



# 150

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## MOTOR PARKWAY



This professional office building, located at the gateway of the Long Island Innovation Park, formally known as the Hauppauge Industrial Park, offers ease of access to all the major transportation arteries in the area such as the Long Island Expressway, the Northern State Parkway, Sagtikos Parkway, and the Long Island Rail Road. The building, designed by renowned architect Mojo Stumer Associates, stands 4 stories high, and is full of amenities.



## AMENITIES

- Great visibility and accessibility off of the LIE and Motor Parkway
- Lobby, hallways, bathrooms & common areas renovated in 2023
- Full cafeteria with catering & food services on premises
- State-of-the-art conference center with cutting edge technology
- Fitness Center with Locker Rooms
- Building equipped with multiple providers of high-speed fiber communication
- On-site Property Management, Maintenance Personnel & Security Guard
- Seasonal landscape

## FEATURES

- Located at the entrance of the Long Island Innovation Park
- 5 Stories, including a concourse level, with glass façade
- Airy 9' 4" superior finished ceilings
- Secure tenant storage availabilities
- Home to multiple national corporate headquarters





## CONFERENCE CENTER

150 Motor Parkway's tenants enjoy a conference room which provides the perfect backdrop to brainstorm with colleagues, impress guests, or hold training seminars. With comfortable office furniture and cutting edge equipment, we have everything taken care of. We offer flexible terms, allowing you to book a room for an hour up to a full day, with seating for up to 100 guests!



## FITNESS CENTER

Workplace fitness centers have been proven to attract and retain employees and improve employee morale. 150 Motor's Fitness Center is carefully appointed with state-of-the-art equipment, making exercise more convenient for employees. The 3,200 SF Functional Training Room is equipped with Spirit Cardio and Flex Fitness weight machines. It includes a sizable yoga studio with regular exercise classes and spa-like locker rooms.



## CAFE

Jason's Cafe is owned and managed by a graduate of the Culinary Institute of America. Jason has over 25 years of experience in the restaurant & catering industry. His hands on approach reflects his passion for food, presentation, creativity, and dedication to quality. As the founder of Jason's Food Service, his main goal is to provide you with only the best culinary tastes and outstanding service catered to the surroundings of your choice.



# BUILDING IMPROVEMENTS

- New Lobbies, Hallways and Common Areas
- New ADA Restrooms on All Floors
- New Locker Rooms and Fitness Area
- New Conference Center with State-of-the-Art Technology
- New Interior/Exterior LED Lighting
- New Artwork

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- Interior Plantings
- Seasonal Landscaping
- Bose Music Sound System
- Building Security System
- Exterior Signage



