ACCSPACE
COMMERCIAL REAL ESTATE

For Sale

1160 E JERICHO TURNPIKE
HUNTINGTON, NY 11743

Professional Medical Office Building

PROPERTY OVERVIEW

1160 E JERICHO TPKE, HUNTINGTON, NY 11743

Positioned along the highly traveled Jericho Turnpike, this Huntington location offers exceptional visibility and accessibility for office users. The corridor serves as a major east–west artery through Long Island, making it an ideal setting for professional, administrative, and medical office operations seeking convenience for both employees and clients.

The area is surrounded by established residential neighborhoods and a strong concentration of retail and service amenities, supporting daily business activity and employee needs. With close proximity to regional roadways and the Huntington Station LIRR, the location provides efficient access to Manhattan and the greater Long Island market.

Well-suited for a wide range of office users, the Jericho Turnpike corridor in Huntington combines strong traffic exposure, ease of access, and a stable business environment—making it a strategic and desirable office location on Long Island's North Shore.

EXCEPTIONAL VISIBILTY

EASY ACCESS TO MAJOR ROADWAYS

STRONG DEMOGRAPHICS

THRIVING BUSINESS CORRIDOR

PROPERTY HIGHLIGHTS

1160 E JERICHO TPKE, HUNTINGTON, NY 11743

- Building Size: +/- 35,000 SF
- Can deliver from 1,700-15,000 SF for an Owner-User in various units
- Existing actual NOI of $256,000 from various Tenants including Northwell Health
- Projected NOI: $578,094
- Brand New Lobby
- Unique Purchase Opportunity
- Retail Unit Available with Signage on Jericho Turnpike
- Unique Purchase Opportunity
- 5 minutes to the Northern State Parkway & Long Island Expressway
- C6 Zoning Permitted uses include: Office/medical, retail, woodworking, auto parts, storage for contractors including plumbing, heating, electrical, painting, roofing, decorating and more.

