

**FOR LEASE**

**300 Wheeler Rd, Hauppauge, NY 11788**

# Newly-Upgraded Class A Office with Headquarter Opportunity



## Property Highlights

- Capital improvement project nearing completion.
  - Expressway visibility with potential signage opportunity.
  - Will consider full-floor divisions.
  - Possible separate entrance on ground floor in compliance with certain medical use.
- Ideally located near major highways, transportation, local retail, and the Hauppauge Industrial Park.

## Property Specifications

Lot Size	2.64 AC
Building Size	40,000 SF
Asking Rent	Available Upon Request
Space Available	350 - 5,120 SF
Possession	Immediate 4 .
Parking Ratio	8:1,000 \$3.50 PSF
Utility Reimbursement	

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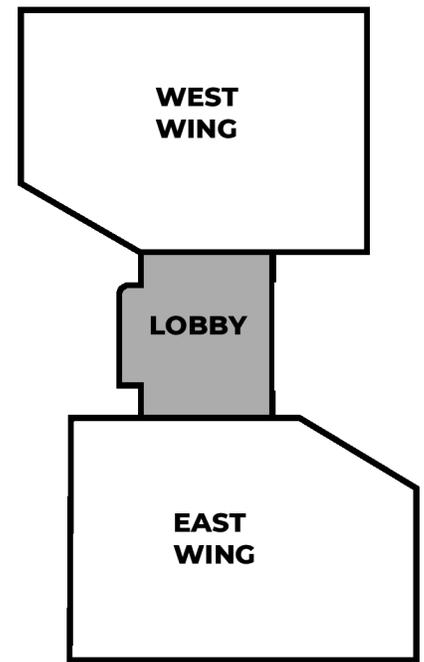
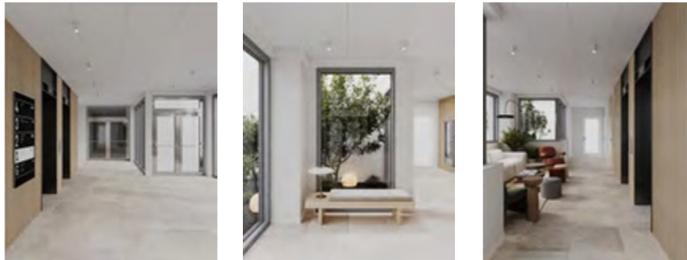
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**Interior Renders**

**Typical Floor Plan**



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