bush Foundation was represented by Chris Lucey and Doug Damron of Newmark.

Marx Realty recently completed a \$41 million hospitality-themed transformation making The Herald the first building in Washington, DC to combine a hotel-like ambiance with a New York club-like vibe and sophisticated DC design sensibility.

The Barbara Bush Foundation for Family Literacy is a non-profit organization focused on improving literacy in the United States through various programs directed to preschool children and parental literacy. First Lady Barbara Bush's most important cause during her time at the White House was family literacy, leading to her dedication towards eliminating the generational cycle of illiteracy in the US. Scott Circle Communications is a DC-based public-relations agency with a mission focused on empowering nonprofits, associations, foundations, think tanks, corporate social responsibility programs and others to raise awareness and advocate for issues that matter.

"We are thrilled to welcome the Barbara Bush Foundation for Family Literacy, Scott Circle Communications and a respected, high-profile economic think tank to The Herald and are confident the building's stunning hospitality-infused aesthetic and amenity-rich offerings will suit their needs as well as those of their employees and their guests," said Craig Deitelzweig, president and CEO of Marx Realty. "The Herald's one-of-a-kind workplace is designed to inspire and enrich their employees' experiences and retain and attract talent. It's the ideal space to further these organization's remarkable missions."

In connection with each lease, three native trees will be planted in local DC neighborhoods as part of Marx Realty's mission of creating a healthier environment for both its offices and the surrounding environment.

The Herald was built in 1923 and acquired by Marx Realty in April 2020. The 114,000-square-foot building is defined by a distinctive Beaux Arts design infused with a luxury hotel sensibility, bringing a new brand of workplace to the DC market. The smallest of details come together to pay homage to the building and its history as the former home to the offices and printing presses of the Washington Times-Herald -- where Jaqueline Kennedy Onassis (then Bouvier) once worked as the "Inquiring Camera Girl," both as a photographer and reporter.

The building boasts a welcoming entry portal and intimate foyer that opens to an expansive lobby with design notes reminiscent of its original use as a newspaper office and production facility. Boasting walnut wood and copper accents as well as plush seating areas and soaring ceilings, numerous design details evoke Jackie O's classy style and timeless grace. A uniformed doorman attends oversized wooden entry doors as The Herald welcomes tenants and guests with mood music and Marx Realty's signature scent, creating a sensory experience that blurs the lines between a commercial building and a luxury hotel.

As part of the Barbara Bush Literacy Foundation lease, Marx Realty will add a portrait of former First Lady Barbara Bush reading to children as part of The Herald's artwork collection, which now includes a portrait of former First Lady Jacqueline Bouvier Kennedy, a mural of Ronald Reagan lifting weights and various historic and present-day DC newspapers and iconic scenes. The artwork is one of many ways the building generates a sense of "soul" which is so crucial to Marx Realty and its properties.

Amenities at The Herald include a 40-seat board room, a European style cafe and the *Bouvier Lounge*, a well-appointed 8,800-square-foot club floor that incorporates historic photos, curated artwork, newspaper printing memorabilia and a fireplace, effectively combining contemporary style with the building's rich history. In addition, the fitness center, *Press Fitness* features boxing, private workout rooms with individual pelotons and Mirror fitness system, and a sophisticated aesthetic that includes a striking portrait of Ronald Regain.

"We are proud to have pioneered this hospitality-like aesthetic in the office sector," added Deitelzweig. "Our team's attention to detail, unrivaled style and commitment to high-end, sophisticated design has created an attractive and unique option for various high-profile companies, government affairs firms as well as media and technology companies, among others."

This project represents the next installment of the successful collaboration between Marx Realty and 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.