



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.

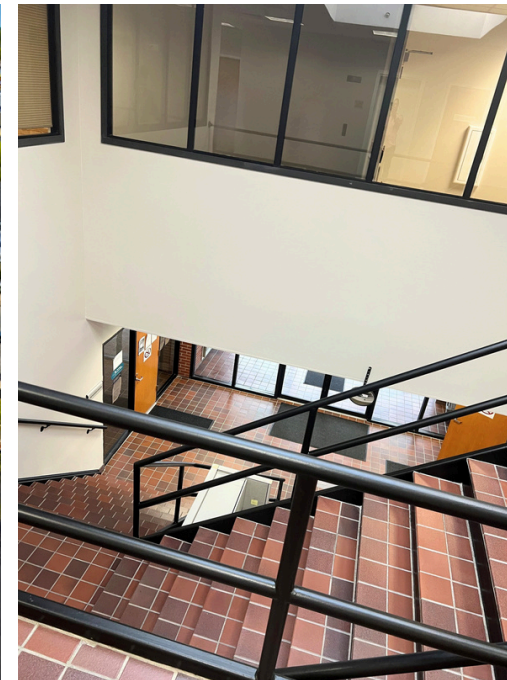
Strategically located within the Incorporated Village of Patchogue, the property offers investors the benefit of stable in-place occupancy combined with the long-term appeal of a well-positioned asset in one of Long Island’s most active downtown environments. The building is ADA accessible with sewer 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.

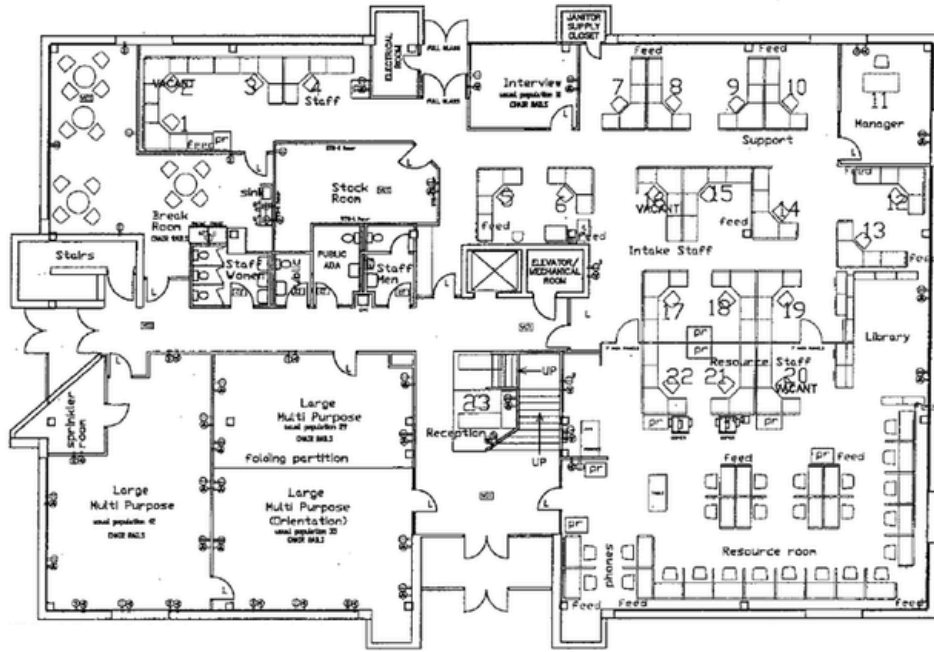
Property specifications

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 Taxes: \$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

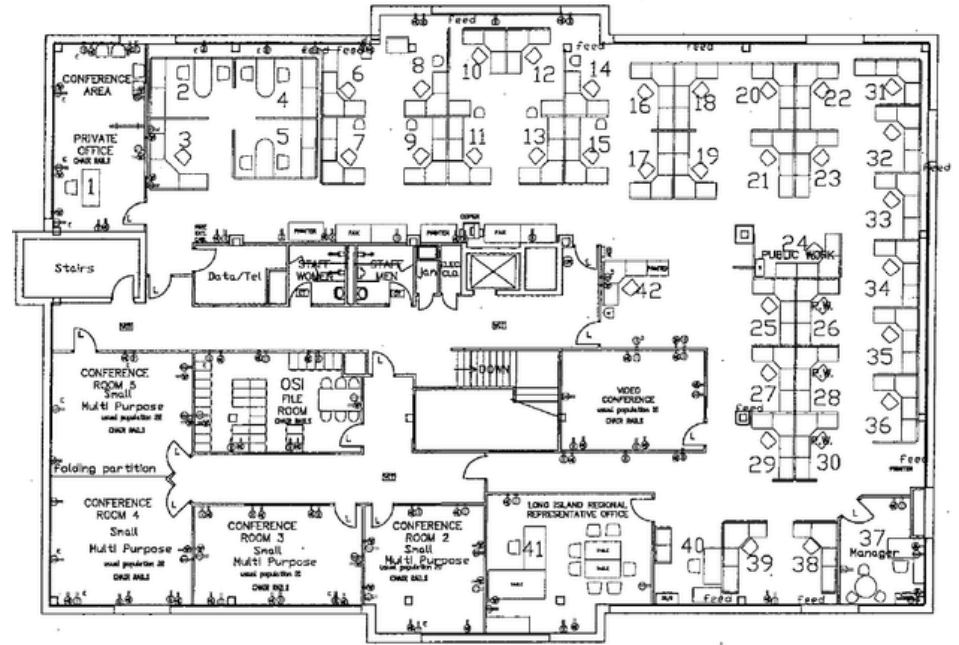


Floor plans

First floor



Second floor



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

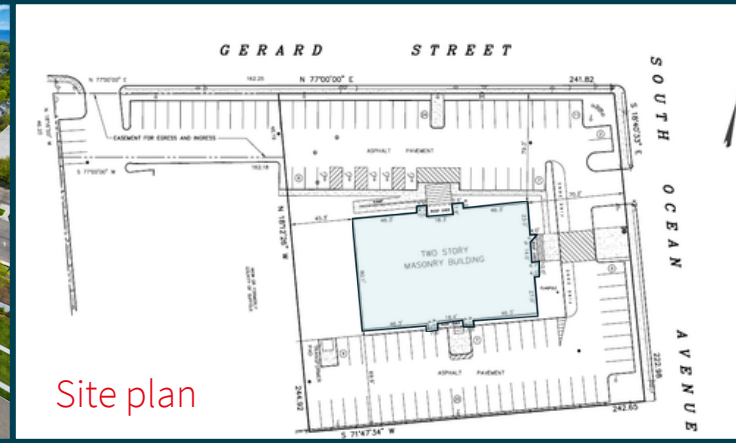
1. Record Stop

Medical Services

1. NYU Langone
2. Northwell Health

Institutions / Other

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



Site plan



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