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FOR IMMEDIATE RELEASE

Marx Realty Announces 20,000-Square-Foot Full-Floor Lease at 10 Grand Central Office Tower

*Riveron Joins Impressive Roster of Tenants Drawn to Club-like Ambiance of
Repositioned Office Tower Near Grand Central Terminal*

(New York – May 6, 2025) – [Marx Realty \(MNPP\)](#), a New York-based owner, developer and manager of office, retail and multifamily property across the United States, today announced it has signed a new 20,000-square-foot lease with business advisory firm [Riveron](#).

The firm, which partners with private equity firms and other capital providers across accounting, finance, technology, and operations functions, is relocating from 461 Fifth Ave. and has committed to a 10-year term at the Grand Central office tower. The Meeting Galleries -- a new 11,000-square-foot amenity, comprising four reservable spaces to accommodate board meetings, corporate retreats, company gatherings, product launches, team building activities, podcast productions and much more -- continues to drive leasing activity at 10 Grand Central.

“We have seen interest in the spaces at 10 Grand Central skyrocket since repositioning the building in 2018,” said Craig Deitzelzweig. “It’s not surprising to see firm’s choosing options that give employees an inspiring and collaborative workplace that re-defines a welcoming hospitality-like sensibility at the office. At 10 Grand Central, we’ve perfected this experience, and the recent completion of The Meeting Galleries has further raised the bar by creating a top-to-bottom sensory experience unlike anything in the market today.”

As a complement to the 7,500-square-foot indoor/outdoor club floor, added as part of the initial repositioning at 10 Grand Central in 2018, tenants at the building now enjoy The Meeting Galleries which comprises a next-generation ‘town hall’ meeting lounge with seating for 200 guests (The Grand Gallery), a pre-function space (The Bar Car), a sound-attenuated podcast room (The Podcast Gallery) and a theater room (The Screening Gallery). In a nod to nearby Grand Central Terminal, The Meeting Galleries space exudes a luxury train liner aesthetic harkening back to the 1930s when hospitality was king and white glove experiences were reserved only for the elite. Today, a hospitality-infused sensibility combines luxury hotel ambiance with workspace utility.



A floor-to-ceiling bronze fireplace and a green stone bar accented with open shelving and integrated mirror panels provide a striking entrance into The Meeting Galleries space. Finishes inspired by Guastavino tiles complement oversized murals and custom art pieces fashioned in oxidized copper, creating an homage to the many spaces in Grand Central Terminal. Oversized windows with soft, rounded edges mimic those found on train liners and infuse the space with natural light while private nooks with fold-down tables, similar to those found in a luxury train car, add timeless sophistication and contemporary functionality to the space. A variety of plush seating options create an exclusive hotel lobby vibe while oversized gold-backed murals create a 'garden party' feel and lend an art gallery-like sensibility throughout the different spaces.

"10 Grand Central has become the benchmark for office design," continued Deitelzweig. "And, as in-person collaboration re-establishes itself as the norm, we are excited to raise the bar with thoughtfully designed, welcoming spaces for tenants to call home."

JLL's Mitchell Konsker, Carlee Palmer, Thomas Swartz, and Nicole Danyi are leading a team handling the leasing for Marx Realty. Peter Trivelas of Cushman & Wakefield represented Riveron.

"Marx Realty has shown visionary leadership in redefining the tenant experience by embracing a hospitality-driven approach and cutting-edge amenities that truly resonate with today's top-tier tenants," said Konsker of JLL. "They have set a new standard in the market that continues to attract tenants who want to offer the best experience to their employees."

The Meeting Galleries is the latest evolution of Marx Realty's hospitality-infused renovation at 10 Grand Central which, in 2018, included a stunning new façade with marquee brass fins and oversized walnut doors, attended by a uniformed doorman, as well as a redesigned lobby featuring walnut wood and brushed brass accents. The building is also home to the MarxMobile, an electric Porsche Taycan that serves as the building's house car, further blurring the lines between hotel and office.

Studios Architecture, together with Marx Realty's in-house design team, led the redesign of the building as well as designs for The Meeting Galleries. The building's notable roster of tenants includes bank holding company Merchants Bancorp; global asset manager Fin Capital; and global independent fund manager DIF Capital Partners; and investment firm Family Management Corporation. 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.

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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