



168 Main Street

Huntington Village, New York · Downtown Main Street

AVAILABLE NOW

\$38/SF · Modified Gross

AVAILABLE SPACES

SUITE	FLOOR	SIZE	MONTHLY	IDEAL FOR
A2	Second Floor	1,200 SF	\$3,800	Office / Medical
LL	Lower Level	640 SF	\$2,027	Office
C2	Second Floor	450 SF	\$1,425	Office
A3	Second Floor	250 SF	\$792	Office / Medical
Total Available		2,540 SF	\$8,044	

Flexible: lease individually, or combine second-floor suites (A2 · A3 · C2) for up to **1,900 SF** contiguous.

WHY HERE

- ◆ **Prime Main Street location** in the heart of walkable Huntington Village — restaurants, retail, and offices at your door.
- ◆ **23 on-site parking spaces** (incl. 2 ADA) — a rare advantage in downtown Huntington.
- ◆ **Established professional building** — the historic Sammis Building, home to medical, psychological, and professional tenants.
- ◆ **Modified gross** — base rent plus reimbursement of electric, water & gas.

BUILDING FEATURES

- Parking** · 23 on-site

Climate · Multi-zone HVAC

Signage · Main St. visibility

Systems · New gas & water '26
- Internet** · Optimum & FiOS

Access · ADA-accessible

Roof · New 2022

Zoning · C3

Suites LL & C2 have window-unit AC (central ducts being extended); all others central air.

Schedule a Tour

Contact the leasing team for availability & floor plans.

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