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Koeppel Rosen Announces Two Long-term Office Lease Extensions

*Fashion Manufacturer Capelli Sales extends lease at One East 33rd Street;
Parent company GMA Accessories extends office lease at 389 Fifth Avenue*

New York, NY – (July 22, 2025) – [Koeppel Rosen LLC](#), leasing and management agent for the Rosen family portfolio, and stewards for a number of historic Manhattan office properties, announced major lease extensions at two buildings in its extensive portfolio. The transactions include the following:

- **Capelli Sales, Inc. extended its lease at One East 33rd Street:** their new extended transaction comprises 11 years and 11 months. The company currently occupies 39,081 square feet at One East 33rd Street, across the 8th, 9th and 10th floors and first moved into 1 East 33rd Street in August of 2002.
- **GMA Accessories extended its office lease at 389 Fifth Avenue:** the new extended transaction comprises 11 years and 11 months. The company currently occupies 23,698 square feet at 389 Fifth Avenue across the 7th and 10th floors and first moved into 389 Fifth in January of 2016.

Capelli Sales is a leading manufacturer and designer of fashion merchandise, offering both private-label and branded collections for women, men, teens, and children. The company produces a broad assortment of products such as accessories, jewelry, socks and hosiery, shoes, rain gear, loungewear, home décor, and gift items. GMA Accessories is its parent company.

“We’re pleased to announce these two long-term lease extensions,” said Max Koeppel, Director of Leasing, Koeppel Rosen LLC. “389 Fifth Avenue and One East 33rd Street are two of the premier boutique properties in our portfolio, and both offer excellent midtown Manhattan locations with solid amenities.”

The tenants were represented by Michael Joseph with Colliers International in their respective transactions. Ownership was represented in-house by Max Koepfel.

About 389 Fifth Avenue:

Built in 1922, 389 Fifth Avenue is a 123,195-square-foot, 12-story building with office and showroom space on the corner of Fifth Avenue and East 36th Street. The building is fully renovated, featuring windows on three sides and a new lobby and corridors, upgraded elevators, and new restrooms. With an attended lobby, the building is accessible 24/7/365 via a key-card system.

The roster of tenants currently leasing space at 389 Fifth Avenue includes Bridge Medical and Action Without Borders, aka Idealist, a non-profit service organization. The well-located building sits near a variety of mass transit lines and offers proximity to Grand Central Terminal and Penn Station.

About One East 33rd Street:

Built in 1913, One East 33rd Street is a 156,324-square-foot, 12-story building with office and ground floor retail located in the Midtown South section of Manhattan just off 5th Avenue. The building is near multiple local public transportation options as well as wide variety of restaurants, bars, galleries, museums, and other nearby attractions including the Empire State Building. Building amenities include 24/7 access, a refurbished lobby, freight and passenger elevators, and Energy Star certification.

Tenants who currently lease office space at One East 33rd Street include Q4 Designs, LLC, JEM International USA Inc., Octo Restaurant, and Highland Associates.

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About Koepfel Rosen

A prominent presence for generations in the New York City real estate market, the Koepfel 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.koepfelrosen.com/>.