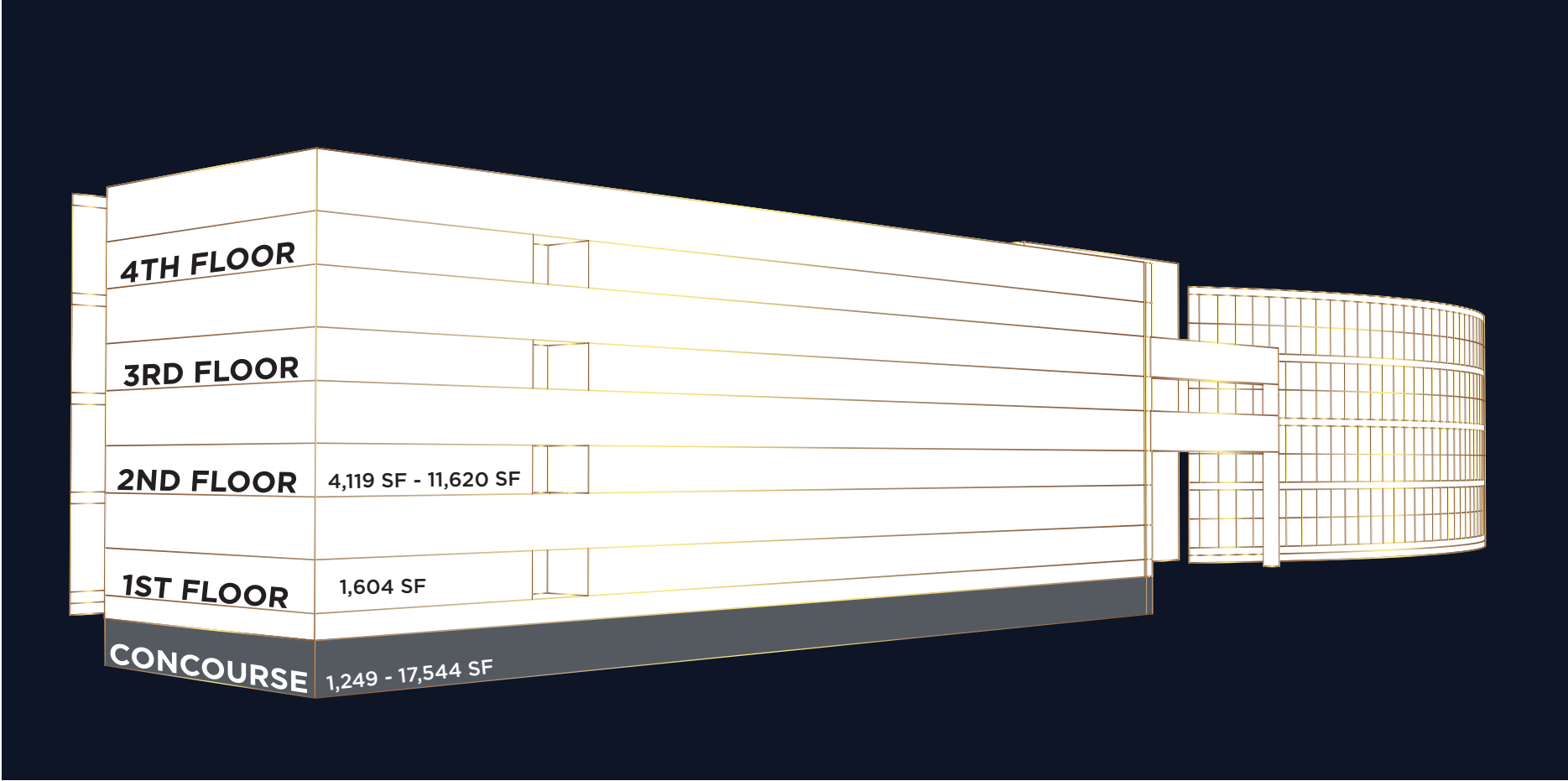
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YEARS



