

# FOR LEASE

## 1160 E JERICHO TPKE

### HUNTINGTON, NY 11743



#### LOCATION OVERVIEW

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.



#### AVAILABLE SPACE

| FLOOR                 | SPACE AVAILABLE | FLOOR                 | SPACE AVAILABLE |
|-----------------------|-----------------|-----------------------|-----------------|
| 1 <sup>st</sup> Floor | 1,740 RSF       | 2 <sup>nd</sup> Floor | 2,216 RSF       |
| 1 <sup>st</sup> Floor | 2,984 RSF       | 2 <sup>nd</sup> Floor | 2,698 RSF       |
| 1 <sup>st</sup> Floor | 1,736 RSF       | 2 <sup>nd</sup> Floor | 2,634 RSF       |
|                       |                 | 2 <sup>nd</sup> Floor | 4,850 RSF       |

#### HIGHLIGHTS

- 5 minutes to the Northern State Parkway & Long Island Expressway
- Located in a highly populated & active town.
- Countless thriving boutique style establishments, award-winning restaurants, apartments, shops, and top-rated nightlife.
- C6 Zoning Permitted uses include: Office/medical, retail, woodworking, auto parts, storage for contractors including plumbing, heating, electrical, painting, roofing, decorating and more.



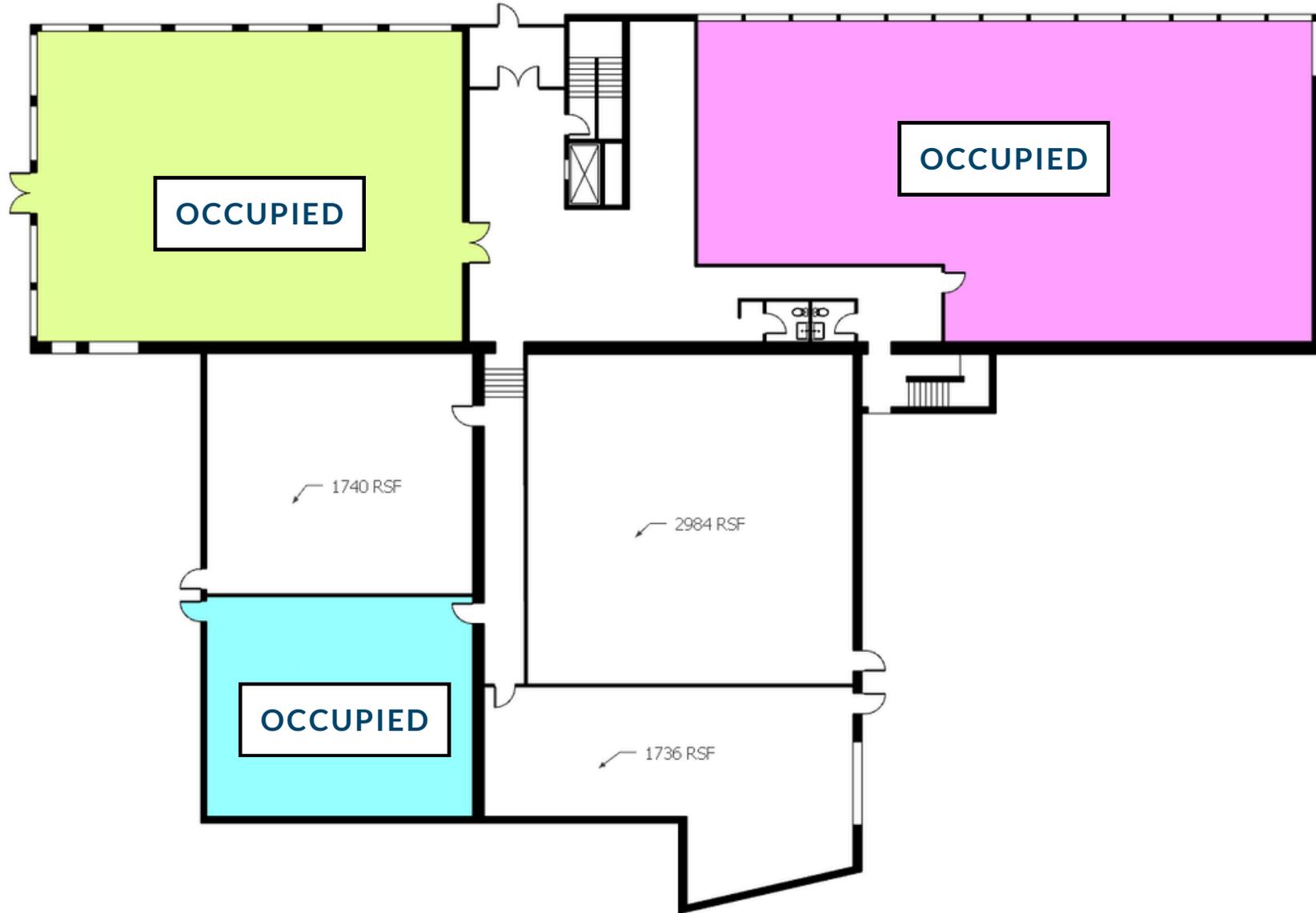
**CHIP ENTWISTLE**  
 (516) 457-9683  
 CE@ACCSPACE.COM

