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FOR IMMEDIATE RELEASE

Marx Realty Reveals Renderings for Hospitality-Infused Repositioning of One Glover in Washington, DC

Office Building at 2121 Wisconsin Will be Reimagined with Upscale Hotel-like Aesthetic

(Washington, DC – May 3, 2023) – [Marx Realty \(MNPP\)](#), a New York-based owner, developer and manager of office, retail and multifamily properties across the United States, has revealed renderings for the newly renamed One Glover, located at 2121 Wisconsin Ave. NW in Washington, DC's Georgetown/Glover Park neighborhood. The 110,000-square-foot building was last renovated in 2000 and was acquired by Marx Realty in 2022. The firm was attracted by the building's strong tenancy, including two TV broadcasting stations, and its potential for a statement-making repositioning.



“One Glover has terrific ceiling heights and column spacing which is why it’s so attractive for studio and creative space,” said Craig Deitelzweig, president and CEO of Marx Realty. “It’s exciting to embark on this dramatic new phase of its life cycle while the undeniable flight to quality in the DC office market supports the potential for success in terms of increased asking rents and occupancy here as we’ve seen across our portfolio of hospitality-inspired office assets. We are committed to enhancing and expanding our footprint in the DC market with unique and special office assets that appeal to today’s discerning tenants.”

The repositioning begins with a sleek reimagining of the stark white façade. The exterior will be painted a dark iron ore shade for a striking effect synonymous with precision and professionalism and will include warm wood panels near the entry and a bronze-clad canopy with the One Glover name fashioned in bronze marquee-style lettering and new oversized fluted glass doors with brass hardware. The overall entry experience will also include a 'front porch' in a nod to the many parks and green spaces of the Glover Park neighborhood.

Marx Realty will transform the lobby into a club-like lounge experience with sophisticated finishes that provide a welcoming and organic vibe. From the mixed wood accents, white-washed wood flooring and lime-washed walls, cork accents and a tiled feature wall depicting local nature scenes (commissioned by a local artisan) to defined seating areas, the lounge at One Glover will exude a decidedly luxurious aesthetic. The original waffle-style ceiling will be transformed with artful light fixtures throughout and enhanced with dramatic lighting and wall sconces surrounding the seating areas. The lounge features three rooms – a coffee and water station with cork walls and ceilings, a garden room and a serene space with an olive tree and organic cork features – to punctuate a members-only club-like ambience. Additionally, the new lounge at One Glover features a uniformed doorman, consistent with the world's finest hotels while Marx Realty's signature scent and mood music round out a soothing sensory experience.

"One Glover gave us the perfect palette to infuse the space with our signature hospitality treatment," said Deitelzweig. "The various recesses provide ample opportunity to incorporate sophisticated art and eye-catching architectural elements that are sure to inspire tenants and guests. We are already seeing an uptick in tenant tours based on our reputation for creating distinctive and unique office experiences."

Drawn by the area's ample parks, shopping, dining and retail options, tenants will benefit from Marx Realty's owner/operator expertise and its forward-thinking team of professional and industry experts. One Glover is situated in the heart of the Wisconsin Avenue Corridor offering convenient access to shopping and dining, including a Trader Joe's and Whole Foods just steps from the building. The location, and its built-in neighborhood amenities, are attractive for studio spaces, cultural organizations and media and technology companies seeking to provide a welcoming environment. Office suites boast expansive views of the Washington Monument and the National Cathedral while an onsite parking garage and bicycle storage are available for tenant use.

"Our work at The Herald in DC has been widely regarded as the first to bring a true sense of hospitality to the office space as has our track record as pioneers in transformative real estate and we expect a similar response at One Glover," said Deitelzweig. "Our signature hospitality-driven design combined with the spectacular location is sure to capture the attention of tenants seeking a next-level office experience."

The repositioning of One Glover comes on the heels of Marx Realty's top-to-bottom renovation at The Herald which was once home to the offices and printing presses of The Washington-Herald -- where Jaqueline Kennedy Onassis (then Bouvier) once worked as the "Inquiring Camera Girl." The transformation there has resulted in attracting a remarkable tenant base of best-in-class government affairs, consulting firms and think tanks.

Marx Realty is partnering with Studios Architecture and its in-house design to execute a timeless and uniquely luxe hospitality design vision at One Glover.

In 2021, anchor tenant 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 One Glover. CommuniKids, a language immersion preschool, joined the tenant roster with an 8,900-square-foot lease also on the first floor and architectural lighting firm George Sexton and Associates occupies 7,500 square feet at One Glover.

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.