

166 E Jericho Tpke

166 E Jericho Tpke, Mineola, NY 11501

 **DouglasElliman** Presented By:
Commercial NY Real Estate - HootanRE



166 E Jericho Tpke

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Property Details

Contact Exclusive Listing Associate Broker for Details:::

Hootan Moeirzadeh -(516) 441-2646 (Mobile)

Hootan.Moeirzadeh@elliman.com

SEE MORE LISTINGS:

<https://www.ellimancommercial.com/Hootan-Moeirzadeh>

<https://www.loopnet.com/brokerdirectory/profile/Hootan-Moeirzadeh/kb34vb8>

HootanRE.com

AVAILABLE for LEASE NOW!

166 E. Jericho Turnpike, Mineola, NY 11501

Available for Lease: 500–10,000 SF

Tailored for Your Business Needs-

- Custom Build-Outs at Landlord's Expense — Designed to match your operational requirements
- Convenient On-Site Parking — Easy access for staff and clients
- 24/7 Access — Operate on your schedule, without restrictions
- Single-Story Layout — Streamlined access and efficient space planning
- Flexible Floor Plan — Adaptable to a variety of professional configurations
- Negotiable Lease Terms — Structured to fit your budget and growth goals

Free-Standing Office Building | Prime Central Location

Position your business at the heart of Mineola's vibrant growth corridor. This superb commercial property offers unmatched visibility, accessibility, and flexibility—ideal for professionals seeking a commanding presence in Nassau County.

Rental Rate:	\$26.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area	20,700 SF
:	
Year Built:	1945
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$2.17 /SF/MO

Property Overview:::

Tailored for Excellence Across Industries:

- Medical & Dental Offices, Specialized Practices, Wellness Centers
- Law Firms, Financial Advisors, Brokerages
- Creative Studios, Technology & Telecom Companies
- Real Estate Development, Training Institutes, and more

Building Features:

- Central HVAC with inclusive utilities
- Landlord will build to suit—customized at landlord's expense
- Flexible floor plan and lease terms
- Single-story layout with 24/7 access
- On-site parking
- And much more

Location Highlights:

- Strategically situated on Jericho Turnpike—directly across/close from Sherwin Williams Paint, CVS, Walgreens, and Winthrop Urgent Care—this property offers proximity
- Freeway Access
 - Transportation: LIRR Mineola Station, commuter parking, major freeways
 - Institutions: NYU Langone, Winthrop Hospital, Nassau County Courthouse
 - Amenities: Restaurants, cafés, bakeries, gyms, schools, libraries
 - Services: National banks, post office, houses of worship, shopping centers
 - Residential Growth: Surrounded by Developing Residential/Luxury High-Rise Developments

Class Commercial Medical/Office/Retail/ Building
A+ Landlord

Nearby Surrounding Towns- Thriving Communities:::

East Hills/Roslyn, Greenvale, Old Westbury, Garden City, Carle Place, Jericho, Williston Park, Roslyn, Manhasset, New Hyde Park, Westbury, West Hempstead, Franklin Square, Lake Success, Albertson NY.

Contact Exclusive Listing Broker to Schedule A Private Showing

516-441-2646 (Mobile)
Hootan ///M.

Note: *Newly listed will updated with more detail/pics asap

*All info should be verified independently.

Price: \$26.00 /SF/YR

View the full listing here: <https://www.loopnet.com/Listing/166-E-Jericho-Tpke-Mineola-NY/38338387/>

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Listing spaces

1st Floor

Space Available: 800 SF
Rental Rate: \$26.00 /SF/YR
Contiguous Area: 20,700 SF
Date Available: Now
Service Type: Modified Gross
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

Inquire for additional details.

1st Floor

Space Available: 1,200 SF
Rental Rate: \$26.00 /SF/YR
Contiguous Area: 20,700 SF
Date Available: Now
Service Type: Modified Gross
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

Inquire for additional details.