IDEALLY POSITIONED

1160 E JERICHO TPKE, HUNTINGTON, NY 11743

MTA
Long Island Rail Road

10 MINUTES
TO HUNTINGTON LIRR TRAIN STATION

INTERSTATE 495

10 MINUTES
TO LONG ISLAND EXPRESSWAY

N
NORTHERN PARKWAY

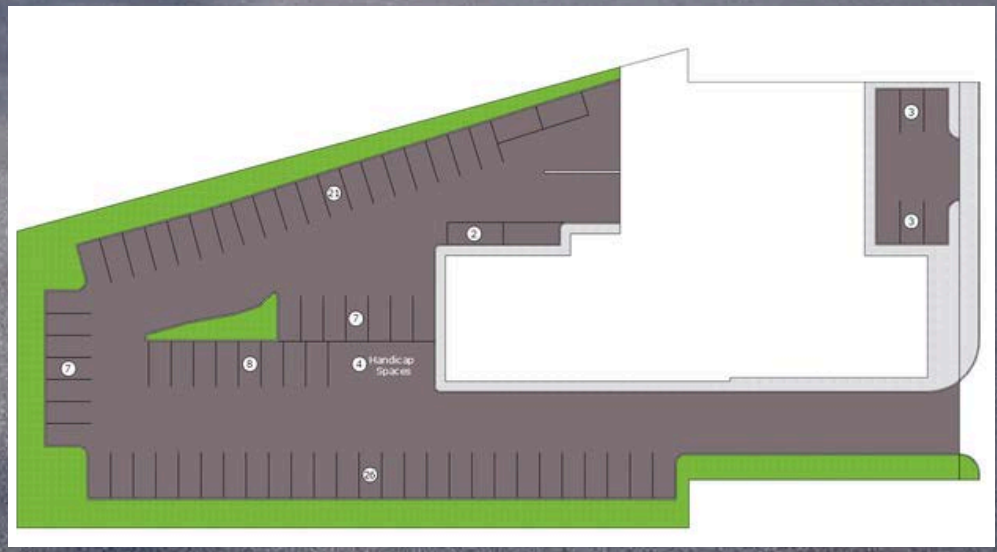
5 MINUTES
TO NORTHERN STATE PARKWAY

Coach
REALTORS
THE VILLAGE GREENE
car sales

PARKING

1160 E JERICHO TPKE, HUNTINGTON, NY 11743

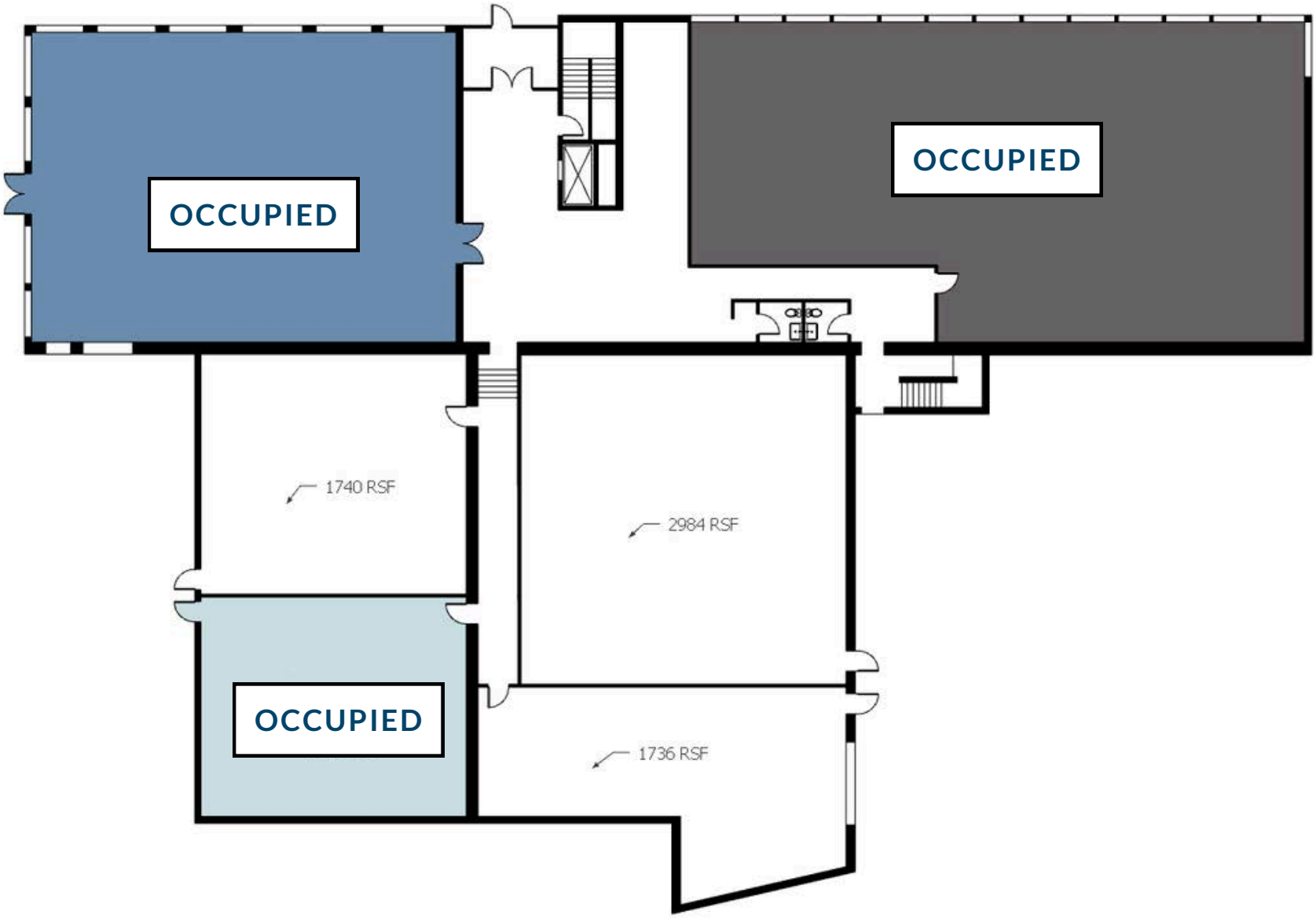