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

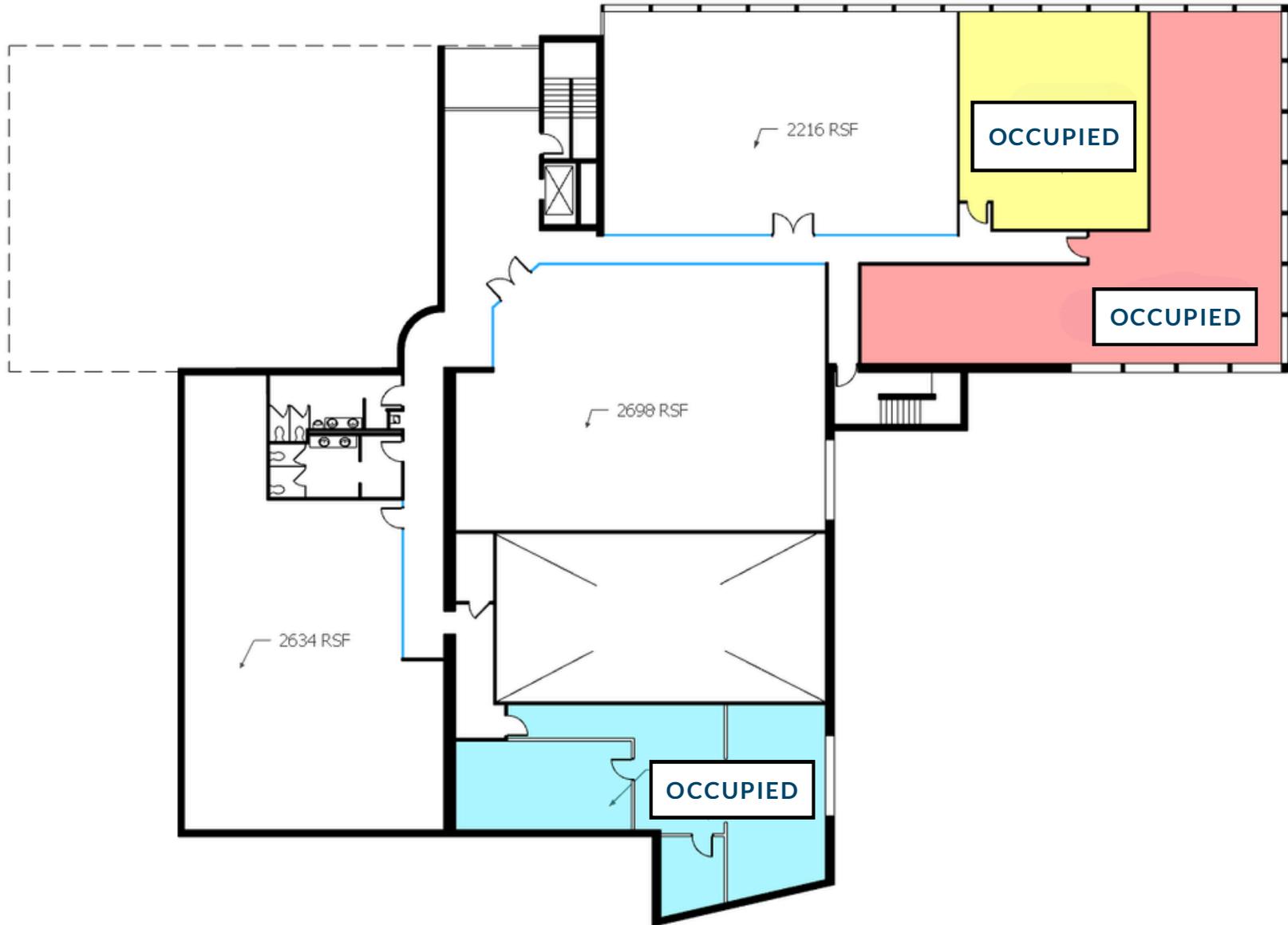
**JAREN IMBERMAN**  
 (516) 462-1126  
 JI@ACCSPACE.COM