**CONCOURSE**  
1,249 - 17,544 SF

**SECOND FLOOR**  
4,119 SF - 11,620 SF

**FOURTH FLOOR**  
No Availabilities

**FIRST FLOOR**  
1,604 SF

**THIRD FLOOR**  
No Availabilities





# CONCOURSE

1,500 - 17,544 SF

Suite LL-25: 5,980 SF

Suite LL-26: 2,935 SF

Suite LL-30: 4,105 SF



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# LL - 25

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Suite LL-25: 5,980 SF



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150 MOTOR PARKWAY

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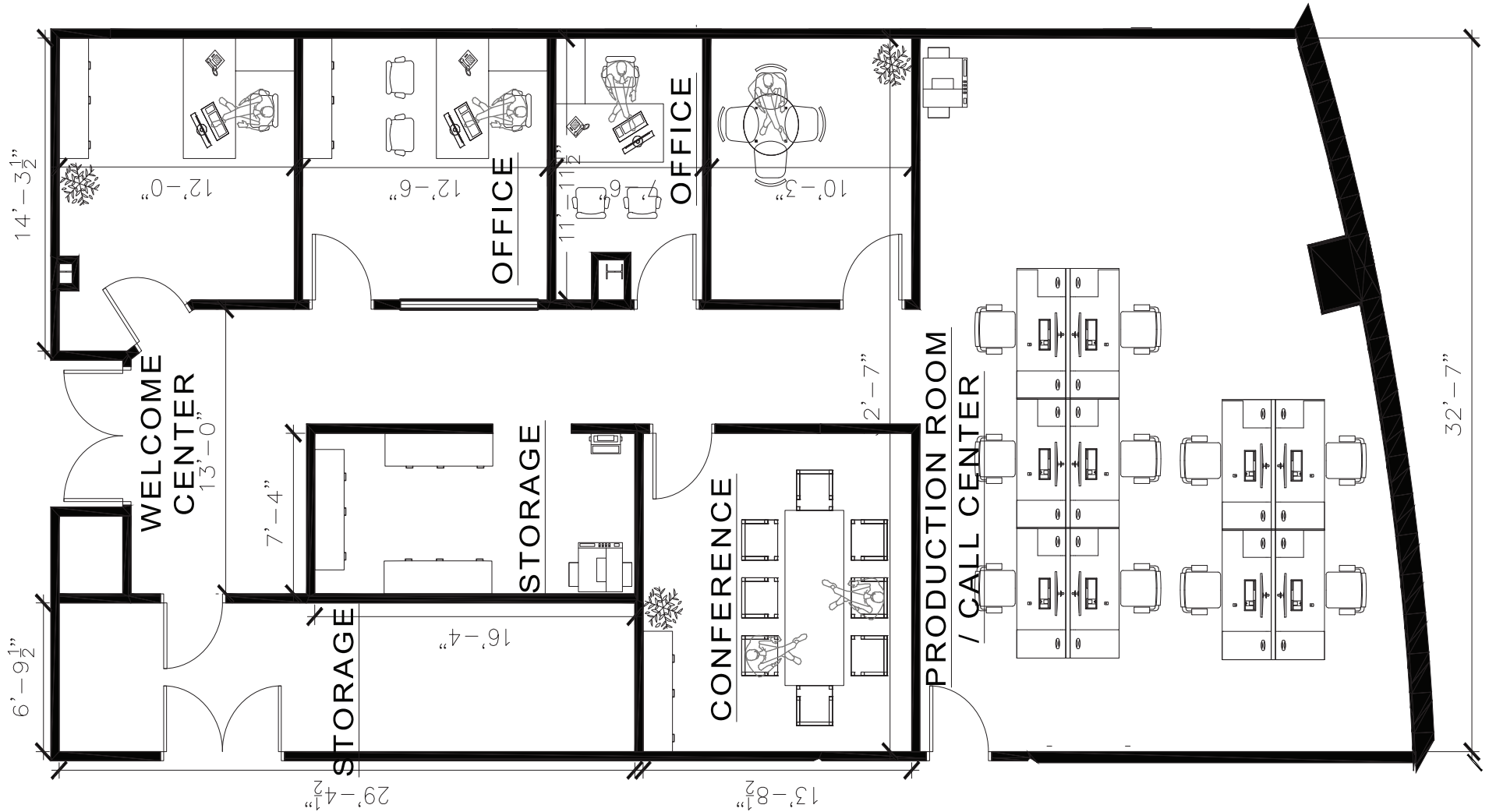
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150 MOTOR PARKWAY