On-Site



FLOOR PLANS

1160 E JERICHO TPKE, HUNTINGTON, NY 11743

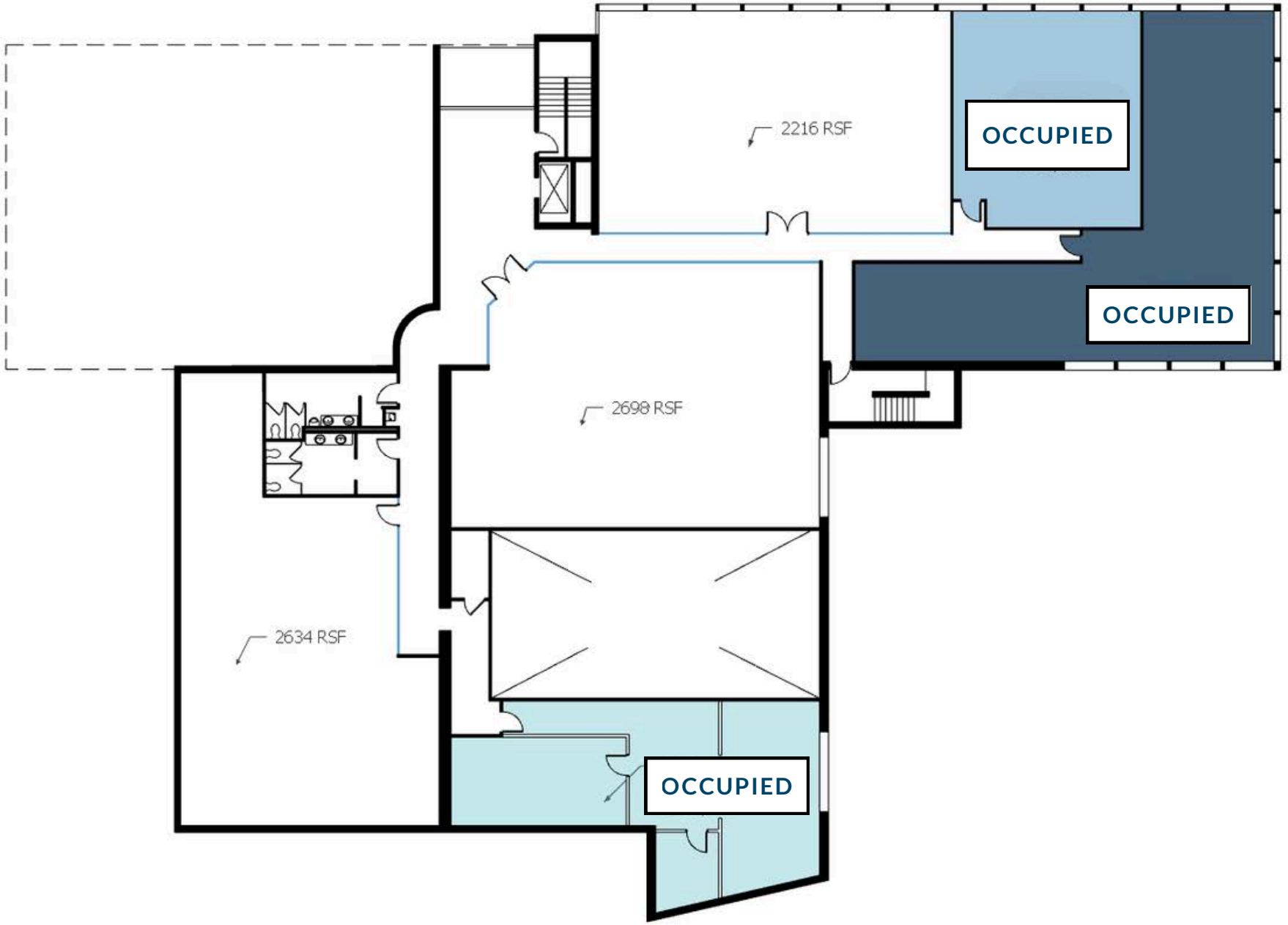
First Floor



FLOOR PLANS

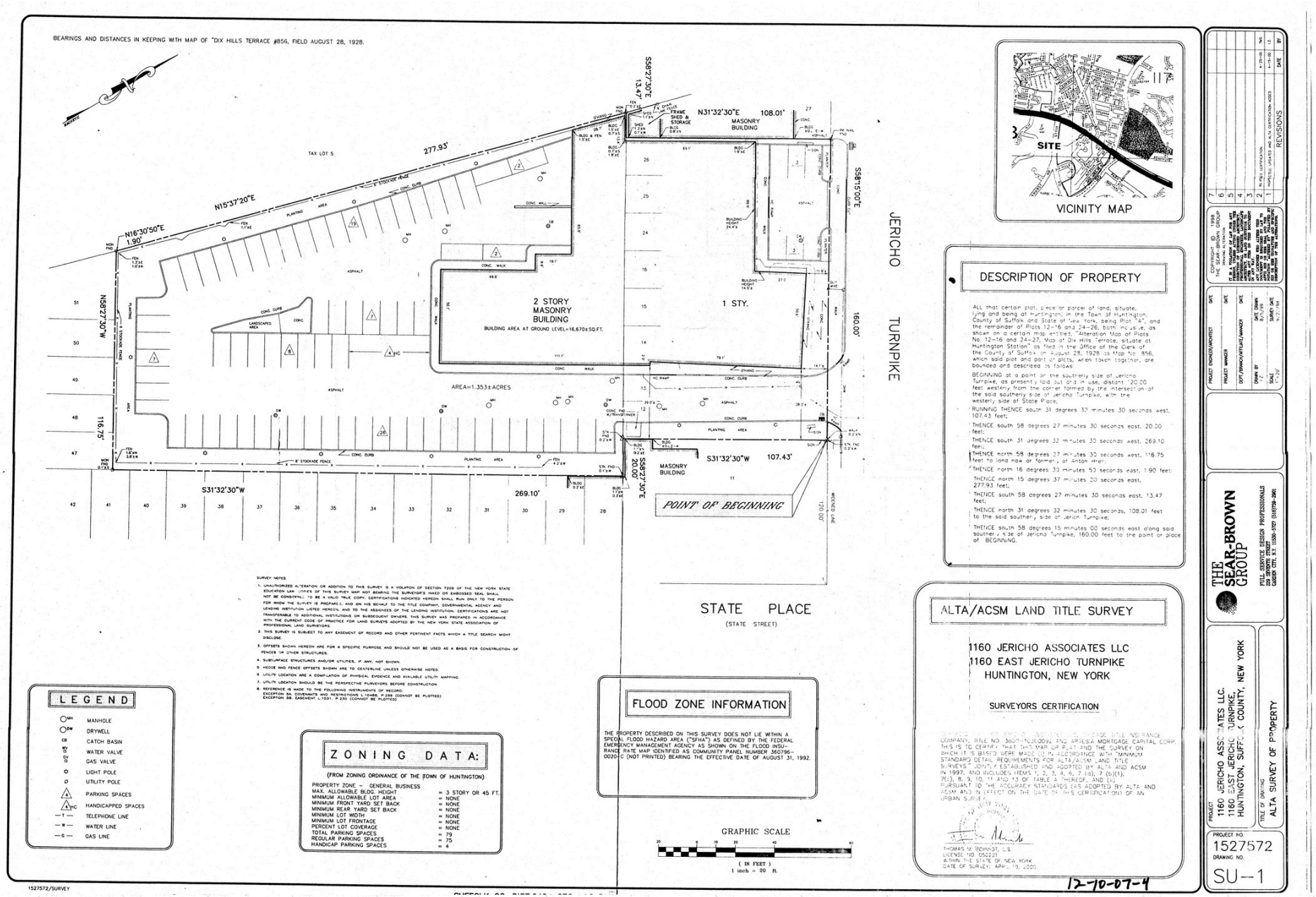
1160 E JERICHO TPKE, HUNTINGTON, NY 11743

