Koeppel Rosen LLC

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For Immediate Release

Distyl AI, Inc. Expands by 15,038 RSF at 135 Madison Avenue in Deal Arranged by Koeppel Rosen

New York, NY – (September 23, 2026) – **Koeppel Rosen LLC**, leasing and management agent for the Rosen family portfolio, and stewards for a number of historic Manhattan office properties, announces a 15,038-rsf lease expansion for Distyl AI, Inc at 135 Madison Avenue.

In 2025, Distyl signed a 15,038-rsf lease for the entire 10th floor at 135 Madison Avenue. With this new lease, the company now occupies 30,076 rsf across the entire 9th and 10th floors at the building.

Distyl AI develops AI-native operational systems for Fortune 500 and Global 2000 companies, transforming complex business knowledge into scalable, auditable workflows. Backed by leading venture firms and founded by industry veterans, Distyl AI's expansion reflects its continued growth and commitment to advancing enterprise innovation in the heart of Manhattan.

"We were pleased to work with Distyl AI to reconfigure and expand its footprint across two contiguous floors at 135 Madison Avenue. We celebrate the company's rapidly growing operations, which required additional office space," said Max Koeppel, Director of Leasing at Koeppel Rosen.

Max Koeppel represented ownership, while Justin T. Pollner of Newmark negotiated for the tenant.

Built in 1911 and designed by Terry & Tench Company, the 175,200-rsf, 13-story 135 Madison Avenue sits between 31st and 32nd streets. Tenants enjoy building amenities, like a newly renovated and attended lobby, freight and passenger elevators, internal stairways, and tenant-controlled HVAC. Rentable WeWork spaces feature wellness rooms, an event space, and private phone booths. Additional on-site event space and rentable office spaces are hosted by luxury workspace provider Blender Workspace.

The building is well connected to public transportation, such as the 33rd Street PATH and subway stations, Citi Bike docks, and several bus routes along Madison Avenue. Tenants can also enjoy a number of nearby retail, dining, entertainment, leisure, and hospitality options.

In addition to Distyl Ai, current tenants at 135 Madison Avenue include Courier Health, WeWork, Blender Workspace, B&B Italia, and Marble Buro.

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/