Contact
Great Ink Communications – 212-741-2977
Tom Nolan – Tom@greatink.com
Lindsay Church – Lindsay@greatink.com

For Immediate Release

Koeppel Rosen Arranges Nearly 18,000 Square Feet of Manhattan Office Leases

Three New Leases at 443 Park Avenue South, 20 West 36th Street and 154 West 14th Street

New York, NY – (August 20, 2026) – **Koeppel Rosen LLC**, leasing and management agent for the Rosen family portfolio, and stewards for a number of historic Manhattan office properties, has arranged nearly 18,000 square feet of new office space leases, comprised of separate transactions at three different properties in the company's portfolio. The transactions include:

- **MNRK Music Group L.P., an independent music company, has agreed to a 7,629 rentable-square-foot lease across the entire ninth floor at 443 Park Avenue South.** The lease includes a 7-year, 7-month term and the space will be used as an office for the tenant. Luke Dillmeier, Patrick Heeg, and Thomas Hines with Transwestern represented the tenant in the transaction and Koeppel Rosen was represented in-house by Max Koeppel.

- **AL Diamond Home Products LLC, an importer and distributor of household goods, has agreed to a 7,272 rentable-square-foot lease across the entire fifth floor at 20 West 36th Street**. The lease includes a 7-year, 7-month term and the space will be used as an office for the tenant. Joel Kubie with Benchmark represented the tenant and Koeppel Rosen was represented in-house by Max Koeppel.

- **Kevin V. Lehman DDS, a New York City dental practice, has agreed to a 3,096 rentable-square-foot lease on a partial fourth floor space at 154 West 14th Street.** The lease includes a 12-year, 10-month term and the space will be used as a dentist's office. Todd Hershmann and Josh Gosin with Newmark represented the tenant and Koeppel Rosen was represented in-house by Max Koeppel.

"We're pleased to announce these latest transactions and are encouraged by the sustained leasing activity across our portfolio," said Max Koeppel, Director of Leasing at Koeppel Rosen. "Each of these leases involved different tenant requirements, but they share a common theme: companies continue to recognize the value of quality office environments in established Manhattan locations."

MNRK Music Group L.P. Lease at 443 Park Avenue South

MNRK Music Group L.P. is an independent music company providing recorded music, music publishing, artist management, and related creative services through a portfolio of labels, artists, songwriters, and music brands.

Built in 1910, 443 Park Avenue South features a recently renovated lobby, ground floor retail space and 24-hour access. The well-located building sits near a variety of mass transit lines and offers proximity to Grand Central Terminal and Penn Station. Current tenants at the building include Suite New York LLC, Joe Coffee Company, KAX, Comme Des Garcons and Ardoq.

AL Diamond Home Products LLC Lease at 20 West 36th Street

A.L. Diamond Home Products LLC is a New York-based importer and distributor of household goods, including kitchen organization products, tableware, decorative accessories, and wood and stone home décor.

Built in 1911 by architect Samuel Sass, 20 West 36th Street is an 87,246-square-foot, 12-story office building between Fifth and Sixth avenues in Manhattan's Midtown South neighborhood. The building's amenities include 24/7 building access and an attended lobby. The location is just a few short blocks from the 34th Street/Herald Square and the 42nd Street-Bryant Park subway stations as well as Penn Station and the 33rd Street PATH station.

Current tenants at 20 West 36th Street include Rheem, Bell & Freeman, LLP, American Friends of Magen David Adom, Bristlecone Real Estate Company LLC, Martin Brudnizki Design Studio and PIMS New York.

Kevin V. Lehman, DDS Lease at 154 West 14th Street

Kevin V. Lehman, DDS, P.C. is a New York City dental practice providing general dentistry and related preventive and restorative dental care.

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. Current tenants at the building include Yuzu Health, WeWork and Grove Atlantic.

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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/.