1st Floor

Space Available:	1,800 SF
Rental Rate:	\$26.00 /SF/YR
Contiguous Area:	20,700 SF
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Inquire for additional details.

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Listing spaces

1st Floor

Space Available: 5,000 SF
Rental Rate: \$26.00 /SF/YR
Contiguous Area: 20,700 SF
Date Available: Now
Service Type: Modified Gross
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

Inquire for additional details.

1st Floor

Space Available: 10,000 SF
Rental Rate: \$26.00 /SF/YR
Contiguous Area: 20,700 SF
Date Available: Now
Service Type: Modified Gross
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

Inquire for additional details.

1st Floor

Space Available: 1,900 SF
Rental Rate: \$26.00 /SF/YR
Contiguous Area: 20,700 SF
Date Available: Now
Service Type: Modified Gross
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

Inquire for additional details.

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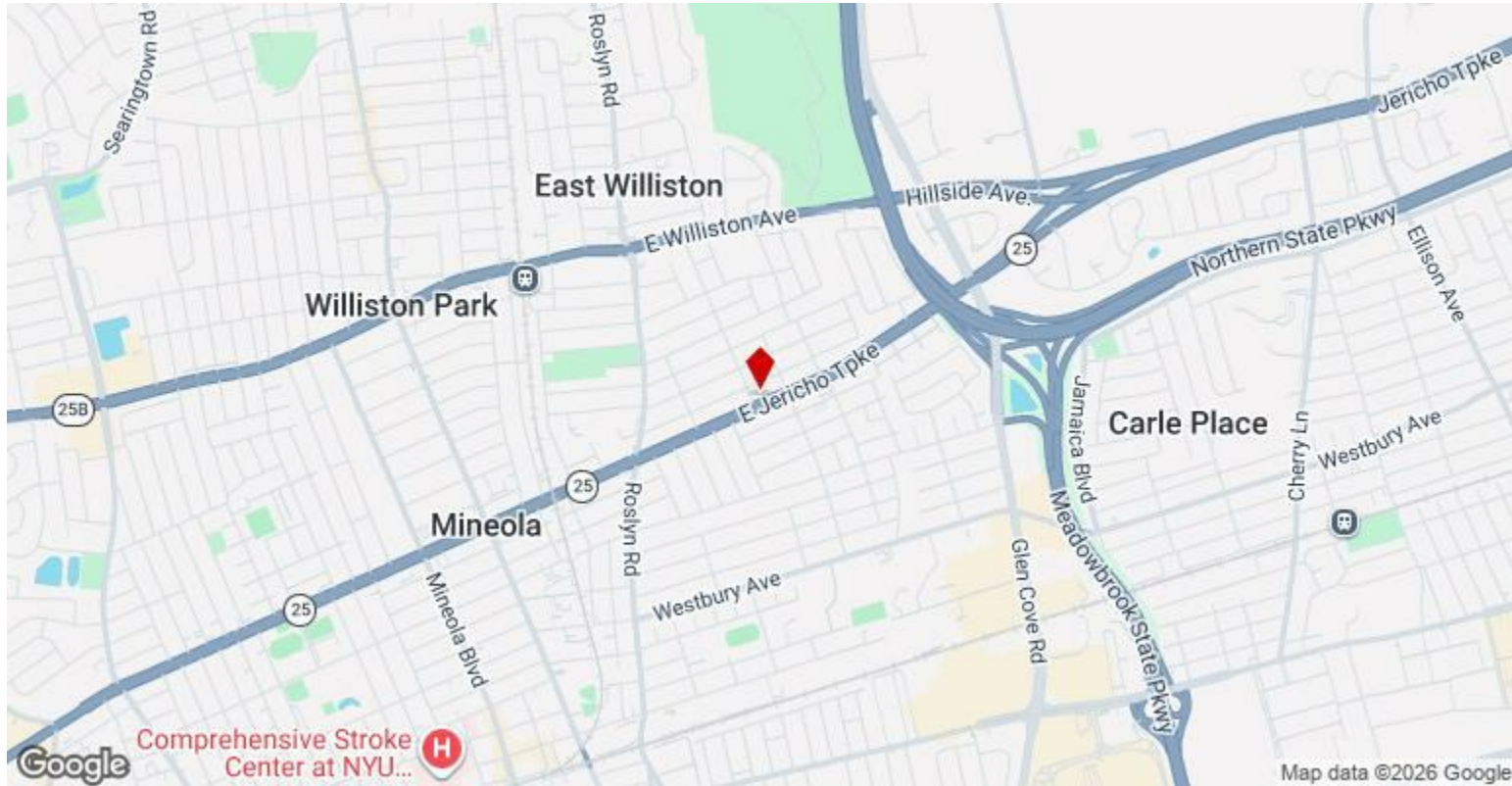
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chiropractic Health Center	-	
Fitness Figures	-	

