



**AN EXTRAORDINARY OPPORTUNITY  
22,149 SQ. FT. WITH DEDICATED LOBBY**



**135 ENGINEERS Road, HAUPPAUGE NY  
28,406 SQ. FT. AVAILABLE**



#### **PROJECT FACTS**

Owner	135 Engineers H, LLC
Developer	TRITEC Development Group, llc
Builder	TRITEC Building Company, Inc.
Property Manager	TRITEC Asset Management, Inc.
Acres	4.63
Size	55,000 Sq. Ft.
Location	Hauppauge, NY
Use	Medical / Office

631-751-5577

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**135 ENGINEERS Road, Hauppauge, NY 11788****A DIAMOND IN THE ROUGH****The opportunity**

TRITEC acquired 135 Engineers Road and fully renovated the interior and exterior of the building. 135 has guaranteed access to municipal sewer facilities. The sewage treatment plant allows for a variety of different uses, including medical office and pharmaceutical.

Renovations included: a complete demolition of the entire interior of the building, new windows, roof, mechanical systems, a new parking lot, high-end common area spaces that include a stunning round core, and granite countertops in the restrooms.

**Features:**

- 28,406 Sq. Ft. Available
- 22,149 Sq. Ft. of contiguous office with dedicated entrance off elevator lobby
- Ample On-Site Parking
- Directly Metered Utilities
- Access to major thoroughfares
- Located in the Hauppauge Industrial Park

**Available Space**