Second Floor



PROPERTY SURVEY

1160 E JERICHO TPKE, HUNTINGTON, NY 11743



RENT ROLL & INCOME/EXPENSES

1160 E JERICHO TPKE, HUNTINGTON, NY 11743

Unit	Tenant	Sq.Ft.	Lease From	Lease To	Annual Base Rent	Base Rent Per SF	Electric Reimbursement (Annual)	CAM (Annual)
100	Occupied	2,984			$53,712.00	$18	$ -	$ -
101	Coach Realtors	3,250	12/01/2022	11/30/2030	$127,640.04	$39.27	$ -	$6,000.00
105	Vacant	1,740			$ -			
108	Occupied	1,736			$31,248.00	$18.00		$ -
109	M Laglenne-Spronck Insurance AG	1,700	04/15/2024	4/31/2029	$40,934.40	$24.08		$1,200.00
115	Vacant	598						
123	Northwell Health	4,926	12/31/2025	12/21/2030	$171,227.76	$34.76	$20,935.44	
200	Beth Weinstein, DDS, P.C.	2,241	02/20/2024	06/30/2029	$46,971.82	$20.96	$4,875.00	
202	Larry Silverstein	1,188	10/01/2020	11/30/2030	$22,403.88	$18.86		
2nd Level	Vacant	2,216						
2nd Level	Vacant	1,578						
2nd Level	Vacant	956					$ -	
2nd Level	Vacant	2,690						
217	Anthony Capeci, CPA, LLC	1,665	M TO M	M TO M	$25,930.56	$15.57	$ -	
LL	Vacant - Lower Level Storage	5,550			$ -	$ -	$ -	
	Total:	35,018			$520,068.46		$25,810.44	$7,200.00

In Place	19,690	56.23%
Vacant	15,328	43.77%
Total	35,018	100.00%

Revenue		Annual
Base Annual Rent		$520,068.46
Utilities Reimbursements		$25,810.44
CAM Reimbursements		$7,200.00
Property Tax Reimbursements		$4,932.99
Total Gross Income		$558,011.89
Vacancy & Credit Loss	10.00%	$55,801.19
Effective Gross Income		$502,210.70

Expenses	Expense Detail	Actual
Taxes	*2025-2026*	$131,399.00
Less Tax Refund		$(38,182.00)
Janatorial & Supplies		$15,600.00
Repairs & Maintenance		$15,952.79
Snow & Landscaping		$6,360.00
Rubbish Removal		$3,132.00
Utilities: Electric & Gas		$83,887.82
Water & Sewer		$400.00
Insurance		$16,000.00
Management Fees		$12,000.00
Total:		$246,549.61

Effective Gross Annual Income	**$502,210.70**
Less Expenses	**$246,549.61**
Net Operating Income	**$255,661.09**

