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Koeppel Rosen Announces New 13,600-SF Lease for My Sales LLC at 1255-1261 Broadway

New York, NY – (August 14, 2025) – [Koeppel Rosen LLC](#), leasing and management agent for the Rosen family portfolio, and stewards for a number of historic Manhattan office properties, announces that global import/export company My Sales LLC has signed a new 13,600-square-foot office lease agreement at 1255-1261 Broadway.

My Sales LLC will occupy the entire second floor of the property. The space, which is currently being built out, will serve as an office for the company. My Sales LLC is a fashion-focused retail and distribution company that specializes in bringing contemporary apparel and accessories to market through both wholesale and direct-to-consumer channels.



“We are pleased to welcome My Sales LLC to its new space at 1255-1261 Broadway,” said Max Koeppel, Director of Leasing at Koeppel Rosen. “Known for its premier Midtown South location and area amenities, this building is a natural choice for companies like My Sales who are seeking to capitalize on the enduring vibrancy of this neighborhood.”

Ownership was represented in house by Max Koeppel, while the tenant was represented by Joel Kubie with Benchmark Properties.

Built in 1909, 1255-1261 Broadway is an 11-story office building situated in Manhattan’s bustling Midtown South neighborhood, featuring an abundance of new hotels and residential properties nearby. The historic property is going through a comprehensive renovation that includes upgrades to the lobby, elevators, common areas and restrooms. The well-located building also offers 24/7 building access and sits near a variety of mass transit lines including proximity to Penn Station.

1255-1261 Broadway boasts an impressive roster of office tenants, including DBI Projects LLC, DBI Construction Consultants LLC, Easten Nationwide Supply, Lawnewz, Inc. and Building Equity Management LLC. Earlier this year, Iron Chef Masaharu Morimoto and Montclair Hospitality Group announced a new restaurant located at the ground floor of the building, marking the return of the globally renowned chef and his celebrated contemporary Japanese cuisine to New York City.

Current availability at 1255-1261 Broadway includes the entire eighth Floor totaling 13,600-square-feet and the partial tenth floor totaling 7,772-square-feet.

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About Koeppel Rosen

A prominent presence for generations in the New York City real estate market, the Koeppel and Rosen families have combined their decades of experience into a partnership that provides well-located, meticulously managed, and competitively priced properties to tenants seeking office space in Manhattan. For more details, visit <https://www.koeppelrosen.com/>.