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**FOR IMMEDIATE RELEASE**

## **Marx Realty Acquires Office Asset in Washington, DC**

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Recent Lease Activity and Strong Tour Velocity Signals Confidence in Office Market

**(Washington, DC – February 7, 2022)** – [Marx Realty \(MNPP\)](#), a New York-based owner, developer and manager of office, retail and multifamily property across the United States, announced the acquisition of the office building located at 2121 Wisconsin Ave. NW in Washington, DC. The 110,000-square-foot building was built in 1960 and renovated in 2000 which included the addition of a new lobby as well as elevator modernization, cab renovation and a roof rehabilitation. Marx Realty was attracted by the building's tenancy, including two TV broadcasting stations as this sector is particularly attractive to today's owner/operators.



“We firmly believe in the strength of the DC office market and this is a solid asset for our portfolio given the building’s terrific ceiling heights and column spacing,” said Craig Deitelzweig, president and CEO of Marx Realty. “Throughout the District, and really across the country, we’re seeing a flight to quality that supports tenant confidence in a return to in-person work in some form and we’re looking to expand our DC portfolio. We’ll continue to reimagine unique and special office assets with wide appeal for today’s discerning tenants.”

Most recently, news media group Nexstar Media Group expanded its footprint in the building to 28,766 square feet, occupying the entire third floor and part of the first floor at 2121 Wisconsin while CommuniKids, a language immersion preschool, joined the tenant roster with an 8,900-square-foot lease also on the first floor. Drawn by the area's ample shopping, dining and retail options, tenants will benefit from Marx Realty's owner/operator experience, its track record as pioneers in transformative real estate, and its forward-thinking team of professional and industry experts. The firm recently acquired and renovated the historic Herald Building (former home to the offices and printing presses of The Washington-Herald) and has seen an enthusiastic response from brokers, tenants, and the commercial real estate industry at large.

"Our acquisition and subsequent renovation of The Herald Building in Downtown DC has been extremely well received," said Deitelzweig. "Like The Herald, 2121 Wisconsin also boasts soaring ceiling heights which are so unusual in this market, making it an ideal space for tenants like Nexstar as the media landscape continues to evolve. We look forward to bringing additional tenants to the space to complement an already strong tenant roster."

Nestled in the vibrant Georgetown/Glover Park neighborhood, 2121 Wisconsin is situated in the heart of the Wisconsin Avenue Corridor offering convenient access to shopping and dining, including a Trader Joe's just steps from the building. The location and its built-in neighborhood amenities are attractive for government affairs firms, cultural organizations and media and technology companies seeking to provide a welcoming environment as the workforce returns to in-person work. Located two blocks south of Whole Foods, office suites boast expansive views of the Washington Monument and the National Cathedral. An onsite parking garage and bicycle storage are available for tenant use.

#### **About Marx Realty**

Marx Realty is a division of Merchants National Properties (MNP). 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.\

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