# LL - 26

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Suite LL-26: 2,935 SF



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150 MOTOR PARKWAY



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# LL - 30

Suite LL-30: 4,105 SF

VIRTUAL  
TOUR



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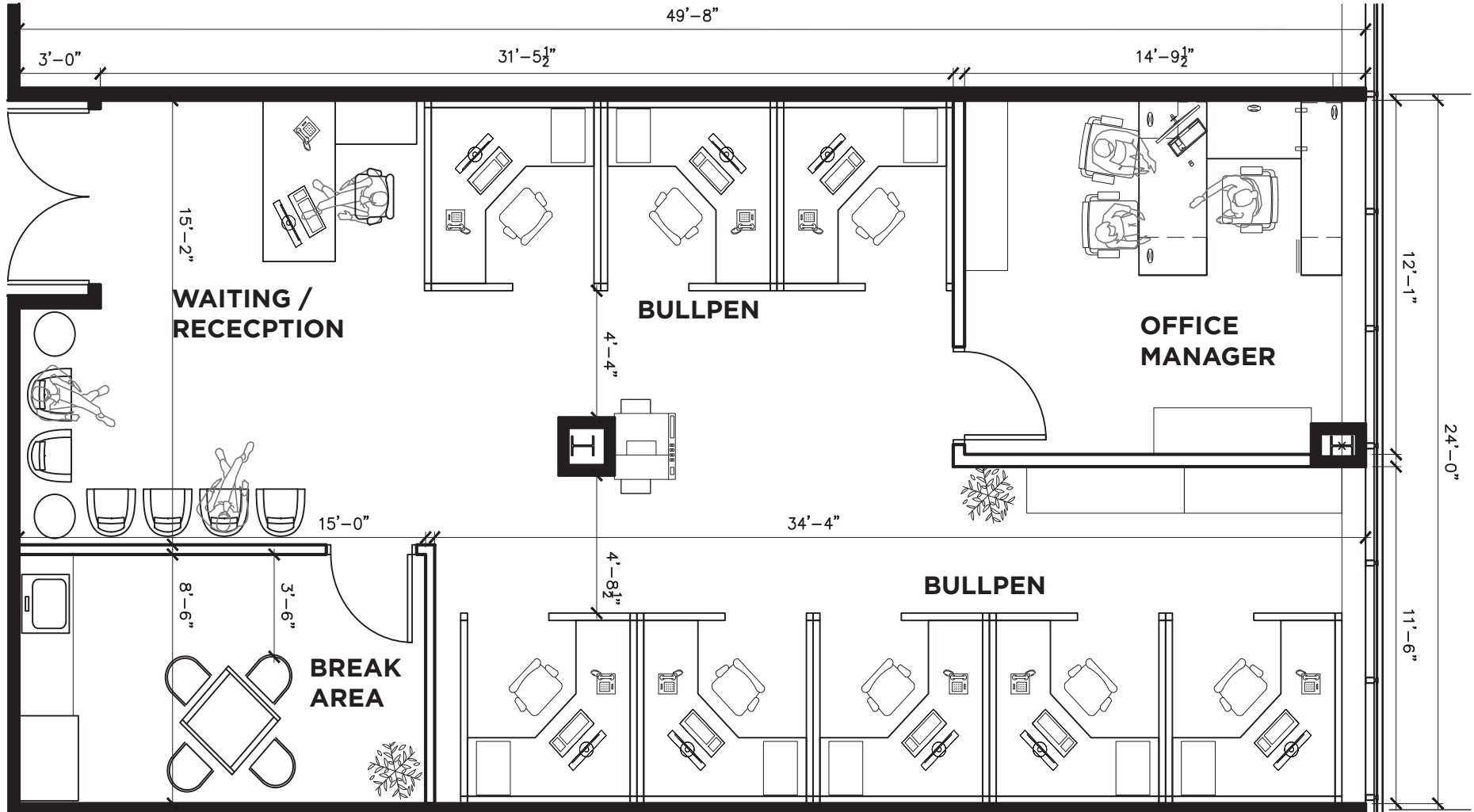
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# SUITE 121

