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**FOR IMMEDIATE RELEASE**

## **Marx Realty Completes Repositioning at One Glover Office Building in DC and Signs Water Street Gym to 6,650 SF of Retail Space**

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Central Location and Hospitality-Infused Aesthetic Draws Boutique Fitness Provider to Glover Park

**(Washington, DC – April 23, 2024)** – [Marx Realty \(MNPP\)](#), a New York-based owner, developer and manager of office, retail and multifamily properties across the United States, has completed its renovation of One Glover, located at 2121 Wisconsin Ave. NW in Washington, DC. On the heels of the remarkable transformation at the One Glover office building, the firm finalized a 10-year, 6,650-square-foot lease with Water Street Gym. The boutique training facility recently relocated from its current space at 3255 K St. NW to the lower level of One Glover in DC's Georgetown/Glover Park neighborhood. Marx Realty acquired One Glover in 2022 and recently completed a hospitality-infused repositioning at the 110,000 square-foot office building.

“Water Street Gym brings an upscale lifestyle amenity to tenants and to the neighborhood while building on the warm and welcoming hospitality-like environment we designed into the common areas and offices at One Glover,” said Craig Deitelzweig, president and CEO of Marx Realty. “Office users are continuing to demand high-quality in a superior location and the distinctive sensory experience we created at One Glover, combined with the location near parks and neighborhood amenities, is proving to be very attractive. We’ve taken full advantage of the building’s soaring ceiling heights and well-designed column spacing and infused a members-only club-like vibe that appeals to a variety of tenants.”

John Schlagel at Transwestern represented Water Street Gym and Mark Wooters and James Collins at Cushman & Wakefield represented Marx Realty in the deal.

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. Oversized fluted glass doors feature brushed brass hardware while a uniformed doorman is reminiscent of the world’s finest hotels. Marx Realty also added an outdoor ‘front porch’ with a variety of seating options to complement the dramatic entry experience and pay homage to the many parks and green spaces of the Glover Park neighborhood.

A club-like lobby lounge with sophisticated finishes now provides an organic wellness vibe at One Glover. From the mixed wood accents, white-washed wood flooring, lime-washed walls and cork accents to a tiled feature wall depicting local nature scenes (commissioned by a local artisan), the lounge at One Glover exudes an elegant and timeless aesthetic. The original waffle-style ceiling features dramatic lighting and wall sconces surrounding the seating areas. Defined seating is delineated across three rooms in the lobby lounge – 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 luxe hotel 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 forward-thinking team of design and operations professionals. 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 have essentially created a new asset class within the office sector by infusing our assets with the design sensibilities of the world’s finest hotels and were the first to bring the aesthetic to the DC market,” continued Deitelzweig. “One Glover is the perfect complement to our work at The Herald in DC, which has been widely regarded as the first office building to bring a true sense of hospitality to the office space. Marx Realty’s transformative approach to real estate, combined with our hands-on management, adds a level of confidence for tenants and continues to generate interest in leasing at One Glover.”

The completion of the repositioning at One Glover follows 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. And, the repositioning at The Grogan in DC’s Chinatown neighborhood has turned heads for its demure boutique hotel design aesthetic.

Marx Realty’s in-house design team partnered with Studios Architecture to execute a timeless and effortlessly elegant design vision across the firm’s assets in New York, DC and Atlanta.

Anchor office tenant Nexstar Media Group occupies the entire third floor comprising 28,766 square feet of space; architectural lighting firm George Sexton and Associates occupies 7,500 square feet; and health technology firm DispatchHealth recently signed on at One Glover. Additionally, CommuniKids, a language immersion preschool, occupies 8,900-square-foot lease on the first floor.

#### **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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