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For Immediate Release

Koeppel Rosen Arranges 11,200 RSF in Leases Across Manhattan Office Portfolio

New York, NY – (October 14, 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 more than 11,200 rsf in new leases at three buildings in its office portfolio.

Recent transactions include:

- At **902 Broadway**, GIC Technologies, Inc. (the General Intelligence Company of New York), signed a 5,345 rsf lease on the 16th floor. The artificial intelligence software company operates Cofounder, an agent-based platform that helps businesses automate internal workflows and operations by coordinating specialized AI agents across their existing systems and data. Max P. Koeppel, Director of Leasing at Koeppel Rosen represented ownership while David Scher of Lee & Associates negotiated on behalf of the tenant.
- CBTS Technology Solutions LLC signed a 3,612 rsf lease on the fourth floor of **1261 Broadway**. The information technology and telecommunications company provides cloud, communications, cybersecurity, infrastructure, professional services, and managed technology solutions to businesses and enterprise clients. Max Koeppel, Director of Leasing at Koeppel Rosen represented ownership while Charles T. Gerace II of JLL negotiated on behalf of the tenant.
- At **302 Fifth Avenue**, Titanium Realty Group LLC will move into a 2,319 rsf space on the 12th floor. The privately held real estate investment and development firm specializes in the acquisition, ground-up development, ownership, and asset management of commercial and residential properties, with a focus on transit-oriented development in the New York metropolitan area. Max Koeppel, Director of Leasing at Koeppel Rosen represented ownership while Bradley Cohn and Jeff Buslik of Adams & Company Real Estate negotiated on behalf of the tenant.



GIC Technologies, Inc. / 902 Broadway:

Built in 1913, 902 Broadway is a 20-story office property in the heart of Manhattan's Flatiron District. The building has undergone a comprehensive capital improvement program that introduced modern amenities to the historic property, including a new lobby, security, destination dispatch elevators, and other efficient systems. With 12-foot ceiling heights and large windows, each floor is filled with light and provides tenants with functional layouts. The building is surrounded by a number of dining and retail destinations, and provides tenants with convenient access to a number of transportation options, such as the F, M, L, 4, 5, 6, N, Q, R, W and PATH trains.

Current availability at the property includes two suites on the third floor totaling 1,444 rsf and 3,460 rsf respectively. Current tenants include IMAX, SeatGeek, Fenwick & West, William Grant & Sons, and the restaurant Aqua New York.

CBTS Technology Solutions LLC / 1261 Broadway:

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 Law and Crime News, My Sales LLC, DBI Projects, DBI Construction Consultants, and Eastern Nationwide Supply, Inc. Availability at the property comprises 5,283 rsf on the third floor; two spaces on the fifth floor totaling 1,177 rsf and 5,245 rsf respectively; and two spaces totaling 1,972 rsf and 7,687 rsf respectively on the eighth floor.

Titanium Realty Group LLC / 302 Fifth Avenue:

Built in 1916, the 13-story, 76,500 rsf office building in Manhattan's Koreatown neighborhood was designed by George & Edward Blum constructed the property in 1916. Ownership recently carried out a lobby renovation and refurbish of common areas. The property's corner location at Fifth Avenue and East 31st Street gives tenants windows on three sides of the building for plenty of natural light. The building offers tenants proximity to a number of dining, retail, entertainment, and transportation options.

A portion of the ground floor retail space – totaling 2,490 rsf – is available for lease at 302 Fifth Avenue. Current office tenants include Sam Salem & Son, LLC, Mindful Ventures LLC, and Idea Nuova Inc.

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/>