

# SECOND FLOOR MEDICAL/PROFESSIONAL OFFICE

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1092 West Jericho Turnpike | Smithtown, New York 11787

**1,700 SF FOR LEASE**



Commercial



# EXECUTIVE SUMMARY

1092 West Jericho Turnpike | Smithtown, New York 11787

<b>Building Size:</b>	8,129 SF	<b>Lot Size:</b>	0.95 Acres
<b>Available SF:</b>	1,700 SF	<b>Parking:</b>	45 Spaces
<b>Frontage:</b>	282 Feet on Jericho	<b>Zoning:</b>	WSI
<b>Floor Level:</b>	Second Story	<b>Lease Rate:</b>	\$6,000 per month (NNN)

For more information or to schedule a tour, contact Exclusive Listing Agents

## Property Overview

Excellent Leasing Opportunity – 1,700 SF Class A Medical/Professional Office Suite

This 1,700 SF second-floor suite is located in a newly built, modern two-story Class A office building along the highly traveled W. Jericho Turnpike in Smithtown. The property offers a truly move-in ready environment, making it an ideal choice for a wide range of professional or medical office uses.

The suite features modern finishes throughout and is in pristine Class A condition, providing tenants with a professional and welcoming atmosphere from day one. A highlight of the space is its large conference room, which is filled with natural light from expansive windows, creating a bright and inviting setting for meetings, collaboration, or client consultations.

The building is strategically positioned with convenient access to major retailers and highways, ensuring ease of travel for both staff and clients. Situated on a spacious 0.95-acre lot, the property offers ample on-site parking to accommodate employees and visitors alike. The suite is supported by gas heat with four zones and an 800-amp electric service, ensuring efficient and reliable operations tailored to the needs of professional and medical tenants.

This opportunity combines modern design, premium amenities, and functional efficiency, offering tenants a space that is both impressive and practical.

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

# COMPLETE HIGHLIGHTS

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## Property Highlights

- Class A, Move-In Ready Space – Newly built, modern two-story office building offering pristine finishes and professional appeal. 1,700 SF Office on Second Floor
- Bright Conference Room – Large meeting space with expansive windows that flood the room with natural light, creating an inviting environment for collaboration.
- Prime Location – Strategically positioned on W. Jericho Turnpike in Smithtown border, with excellent visibility and convenient access to major retailers and highways.
- Ample Parking & Efficient Systems – Situated on a 0.95-acre lot with generous parking, supported by four-zone gas heat and 800-amp electric service for reliable operations.

*Exclusively represented by:*

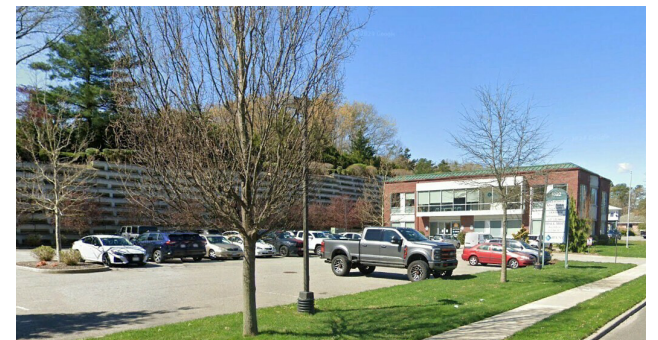
**Michael G. Murphy**

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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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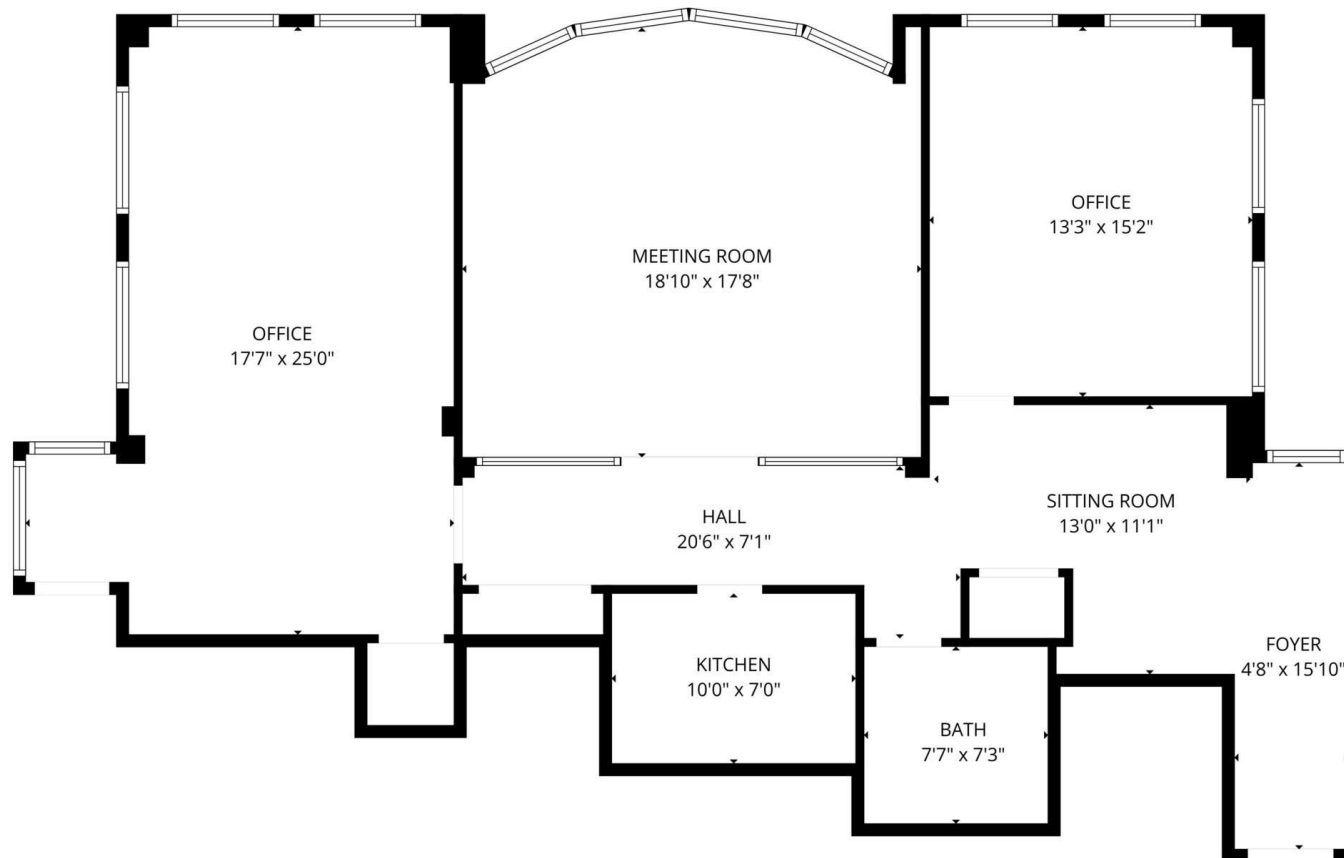
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# FLOOR PLAN-1,700 SF

