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**FOR IMMEDIATE RELEASE**

**Significant Restack Underway at 10 Grand Central as Marx Realty Announces 27,000 Square Feet of New Leases**

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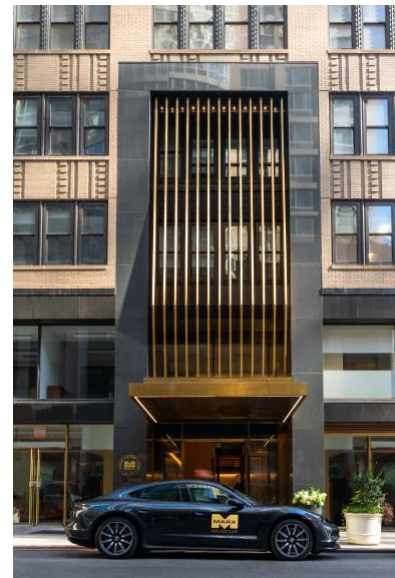
*Hayfin Capital Management Moves from GM Building to 7,000 Square Feet at 10 Grand Central as 1-800-Flowers Signs on for 9,000 Square Feet and Marx moves its offices to 11,000 SF*

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*10 Grand Central Poised to Reach 98 Percent Occupancy as Marx Realty Begins Restacking and Expanding Tenants at Repositioned Office Tower*

**(New York – August 11, 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 27,000 square feet of new leases at its 10 Grand Central office building. With 20 percent of office tenants in the building seeking to grow in place at the repositioned building. 1-800-Flowers will move from a sublease on the 18<sup>th</sup> floor to Marx Realty’s current 9,000-square-foot space on the seventh floor while Marx will be expanding and moving to 11,000 square feet on the 11<sup>th</sup> floor. Additionally, UK-based alternative asset management platform Hayfin Capital Management has signed a new lease and will relocate from a similar sized space at the GM building (767 5th Ave.) to 7,000 square feet on the 16<sup>th</sup> floor at 10 Grand Central, a space recently made available by Teladoc’s move to the 17<sup>th</sup> floor.

“10 Grand Central has become known as the ‘it’ building in New York and, with the comprehensive and glamorous amenity package offered here, many of our growing tenants wouldn’t want to be anywhere else,” said Craig Deitelzweig, CEO of Marx Realty. “In many cases, tenants signed on when space needs were in a state of flux. As we continue to elevate the amenity experience with inspiring and collaborative spaces and as the in-person workforce continues to grow, tenants are committed to expanding at 10 Grand Central. We currently have several tenants seeking to at least double their footprint at 10 Grand Central. We love working with existing tenants to accommodate



growth and welcome new tenants from other buildings that didn't meet the needs of a modern workspace."

Chris Foerch of Savills represented 1-800-Flowers and a CBRE Team of Arkady Smolyansky, Masha Dudelzak, Jacob Rosenthal and Gerry Miovski represented Hayfin. A JLL team of Mitchell Konsker, Thomas Schwartz, Carlee Palmer, and Nicole Danyi represented Marx Realty on both transactions.

Marx Realty recently completed 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. 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 now enjoy 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. Finishes inspired by Guastavino tiles complement oversized murals and custom art pieces fashioned in oxidized copper. Gold-backed murals create a 'garden party' feel and lend an art gallery-like sensibility throughout the different spaces, each appointed with a variety of seating options. 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.



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.

“Marx Realty pioneered the hospitality infused sensibility in 2018,” continued Deitelzweig. “We continue to blur the lines between hotel and office with our authentic and thoughtful approach to workplace design.”

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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