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**Marx Realty Announces 7,114 Square Foot Lease for OFS at
The Herald in Washington, DC**

*Premier High-End Furniture Brand Takes More Than Half of Fourth Floor at
Repositioned Office Building for Office Furniture Showroom*

(Washington, DC – October 23, 2023) – [Marx Realty \(MNPP\)](#), a New York-based owner, developer and manager of office, retail and multifamily property across the United States, announced premier furniture manufacturer [OFS](#) has signed a 7,114-square-foot, 11-year lease at The Herald in Washington, DC. The firm will occupy more than half of the fourth floor at the hospitality-infused office building located at 1307 New York Ave.



“OFS was attracted to The Herald because of the building’s impressive ceiling heights and the unique qualities of the building’s interior design and finishes; they simply felt no other building in DC was a better fit for their brand,” said Craig Deitelzweig, CEO of Marx Realty. “We are excited to welcome OFS to the already remarkable tenant roster at The Herald, and we are confident the building’s warmth, comfort and hospitality-infused amenities will offer them an extraordinary experience.”

OFS was represented by Michael Shipley of CBRE. The asking rent was \$74 per square foot for the space.

The Herald is the first office building in Washington, DC with a hospitality-infused aesthetic that seamlessly blends a New York club-like vibe with a sophisticated DC design sensibility. Originally constructed in 1923 and acquired by Marx Realty in 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. Every intricate detail pays homage to its past as the former home to the offices and printing presses of the Washington Times-Herald, where the legendary Jacqueline Kennedy Onassis (then Bouvier) once worked as the “Inquiring Camera Girl,” both as a photographer and reporter.

The Herald's experience begins at its inviting entryway, where a welcoming portal, intimate foyer, and expansive lobby pay homage to its rich history as a bustling newspaper office and production hub. Adorned with walnut wood, accents of copper, and plush seating areas beneath lofty ceilings, the building's design captures the enduring elegance and sophistication reminiscent of Jackie O's era. A uniformed doorman attends oversized wooden entry doors as The Herald welcomes tenants and guests, accompanied by mood-enhancing music and the distinctive fragrance associated with Marx Realty, creating a seamless blend of commercial excellence and luxurious hospitality.

The exceptional amenities at The Herald encompass a 40-seat boardroom, a European-style café, and the Bouvier Lounge - an artfully curated club floor spanning 8,800 square feet, featuring historic photographs, captivating artwork, newspaper printing memorabilia, and an inviting fireplace. Additionally, tenants enjoy exclusive access to the cutting-edge Marx Mobile, a 2023 Tesla Y. The Herald's signature house car provides convenient transportation within DC and can be easily accessed through the MarxConnect app. The well-appointed fitness center, *Press Fitness*, features boxing facilities and private workout rooms, equipped with individual pelotons, Hydrow rowers, and the state-of-the-art Mirror fitness system, all complemented by an eclectic blend of historically significant and modern artwork throughout.

The Herald is the result of the ongoing 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.

Avison Young is the leasing agent of the building, with a team headed by Will Stern and Eli Barnes.

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.