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For Immediate Release

Koeppel Rosen Arranges Two Full-Floor Manhattan Office Leases

Yuzu Health and Axle Labs Commit to More Than 20,000-SF at 154 West 14th Street and 152 West 25th Street, Respectively

New York, NY – (June 25, 2026) – [Koeppel Rosen LLC](#), leasing and management agent for the Rosen family portfolio, and stewards for a number of historic Manhattan office properties, has completed two office lease transactions totaling 20,258 square feet across its Manhattan portfolio, underscoring continued demand for high-quality, well-located office space in New York City.

The transactions include a **14,005-rentable-square-foot lease with Yuzu Health Inc., a New York-based healthcare company, for the entire 11th floor at 154 West 14th Street**, as well as a **6,253-rentable-square-foot lease with Axle Labs, an insurance technology company, for the entire 12th floor at 152 West 25th Street**.

“These transactions demonstrate that companies continue to place a premium on efficient, full-floor office opportunities in accessible Manhattan locations,” said Max Koeppel, Director of Leasing at Koeppel Rosen. “We continue to see strong interest from tenants seeking office environments that support growth and collaboration.”



Yuzu Health Lease at 154 West 14th Street

The 14,005 rsf lease for Yuzu Health at 154 West 14th Street includes a three-year, three-month term and will be used as an office space for the tenant. Max Koeppel represented ownership in-house while Jeremy Birns of RDE Advisors, Inc. negotiated on behalf of Yuzu Health.

Yuzu Health provides integrative wellness and medical services focused on personalized, patient-centered care. The company offers a range of treatments designed to support overall health and well-being, combining modern medical practices with preventative and holistic approaches. Through its clinical services, Yuzu Health aims to improve access to high-quality care and promote long-term health outcomes for the communities it serves.

Built in 1913 by Herman Lee Meader, 154 West 14th Street is a 12-story building in New York City's West Village on the corner of Seventh Avenue and 14th Street. With 166,625 RSF, the building features art nouveau and art deco decorative elements, with colorful glazed terra cotta facade, scallop detailing, vertical whiplash lines, and geometric medallions. Office tenants enjoy modern amenities including new elevators, an attended lobby, and operable windows.

Tenants are close to a variety of restaurants, hotels, retail, and entertainment options. The building is also proximate to several transportation hubs, including the 1, 2, and 3, A, C, E, F, L, and M subway lines and PATH trains at 14th Street and 6th Avenue and 8th Avenue and 14th Street.

Availability at 154 West 14th Street includes the entire 10th floor (14,005 rsf) and 10,120 rsf on the 12th floor. Tenants at the building include WeWork and Grove Atlantic.

Axle Labs Lease at 152 West 25th Street

The 6,253 rsf lease for Axle Labs at 152 West 25th Street will be used as an office space for the tenant. Max Koeppel represented ownership in-house and Eddie Sisca and Taylor Walker with CBRE represented Axle Labs.

Axle Labs, Inc. is an insurance technology company specializing in AI-driven insurance verification and data automation solutions. The company's platform enables businesses to instantly access and validate insurance information, monitor policy changes, and automate insurance-related workflows, helping organizations reduce risk and improve operational efficiency.

Constructed in 1910, 152 West 25th Street is a 12-story office building between Sixth and Seventh Avenues, in Manhattan's Chelsea neighborhood and offers a total rentable area of 75,036 square feet. Amenities include a reception area, 24-hour access, storage areas, new designer lighting throughout, two private offices and a windowed conference room. The property is close to subway lines 1, 2, R, W, C, E, F, M, and PATH trains and is within walking distance of Penn Station.



Availability at 152 West 25th Street includes the entire third floor (6,253 rsf) and the entire 11th floor (6,253 rsf) as well as partial availability on the fourth (3,259 rsf) and sixth (2,911 rsf) floors. Current tenants include Michael Howard Studios, O+D Builders, Stroma Physical Therapy and Daniel Goldner Architects.

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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/>.