



Island Associates Real Estate Inc.

We create value

Office Suites Available

490 Wheeler Rd.

Hauppauge, NY



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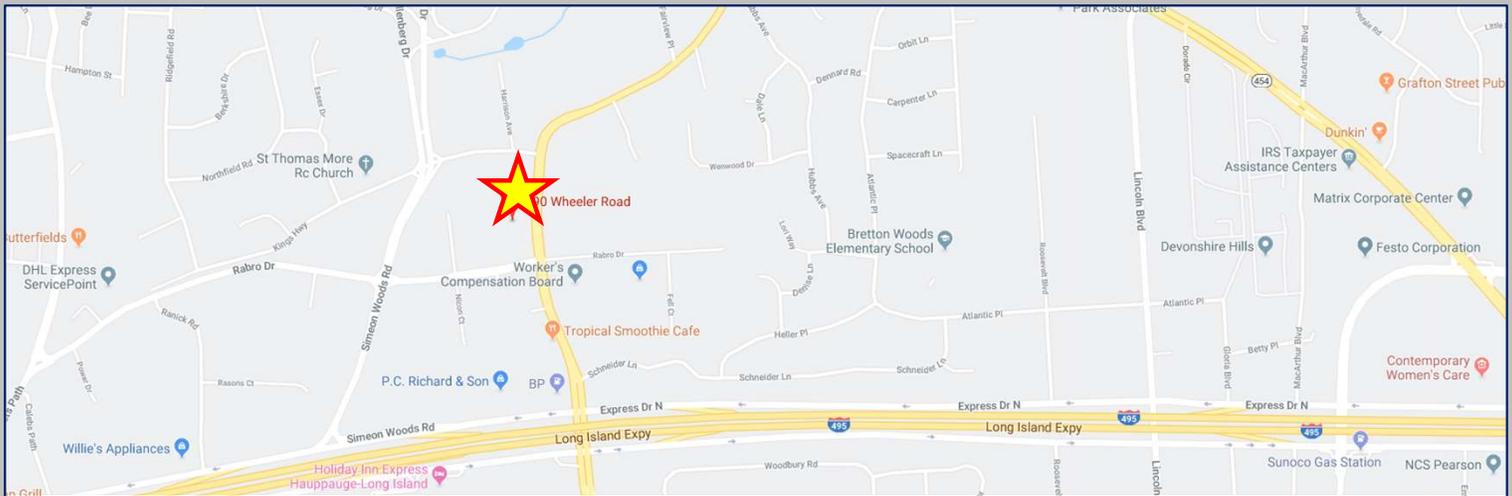
Robert Raffa
Raffa@IslandAssociates.com

Property Info

Office Space Available

Lease Price: \$23.00-\$26.00 SF + Electric (\$3.75 SF)

Suite #	Floor	Available SF
#100	1 st	2,000
#101	1 st	1,980
#175	1 st	3,833
#220	2 nd	2,230
#290	2 nd	1,390
#252	2 nd	4,470



- ❖ Newly renovated parking garage with electric vehicle charging stations
- ❖ Onsite security
- ❖ Easy access to the Long Island Expressway
- ❖ 20 minutes to Long Island MacArthur Airport
- ❖ 7 minutes to LIRR Smithtown Station
- ❖ Area restaurants include NOSH Kitchen & Cocktails, La Strada, Butterfields & More.

All information is subject to errors, omissions, modification, and withdrawal.

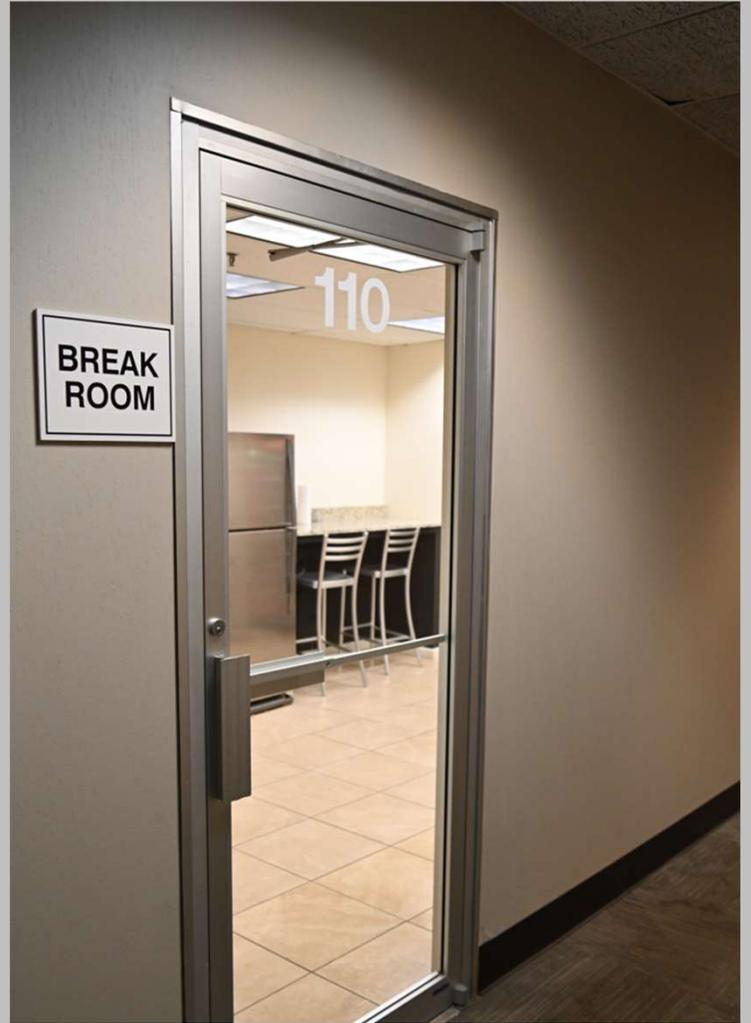
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Pictures