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# RETAILER MAP

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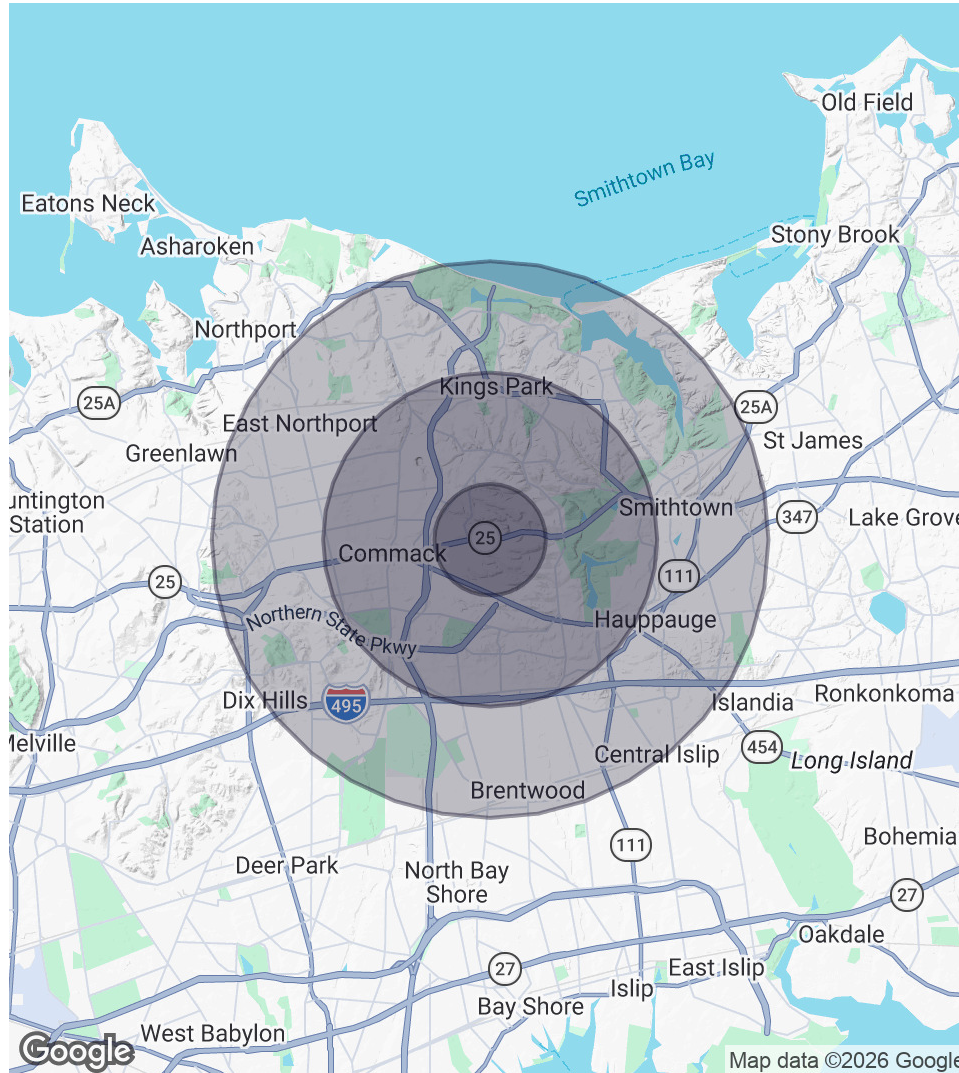
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# DEMOGRAPHICS MAP & REPORT

1092 West Jericho Turnpike | Smithtown, New York 11787



## 1 Mile Radius

**Population**  
10,520

**Households**  
3,573

**Average HH Income**  
\$213,933

## 3 Miles Radius

**Population**  
68,666

**Households**  
23,208

**Average HH Income**  
\$213,756

## 5 Miles Radius

**Population**  
198,643

**Households**  
61,331

**Average HH Income**  
\$194,893

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## We Are Commercial Real Estate

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