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FOR IMMEDIATE RELEASE

Marx Realty's 10 Grand Central Launches the Marx Mobile, First-of-its-Kind Amenity

New Exclusive House Car Punctuates Company's Successful Hospitality-Infused Repositioning Strategy

(New York – September 14, 2022) – [Marx Realty \(MNPP\)](#), a New York-based owner, developer and manager of office, retail and multifamily property across the United States, announced the unveiling of the Marx Mobile, the latest amenity offering at their iconic 10 Grand Central tower in Midtown Manhattan. A 10 Grand Central-branded Porsche Taycan, a state-of-the-art luxury electric vehicle, will serve as the building's house car and will be accessible to all the building's tenants through the company's proprietary Marx Connect software. The Marx Mobile is available to transport tenants as they traverse Manhattan -- east/west from the East River to 8th Avenue and north/south from Central Park to Union Square.

"We are always looking to broaden our already hospitality-rich amenity offerings at 10 Grand



Central," said Craig Deitelzweig, president and CEO of Marx Realty. "Our house car will be available to every tenant on a first come, first served basis through the Marx Connect app. The Marx Mobile works as an extension of our signature hospitality-infused approach to office design. We can't wait for our tenants to ride in style to their next meeting – it truly is the ultimate luxury hospitality amenity."

Marx Realty completed the \$48 million top-to-bottom repositioning of 10 Grand Central in 2019.

Among the building's unique features are its sleekly styled lobby as well as a 7,500-square-foot indoor/outdoor club floor boasting a well-appointed lounge, 40-seat conference space and The Ivy Terrace, all designed to mimic the world's finest hotels.

"Our signature hospitality-infused repositioning strategy has been key in bringing workers back to the office, proven by the incredible leasing velocity across our portfolio," added Deitelzweig. "Our thoughtful and holistic approach to design detail along with true hotel-like amenity spaces have essentially created an entirely new asset class, now furthered by the Marx Mobile, a first-of-its-kind amenity."

10 Grand Central has signed over 50,000 square feet of office and ground floor retail space so far in 2022; the building's notable roster of tenants includes Merchants Bancorp, Strata Equity Group, conference organizer for health innovation HLTH; golf investing company LIV Golf Inc.; weekly online news magazine The Week; real estate investment firm Benenson Capital Partners; and Goldman Sachs-backed Crux Informatics. 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.

The redesign was led by David Burns, principal of Studios Architecture. JLL's Mitchell Konsker, Kyle Young, Simon Landman, Carlee Palmer, and Thomas Schwartz are leading a team handling the leasing for Marx Realty. The building's asking rents range between \$67 and \$120 per square foot.

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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