RENT ROLL & INCOME/EXPENSES *Projected - ProForma*

1160 E JERICHO TPKE, HUNTINGTON, NY 11743

Unit	Tenant	Sq.Ft.	Lease From	Lease To	Annual Base Rent	Base Rent Per SF	Electric Reimbursement (Annual)	CAM (Annual)
100	Occupied	2,984			$26,664.00	$21.00	$ -	$ -
101	Coach Realtors	3,250	12/01/2022	11/30/2030	$127,640.04	$39.27	$ -	$6,000.00
105	Vacant	1,740			$59,160.00	$34.00		
108	Occupied	1,736			$36,456.00	$21.00		$ -
109	M Laglenne-Spronck Insurance AG	1,700	04/15/2024	4/31/2029	$40,934.40	$24.08		$1,200.00
115	Vacant	598			$17,940.00	$30.00		
123	Northwell Health	4,926	12/31/2025	12/21/2030	$171,227.76	$34.76	$20,935.44	
200	Beth Weinstein, DDS, P.C.	2,241	02/20/2024	06/30/2029	$46,971.82	$20.96	$4,875.00	
202	Larry Silverstein	1,188	10/01/2020	11/30/2030	$22,403.88	$18.86		
2nd Level	Vacant	2,216			$55,400.00	$25.00		
2nd Level	Vacant	1,578			$41,028.00	$26.00		
2nd Level	Vacant	956			$28,680.00	$30.00	$ -	
2nd Level	Vacant	2,690			$67,250.00	$25.00		
217	Anthony Capeci, CPA, LLC	1,665	M TO M	M TO M	$25,930.56	$15.57	$ -	
LL	Vacant - Lower Level Storage	5,550			$88,800.00	$16.00	$ -	
	Total:	35,018			$892,486.46		$25,810.44	$7,200.00

In Place	19,690	56.23%
Vacant	15,328	43.77%
Total	35,018	100.00%

Revenue		Annual
Base Annual Rent		$892,486.46
Utilities Reimbursements		$25,810.44
CAM Reimbursements		$7,200.00
Property Tax Reimbursements		$4,932.99
Total Gross Income		$930,429.89
Vacancy & Credit Loss	10.00%	$93,042.99
Effective Gross Income		$837,386.90

Expenses	Expense Detail	Actual
Taxes	*2025-2026*	$131,399.00
Less Tax Refund		$(38,182.00)
Janatorial & Supplies		$15,600.00
Repairs & Maintenance		$15,952.79
Snow & Landscaping		$6,360.00
Rubbish Removal		$3,132.00
Utilities: Electric & Gas		$83,887.82
Water & Sewer		$400.00
Insurance		$16,000.00
Management Fees		$12,000.00
Total:		$246,549.61

Effective Gross Annual Income	**$837,386.90**
Less Expenses	**$246,549.61**
Net Operating Income	**$590,837.29**

1160 E JERICHO TURNPIKE, **HUNTINGTON, NY**

FOR MORE INFORMATION, PLEASE CONTACT:

CHIP ENTWISTLE
(516) 457-9683
CE@ACCSPACE.COM

DAYLAN BISRAM
(347) 990-4911
DB@ACCSPACE.COM

JAREN IMBERMAN
(516) 462-1126
JI@ACCSPACE.COM

ACCSPACE
COMMERCIAL REAL ESTATE

130 CROSSWAYS PARK DR, STE 106
WOODBURY, NY 11797
(516) 277-0666
WWW.ACCSPACE.COM

DISCLAIMER ALTHOUGH INFORMATION HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, NEITHER OWNER NOR JLL MAKES ANY GUARANTEES, WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, AS TO THE COMPLETENESS OR ACCURACY AS TO THE INFORMATION CONTAINED HEREIN. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY. THERE MAY BE DIFFERENCES BETWEEN PROJECTED AND ACTUAL RESULTS, AND THOSE DIFFERENCES MAY BE MATERIAL. THE PROPERTY MAY BE WITHDRAWN WITHOUT NOTICE. NEITHER OWNER NOR JLL ACCEPTS ANY LIABILITY FOR ANY LOSS OR DAMAGE SUFFERED BY ANY PARTY RESULTING FROM RELIANCE ON THIS INFORMATION. IF THE RECIPIENT OF THIS INFORMATION HAS SIGNED A CONFIDENTIALITY AGREEMENT REGARDING THIS MATTER, THIS INFORMATION IS SUBJECT TO THE TERMS OF THAT AGREEMENT. ©2019. JONES LANG LASALLE IP, INC. ALL RIGHTS RESERVED