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For Immediate Release

Koeppel Rosen Arranges Two New Office Leases at 389 Fifth Avenue in Manhattan

New York, NY – (February 24, 2026) – [Koeppel Rosen LLC](#), leasing and management agent for the Rosen family portfolio, and stewards for a number of historic Manhattan office properties, announces two new office leases on the sixth floor at 389 Fifth Avenue, a 12-story building in Midtown Manhattan.

Unity Building Services, Inc., a full-service commercial cleaning and building maintenance company, signed a 4,147 rsf lease. Koeppel Rosen also arranged a 1,479 rsf lease for **Tiger Palace Inc.**, a technology-driven platform focused on real estate tokenization and digital asset solutions.

Max Koeppel, Director of Leasing at Koeppel Rosen, represented ownership in-house for both transactions. Bradley Cohn of Adams & Company Real Estate, LLC negotiated on behalf of both Unity Building Services, Inc. and Tiger Palace Inc.

Built in 1922, 389 Fifth Avenue is a 123,195-square-foot 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 GMA Accessories Inc., Bridge Medical, and Action Without Borders. The building sits near a variety of mass transit lines and offers proximity to Grand Central Terminal and Penn Station.



Availability at the property includes 2,826 rsf on the second floor and 565 rsf on the eighth floor.

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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/>