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

FLOOR PLAN - 1<sup>ST</sup> FLOOR



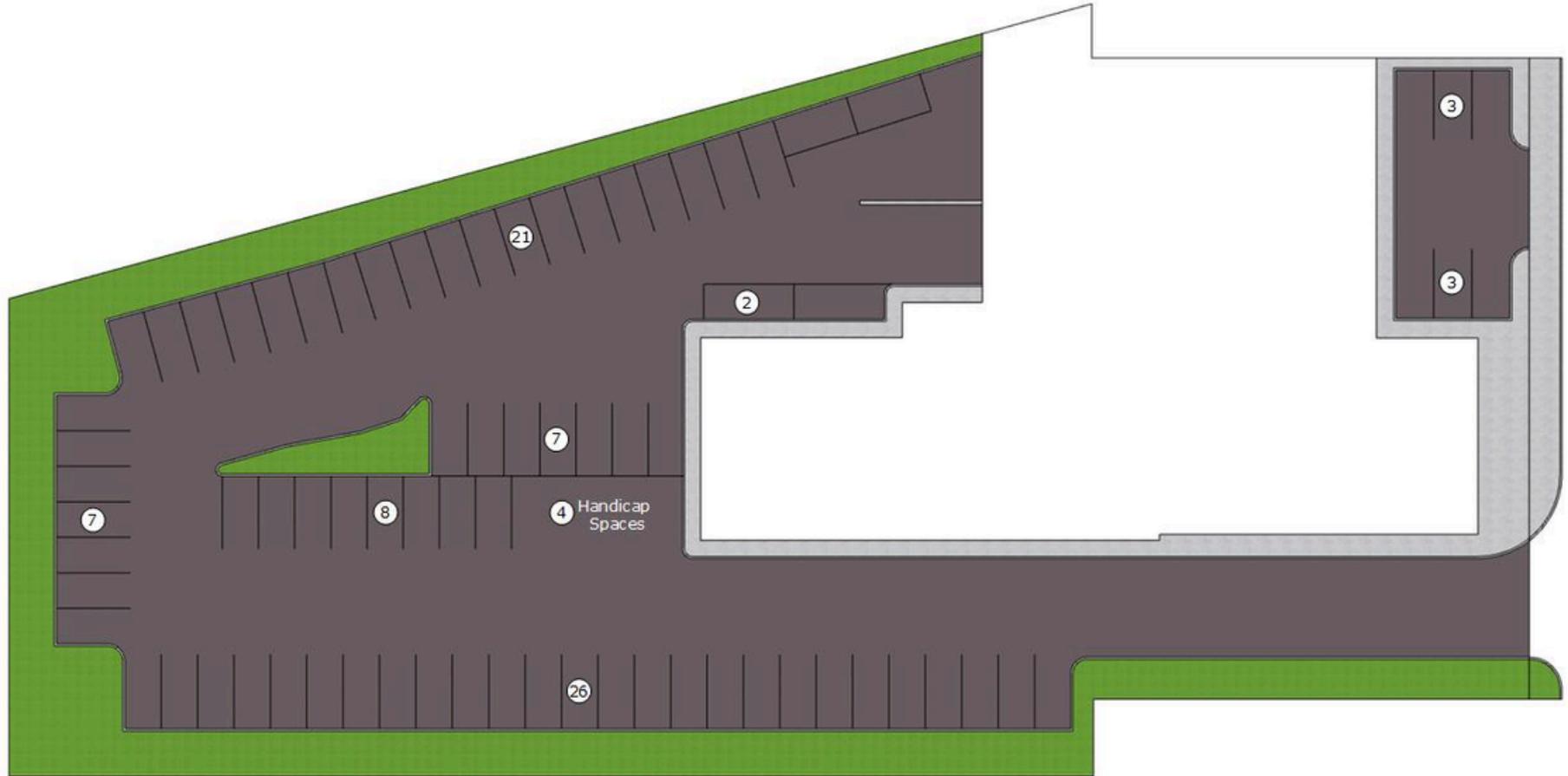
FLOOR PLAN - 2<sup>ND</sup> FLOOR



1160 E JERICHO TPKE  
HUNTINGTON, NY 11743



PARKING - ON SITE



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

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

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

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