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FOR IMMEDIATE RELEASE

Marx Realty Inks 14,000-Square-Foot Lease with Curinos at 10 Grand Central Office Tower

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Global Data Intelligence Firm Joins Exceptional Tenant Roster at Hospitality-Infused Tower

(New York – July 15, 2026) – Marx Realty (MNPP), a New York-based owner, developer and manager of office, retail, and multifamily property across the United States, today announced Curinos, a global data intelligence business serving financial institutions, will join the tenant roster at 10 Grand Central. The firm will occupy 14,000 square feet at the hospitality-infused office tower in the Grand Central neighborhood. Curinos is relocating from 485 Lexington Avenue.

"The robust leasing activity at 10 Grand Central demonstrates the ongoing appeal of thoughtfully designed workplaces and white glove service that combine to give companies an elevated office experience," said Craig Deitelzweig, CEO of Marx Realty. "Curinos' decision to relocate within the Grand Central market speaks to the differentiated hospitality-infused experience we've created at 10 Grand Central and further strengthens the building's exceptional tenant roster. A diverse spectrum of companies with various space and use requirements are drawn to the combination of glamour and functionality found throughout the property and we see tenants taking advantage of the remarkably special amenity offering every day."

The curated suite of amenities at 10 Grand Central comprises bustling and highly utilized communal hubs anchored by distinctive design across 20,000 square feet of club-like spaces. Serving as an early benchmark for the hospitality-driven office approach now seen across the sector and introduced during the initial phase of Marx Realty's repositioning at 10 Grand Central, the seventh-floor lounge includes myriad seating options, a café offering freshly ground cappuccino and a gelato machine and a 40-person board room. The lounge opens to the Ivy Terrace which gives tenants the option to work and socialize in an outdoor space reminiscent of a 1930s French garden party. Additionally, the reservable house car at 10 Grand Central – a branded Porche Taycan dubbed the Marx Mobile -- represents an offering found mainly at upscale hotels and rarely at an office building.

The Meeting Galleries, added on the 11th floor in 2025, represents the next evolution in Marx Realty's signature treatment at 10 Grand Central. Featuring a 200-person town hall space, podcast studio and screening room as well as the latest addition, Highball LTD. The recently opened speakeasy experience, launched in partnership with the operators of famed East Village speakeasy Please Don't Tell, builds on the fully realized hospitality-driven environment created by Marx Realty as part of The Meeting Galleries space and creates morning-to-night activation in the office tower.

10 Grand Central continues to evolve and thrive through a comprehensive reimagining led by Marx Realty, grounded in glamour with a design approach that draws on the building's architectural heritage and proximity to Grand Central Terminal with distinctive design nods to the golden era of luxury train travel throughout. This vision is also reflected in the firm's recently expanded headquarters adjacent to The Meeting Galleries, which interprets 1930s-era elegance through warm materials, layered lighting, and a highly curated, club-like atmosphere. Together, these elements define a hospitality-infused workplace that brings design, experience, and day-to-day functionality together under one roof.

Located steps from Grand Central, the building continues to attract tentans drawn to its central location, high-end design, and a hospitality-forward approach to the office experience. The building is now 98% occupied, with asking rents ranging from $85 to $135 per square foot, making an increase of more than 100% since the repositioned launched.

Adam Ardise and Rachel Rosenfeld of Cushman & Wakefield represented Curinos, while a JLL team of Mitchell Konsker, Thomas Schwartz, Carlee Palmer, and Margaux Kelleher represented Marx Realty.

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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