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**FOR IMMEDIATE RELEASE**

## **Marx Realty Inks Lease with DispatchHealth at One Glover in Washington, DC**

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Recent Hospitality-Infused Renovation Continues to Attract Strong Tenant Base to Georgetown/Glover Park Office Building

**(Washington, DC – September 7, 2023)** – [Marx Realty \(MNPP\)](#), a New York-based owner, developer and manager of office, retail and multifamily properties across the United States, has finalized a five-year, 3,700-square-foot lease with [DispatchHealth](#) at One Glover, located at 2121 Wisconsin Ave. NW in Washington, DC's Georgetown/Glover Park neighborhood. This will be the first DC-area office for DispatchHealth, a leading provider of at-home medical care with services that include same-day, urgent medical care; hospital alternative care; and recovery care. Marx Realty acquired One Glover in 2022 and the firm is nearing completion on a hospitality-infused repositioning at the 110,000 square-foot office building.



“The incredible ceiling heights and column spacing at One Glover are a rare find in the DC market and were well-suited for our signature hospitality treatment as we kick off the next evolution of this building’s life cycle,” said Craig Deitelzweig, president and CEO of Marx Realty. “The flight to quality in this market supports continued success and DispatchHealth is a terrific addition to the already strong tenancy at One Glover. We are bullish on the DC market and are committed to enhancing and expanding our footprint with hospitality-infused office assets that appeal to a variety of tenants from broadcasting operations and law firms to healthcare, tech and creative firms.”

Ross Brannigan, Scott Churchley and Brit Lane of Cresa represented DispatchHealth and Mark Wooters at Cushman & Wakefield represented Marx Realty in the deal. Asking rent was \$47 per square foot.

The repositioning at One Glover began with reimagining the previously dated façade. The exterior was painted an iron ore shade with warm wood panels surrounding the entry and a bronze-clad canopy featuring the One Glover name fashioned in bronze marquee-style lettering. New oversized fluted glass doors with brass hardware and uniformed doorman round out the entry experience which also includes a ‘front porch’ seating area in a nod to the many parks and green spaces of the Glover Park neighborhood.

A club-like lobby lounge experience with sophisticated finishes that provide a welcoming and organic vibe greet tenants and guests at One Glover. From the mixed wood accents, white-washed wood flooring and lime-washed walls, cork accents to a tiled feature wall depicting local nature scenes (commissioned by a local artisan), the lounge at One Glover will exude an effortlessly elegant aesthetic. The original waffle-style ceiling will include dramatic lighting and wall sconces surrounding the seating areas. The lobby lounge features defined seating areas across three rooms – a coffee and water station with cork walls and ceilings, a garden room and a serene seating space with an olive tree and organic cork features – to punctuate a members-only club-like ambience. Additionally, Marx Realty’s signature scent and mood music round out a soothing sensory experience throughout the space.

Drawn by the area’s ample parks, shopping, dining and retail options, tenants at One Glover benefit from Marx Realty’s owner/operator expertise and its forward-thinking team of professional and industry experts. The building 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.

“We are excited to bring new life to One Glover, reinforcing our commitment to the market and complementing our work at The Herald building in DC, which has been widely regarded as the first office building to bring a true sense of hospitality to the office space,” said Deitelzweig. “Marx Realty’s reputation as a pioneer in transformative real estate, combined with our hands-on management, adds a level of confidence for tenants seeking hospitality-driven design has generated accelerated tour velocity at One Glover and we look forward to serving those tenants seeking a next-level office experience.”

The repositioning of One Glover comes on the heels of Marx Realty’s successful top-to-bottom renovation at the award-winning Herald building, which was once home to the offices and printing presses of The Washington-Herald -- where Jacqueline 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 and continues to generate excitement about in-person work.

Marx Realty's in-house design team partnered with Studios Architecture to execute a timeless and casually elegant 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.

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