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Location



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Property Photos



primary Photo

 **DouglasElliman** EST. 1911
COMMERCIAL

AVAILABLE

HOOTAN MOEIRZADEH

M:516-441-2646

[ELLIMAN.COM/HOOTANMOEIRZADEH](https://elliman.com/HOOTANMOEIRZADEH)

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Property Photos



Elevation Building Front



HootanRE Vint HighRes

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Property Photos



20260128_145452_resized



Building Photo

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Property Photos



20260128_145428_resized



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Property Photos



20260128_145455_resized



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Property Photos



20260128_145419_resized



PT_Fitness

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Property Photos



PT_Fitness Room Entry



PT_Fitness LARGE ROOM

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Property Photos



PT_Fitness side view



PT_Fitness1

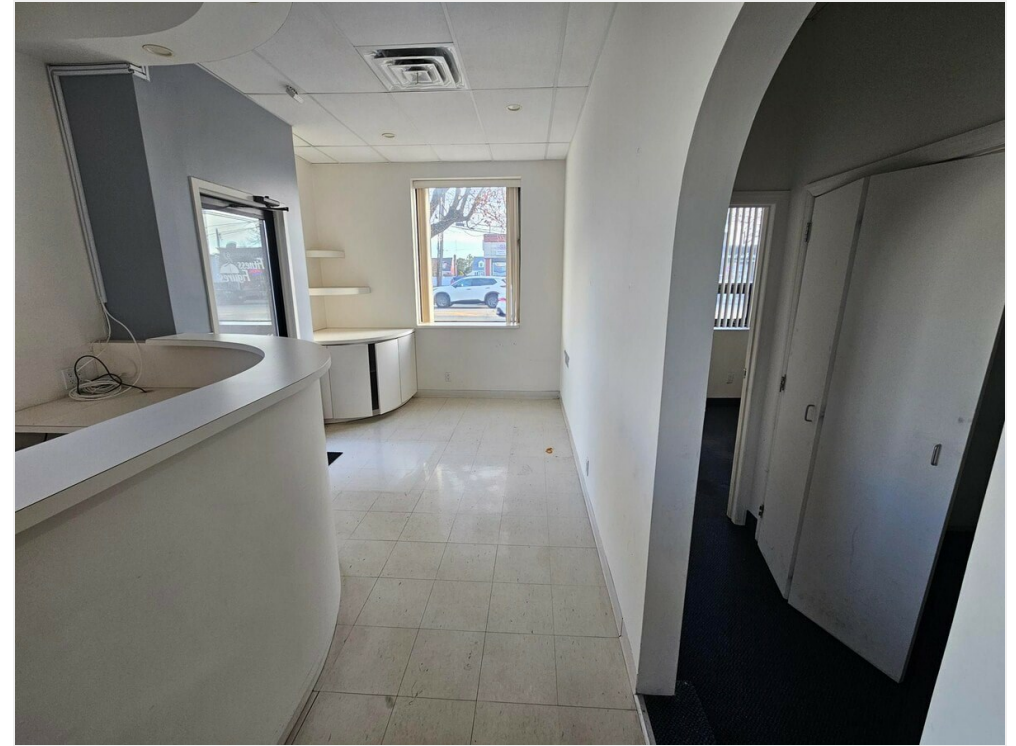
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Property Photos



