

# 2155 BUILDING

2155 Jericho Tpke, Commack, NY 11725

Presented by  
AAB Holding Corp



## Price: \$35.00 /SF/YR

+++ UNIQUELY LOCATED AT SAGITOS PARKWAY  
and JERICHO TURNPIKE +++ Stand out Location

+++

Tenant "B" 1650sq foot.

\$35/sft./year NNN

Redesigned building and site work.

Multi tenant shared convenient parking. Excellent  
visibility on Jericho Turnpike, uniquely located at  
Sagitios Parkway.

Spacious 12 foot ceilings and bright store font.  
Excellent Location for Medical, Offices, Food  
service, services general

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Excellent visibility on Jericho Turnpike, uniquely located at Sagitios Parkway.  
Spacious 12 foot ceilings and bright store fronts.

**Andrew Barbaccia**

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**AAB Holding Corp**

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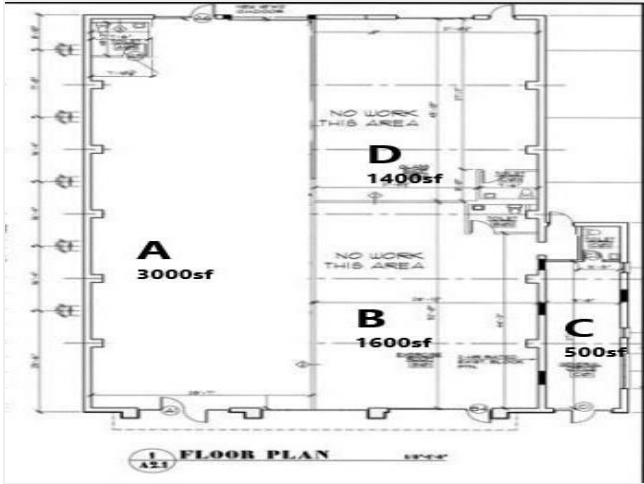
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Building Photo

## Major Tenant Information

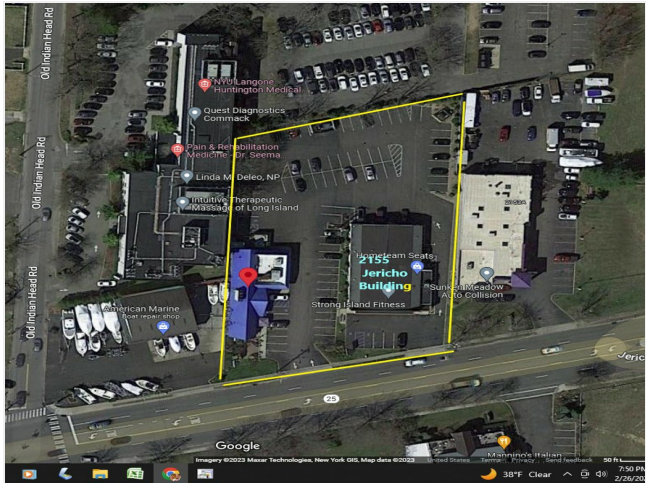
Tenant	SF Occupied	Lease Expired
AAB Holding Corp	-	
Babe Aesthetics' Spa	-	April 2034
Glass Express	-	December 2025
IQ Tax Services	-	
Lifestyle Fitness	-	September 2017



Floor Plan 2155 Building -6550sf



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Plot and shared parking

## Listing space

### 1st Floor Ste B

Space Available	1,600 SF
Rental Rate	\$35.00 /SF/YR
Date Available	November 01, 2025
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 15 Years

Tenant "B" 1600sq foot. OPEN FLOOR PLAN with NO Columns Front and Rear EntriesZoned "Public Occupancy" Spacious 12 foot ceilings and bright store front.Approximately 30X52+Redesigned building and site work.Excellent visibility on Jericho Turnpike, uniquely located at Sagitios Parkway.Great space for physical therapy, offices, medical space, and restaurant approved too!

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## Location

