



For sale

Investment property in the heart of downtown Patchogue Village
160 South Ocean Avenue, Patchogue, NY

Executive summary

Jones Lang LaSalle (“JLL”) has been retained on an exclusive basis as real estate advisor to arrange the sale of 160 South Ocean Avenue, Patchogue, NY, a fully leased investment opportunity 100% occupied by New York State.

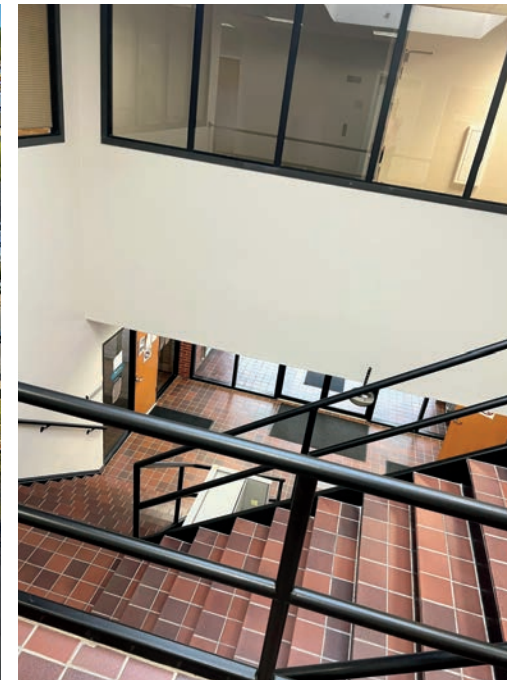
Strategically located within the Incorporated Village of Patchogue, the property offers investors the benefit of stable in-place occupancy combined with the long-term appeal of a well-positioned asset in one of Long Island’s most active downtown environments. The building is ADA accessible with sewer connection nearby. The agency in place has maintained occupancy for over 20 years, demonstrating long-term tenant stability.

The interior layout features a blend of private offices and bullpen space across efficient floor plates with excellent window line. The building's main entrance showcases a reception desk and an exposed two-story internal staircase highlighted by an architectural skylight.

Situated adjacent to a large municipal parking field and just steps from Patchogue’s vibrant downtown retail, restaurant, and entertainment corridor, the property also benefits from exceptional transit connectivity, including walkable access to the Long Island Rail Road station and multiple MTA bus lines. 160 South Ocean Avenue represents a rare opportunity to acquire a stabilized, transit-oriented asset with strong tenancy and an irreplaceable village location.

Property specifications

| | |
|--------------------------|---|
| Building size | 20,000 RSF |
| Lot Size | 1.30 Acres |
| Year Built | 1985 |
| Stories | Two (2) stories above-grade |
| Occupancy | 100% |
| Zoning | D2, Business Dist |
| Parcel # | 0204-13-5-25.2 Corner of S. Ocean Ave & Gerard St |
| Real estate taxes | Town of Brookhaven: \$84,367.17/annum Village Taxes: \$29,916.25/annum |
| Septic | Building is located in sewer district |
| Elevator | One (1) passenger elevator with 2000 lb capacity |
| ADA compliance | Features on every floor: elevator access & restrooms |
| HVAC | Eight (8) units – four (4) serving each floor |
| Parking | <ul style="list-style-type: none">• On-site, surface parking for 88 cars inclusive of six (6) handicap accessible spaces• Parking lot renovated October 2025• Street, municipal parking in close vicinity to the Building |



Restaurants / Entertainment

1. YMCA
2. Blue Point Brewery
3. Starbucks
4. Stereo Garden
5. Dirty Taco
6. Del Fuego
7. Reese's 1900
8. Rhum
9. Toast Coffee House
10. Patchogue Theatre for the Performing Arts

Banks

1. Bank of America
2. Teachers Federal Credit Union
3. Dime Community Bank
4. Chase Bank
5. CapitalOne

Retail

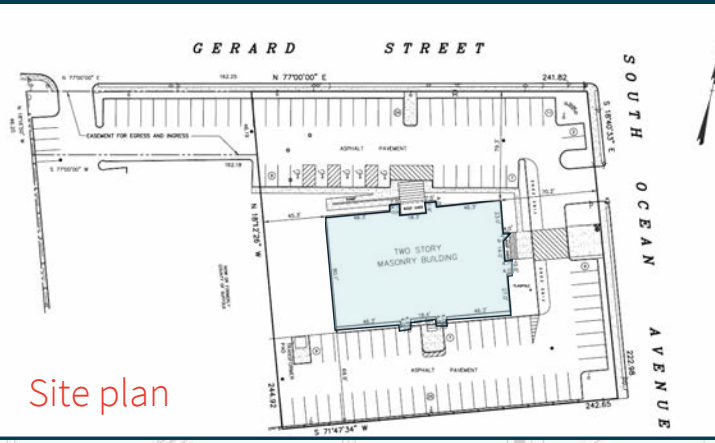
1. Record Stop

Medical Services

1. NYU Langone
2. Northwell Health

Institutions / Other

1. New Village at Patchogue
2. Artspace Lofts
3. Village of Patchogue Offices
4. US Post Office
5. Village Walk at Patchogue



Site plan



For more information, please contact:

Ray Ruiz

ray.ruiz@jll.com
+ 1 631 962 2890

Marianne Dugan

marianne.dugan@jll.com
+1 631 962 2891

John A. Nielsen

johna.nielsen@jll.com
+1 631 962 7382