



550 Smithtown Bypass  
Suite 101  
Smithtown, NY 11787  
Office: 631-656-0360  
Fax: 631-656-0359

# For Lease

515 Rte. 111, Hauppauge 11788



## PROPERTY FEATURES

- Great Location on Route 111
- Available Space: 4,500/SF
- Ground Floor Unit Approved for Medical/Office Use
- Will Build to Suit
- Minutes from LIE
- Ample Parking
- Traffic Counts Exceeding 22K Vehicles

Asking Price: PRICE UPON REQUEST

## FOR MORE INFORMATION

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# Executive Summary

## Property Description/ Type:

Located in the heart of Hauppauge, New York, this newly renovated building offers an impressive 4,500 square feet of customizable leasing space. Perfectly suited for medical and office use, the space is primed for businesses looking to establish themselves in this bustling community. With build-to-suit options available, tenants can design their ideal workspace, ensuring both functionality and aesthetic appeal in this prime location.

Available Space: 4,500 SF

Parking: Ample (Newly Paved Lot)

Heat/A/C: Electric

- New HVAC & State-of-the-Art Heating/Cooling

Zoning: Approved for Medical/Office Use

Building Condition: Excellent

Private Bathrooms

Will Build to Suit





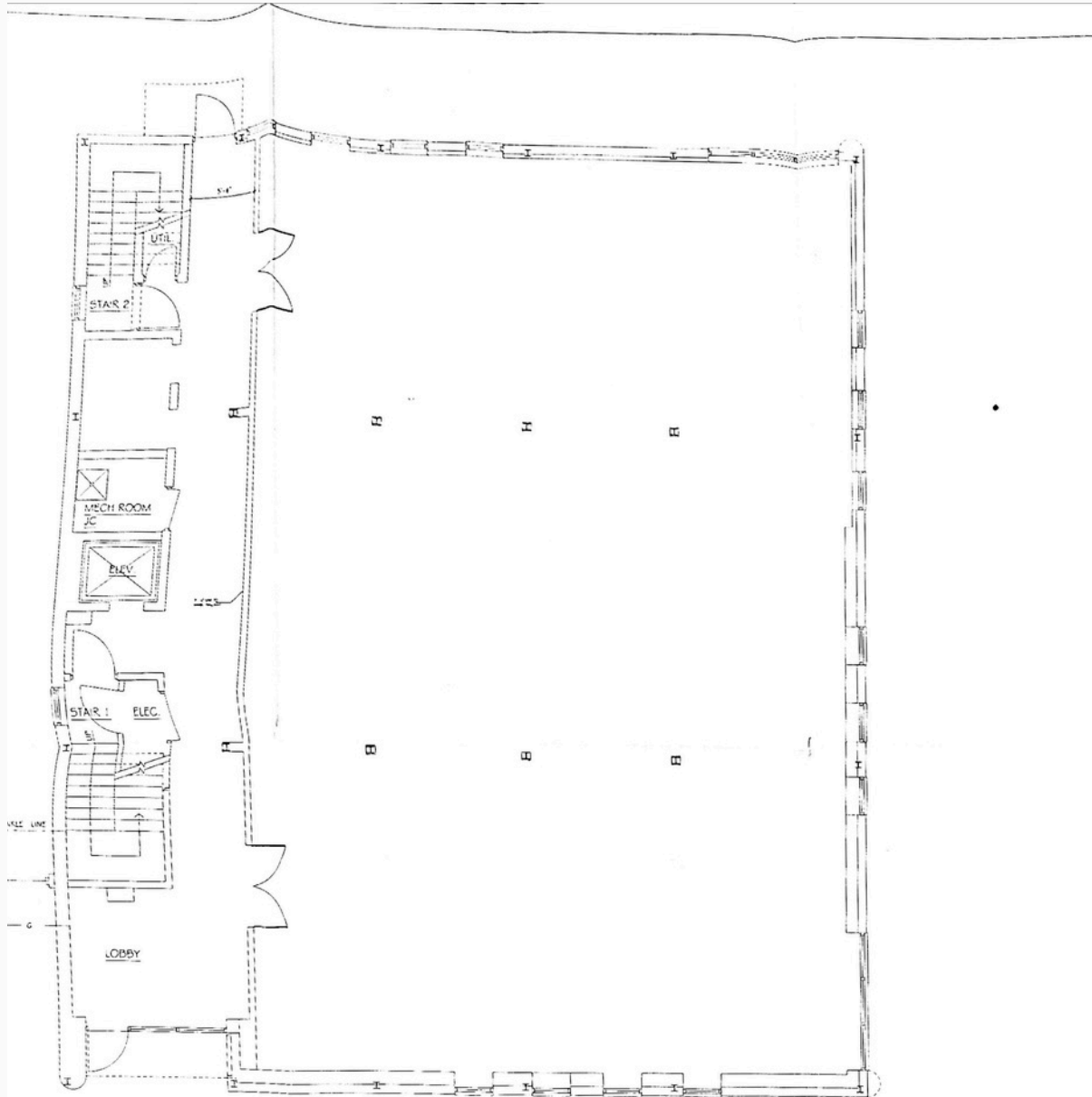
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# Photos





# Floor Plan



1 1ST FLOOR PROPOSED LAYOUT  
315 ROUTE 111 SCALE 1/4" = 1'-0"





**New York**  
**Commercial**  
**Real Estate**

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# Map