PT_Fitness to Large Room



PT_Fitness Jericho

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Property Photos



PT_Fitness Side Front Entry



Primary Photo

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Property Photos



Parking 1 Access Jericho



20251107_153723

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Property Photos



Parking in2



PT_Fitness exterior entry

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Property Photos



20251201_153209



Parking in3

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Property Photos



Exit



Parking in1

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Property Photos



Parking in



Office Others 2

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Property Photos



20251201_153528



Parking in Rear

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Property Photos



Exit Exterior View



Office Others 4

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Property Photos



Office Other Private Bathroom



Office Others Suite 9

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Property Photos



Office Others 55 B



Office Others 55

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Property Photos



Office Others Sink 5



Office Others sink

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Property Photos



Office Others snks

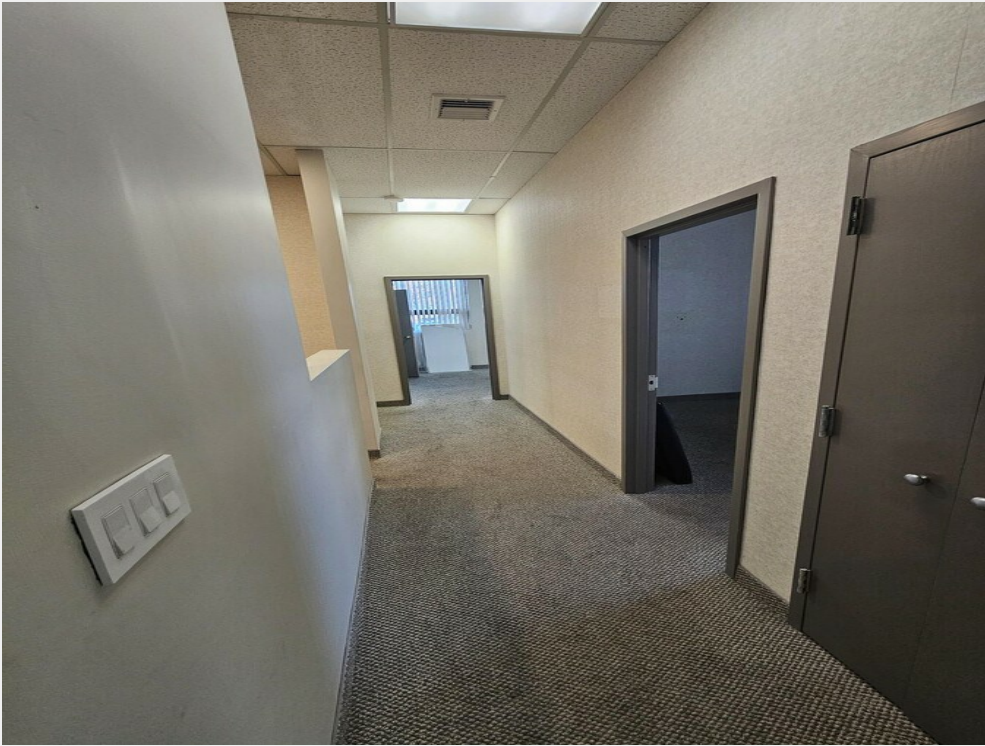


Office Others Private Bath

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Property Photos



Office Others



Skylight

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Property Photos



Across Street Jericho2



Jericho Traffic Elevation Other

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Property Photos



Rear Entry from Parking



Elevation Building Only Front

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Property Photos



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Property Photos



20251107_154458



20251107_154519

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Property Photos



Building Photo

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