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For Immediate Release

Koeppel Rosen Announces Two New Full Floor Leases at 37 West 37th Street

US Legwork LLC and Robely, Inc. each signed 10-year, 10-month leases for 5,119 square feet

New York, NY – (October 28, 2026) – Koeppel Rosen LLC, leasing and management agent for the Rosen family portfolio, and stewards for a number of historic Manhattan office properties, announced two new full-floor leases at 37 West 37th Street in Manhattan.

US Legwork LLC and Robely, Inc. have each leased 5,119 rentable square feet, with terms of 10 years and 10 months, occupying the building's entire fourth and fifth floors, respectively.



US Legwork LLC leased the entire fourth floor for use as an office. The New York-based company is an importer and wholesale distributor of apparel, footwear and fashion accessories, specializing in women's and children's merchandise.

Robely, Inc. leased the entire fifth floor, which will serve as both their office and showroom. The company is a designer, manufacturer and wholesale distributor of home goods and lifestyle products, specializing in bathroom and kitchen accessories, storage and organization solutions, and pet products.

Max Koeppel, Director of Leasing at Koeppel Rosen, represented ownership in both transactions, while Raymond Balassiano of LSL Advisors represented the two new tenants.

"Both of these transactions reflect the appeal of 37 West 37th Street to businesses seeking well-located office space in Manhattan for their operations," said Max Koeppel. "The long-term lease commitments from both tenants is further proof of the strong interest in the building."

About 37 West 37th Street

Built in 1915, 37 West 37th Street is a 12-story property in Midtown South, between Fifth and Sixth avenues. The building features a modern marble lobby, elaborate historic façade and 24-hour access.

The 61,722-square-foot property is three blocks from Bryant Park and offers access to a number of transportation options like Grand Central Terminal, Penn Station, and several MTA bus/subway lines.

The roster of tenants currently leasing space at 37 West 37th Street includes EW Howell Construction Group, ABS Engineering, Dance With Me Dance Studio, Kim Seybert, Inc. and Hobo Audio Company. The entire third and tenth floors - each 5,119 rentable-square-feet - remain available for lease at the building.

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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/.