Suite 121: 1,604 SF

VIRTUAL  
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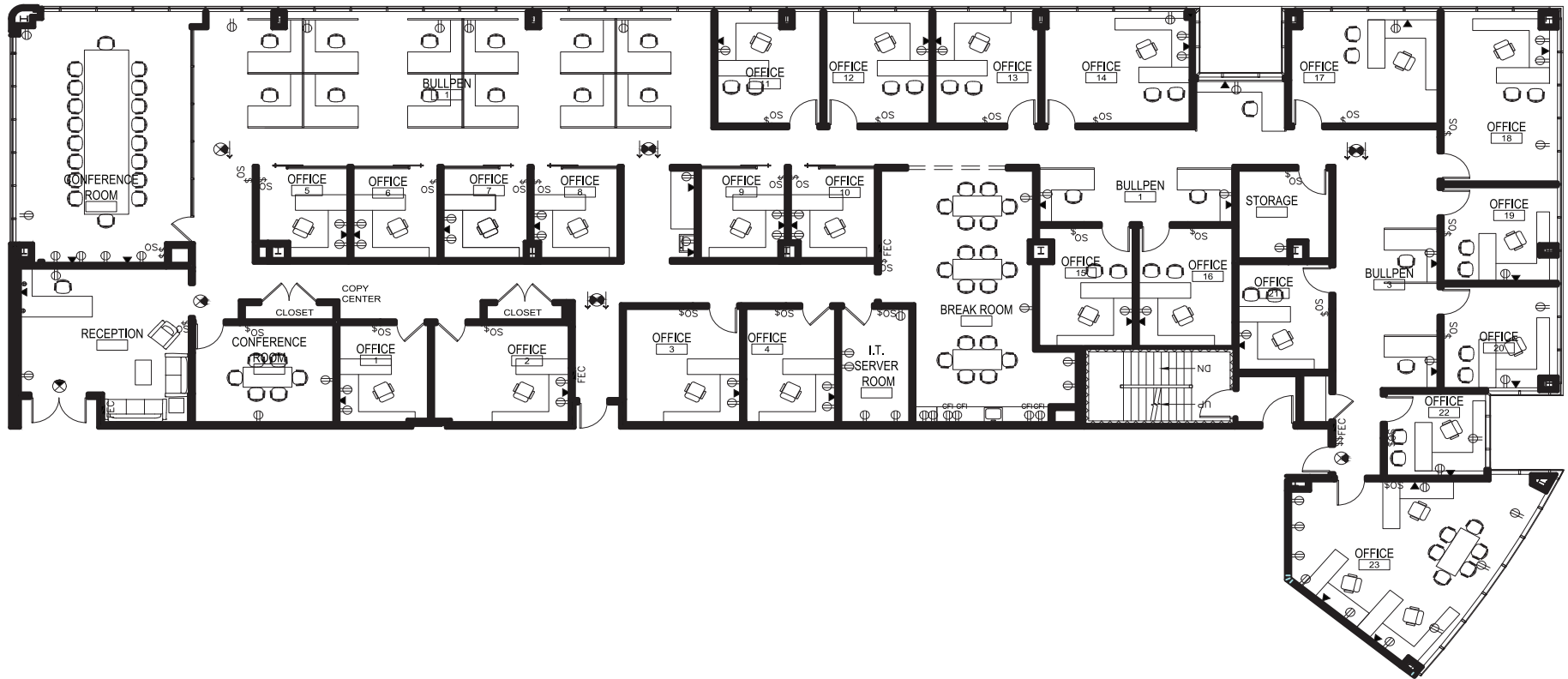
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# SUITE 219

Suite 219: 11,620 SF

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The Hamlet of Hauppauge is located in Suffolk County, New York, just 35± miles east of New York City. 150 Motor Parkway is adjacent to and highly visible from the Long Island Expressway. It is located in Central Suffolk Submarket, which includes the towns of Islip, Huntington and Smithtown. Adjacent to exit 53 of the Long Island Expressway and less than 3.0 miles from the Northern State Parkway, 150 Motor Parkway sits in the center of Suffolk County's elaborate highway system and benefits from the connectivity it provides to Eastern Suffolk and neighboring Nassau County. Additional transportation options include local bus routes, Long Island Rail Road's Brentwood Train Station (1.92± miles) and MacArthur Airport (10.9± miles).