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For Immediate Release

Koeppel Rosen Arranges Five New Office Leases Totaling 15,474 RSF at 1261 Broadway

New York, NY – (May 27, 2026) – [Koeppel Rosen LLC](#), leasing and management agent for the Rosen family portfolio, and stewards for a number of historic Manhattan office properties, announces five new office leases totaling 15,474 rsf at 1261 Broadway, an 11-story building in Manhattan’s bustling Midtown South neighborhood.

“Tenants across a variety of industries are focused on securing efficient workspace in highly accessible Midtown locations. Many tenants are finding that at 1261 Broadway, which offers flexibility, strong value relative to the market, and floor plates that work well for tenants in this size range,” said Max Koeppel, Director of Leasing at Koeppel Rosen, who represented ownership in-house for all five transactions.

- **Abell Eskew Landau LLP** signed a new 7,772 rsf lease on the 10th floor of the building in a relocation from its previous space at 265 Fifth Avenue. The law firm was represented by Nick Farmakis and Jordan Weiss of Savillis, Inc.
- Law firm **Hunter Cottingham PLLC** signed a lease for 4,599 rsf on the third floor. Robert Yaffa of RDY Advisors, LLC, and Claire Koeppel of Newmark represented Hunter Cottingham.
- **Joseph J. Blake and Associates, Inc.**, a real estate appraisal and valuation firm, signed 1,467 rsf on the eighth floor. Bradley Cohn of Adams & Company Real Estate negotiated on behalf of Joseph J. Blake and Associates, Inc.
- On the eighth floor, **Nisso & Co Trading Corp.**, a wholesale jewelry distributor, arranged a 955 rsf lease.
- **RSLT Capital Management LLC**, an investment management firm, inked a deal for 681 rsf on the third floor. JD Cohen of Newmark & Company Real Estate, Inc. arranged the deal on behalf of RSLT Capital Management LLC.



Built in 1910, 1261 Broadway was designed by Townsend, Steinle & Haskell and features distinctive architectural elements on its exterior. The historic property recently underwent a comprehensive renovation that included upgrades to the lobby, common areas, and restrooms. The building offers 24/7 building access and sits near a variety of mass transit hubs, such as Penn Station and the 34th Street-Herald Square subway and PATH stations.

Tenants of 1261 Broadway can enjoy a number of local retail, dining, and hospitality amenities. Iron Chef Masaharu Morimoto and Montclair Hospitality Group are planning a new restaurant 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 tenants at 1261 Broadway include LawNewz, Inc., DBI Projects, DBI Construction Consultants, and Eastern Nationwide Supply, Inc. Availability at the property comprises two spaces on the fifth floor totaling 1,1775 rsf and 5,245 rsf respectively, and 7,687 rsf on the eighth floor.

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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/>