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FOR IMMEDIATE RELEASE

Marx Realty Inks Two New Leases Totaling 14,000 Square Feet at 10 Grand Central Office Tower

Lease with Brenton Point and Cornerstone Continue Momentum at Midtown Hospitality-Infused Office Tower

(New York – October 8, 2026) – [Marx Realty \(MNPP\)](#), a New York-based owner, developer and manager of office, retail, and multifamily property across the United States, today announced two new leases at 10 Grand Central. Brenton Point will take 9,000 square feet on the building's 24th floor and Cornerstone will occupy 5,000 square feet on the second floor. The two leases total 14,000 square feet at the hospitality-infused tower in the Grand Central neighborhood.



“These leases reflect the range of top-of-line companies choosing 10 Grand Central and the beautiful experience we offer,” said Craig Deitelzweig, CEO of Marx Realty. “Brenton Point and Cornerstone will each benefit from an environment that brings together thoughtful design, highly personalized service and an extensive collection of hospitality-inspired amenities. We are excited to welcome both companies to the building.”

The curated amenity collection at 10 Grand Central encompasses 20,000 square feet of club-like spaces designed to support work, meetings and social gatherings throughout the day and into the evening. The seventh-floor lounge offers a variety of seating areas, a café serving freshly ground cappuccino, a gelato machine and a 40-person boardroom. It opens into the Ivy Terrace, an outdoor workspace and gathering area inspired by a 1930s French garden party. Tenants also have access to the Marx Mobile, a reservable

Porsche Taycan offering a level of service more commonly associated with luxury hotels.

The Meeting Galleries, introduced on the 11th floor in 2025, expanded the building's hospitality offering with a 200-person town hall, podcast studio and screening room. The space also includes Highball LTD, a speakeasy experience created in partnership with the operators of acclaimed East Village cocktail bar Please Don't Tell. Together, these destinations offer a package of distinctively designed venues for meetings, private events and social gatherings from morning through evening.

Marx Realty's comprehensive reimagining of 10 Grand Central draws on the building's architectural heritage and its proximity to Grand Central Terminal. References to the golden age of luxury train travel appear throughout the property, combining 1930s-inspired glamour with the functionality of a modern workplace. This approach is also reflected in Marx Realty's recently expanded headquarters adjacent to The Meeting Galleries.

Located steps from Grand Central, the building continues to attract tenants seeking a central location, distinctive design and a hospitality-forward office experience. The building is 98% occupied, with asking rents ranging from \$85 to \$250 per square foot, an increase of more than 100% since the reposition strategy began.

Cornerstone was represented by Josh Pernice (CBRE) while Brenton Point was represented by Owen Reda and Gary Davies (CBRE). 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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