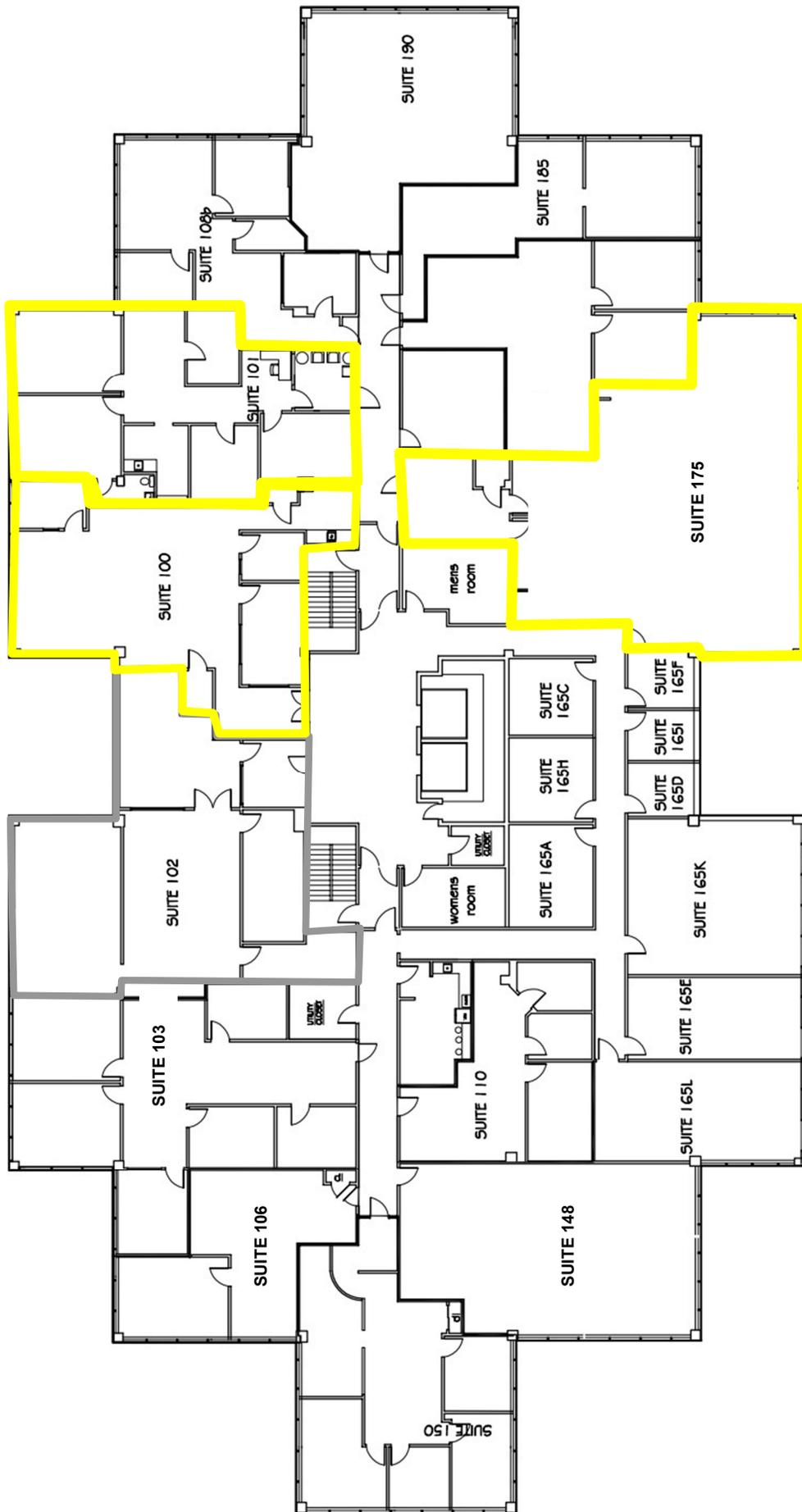
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Pictures



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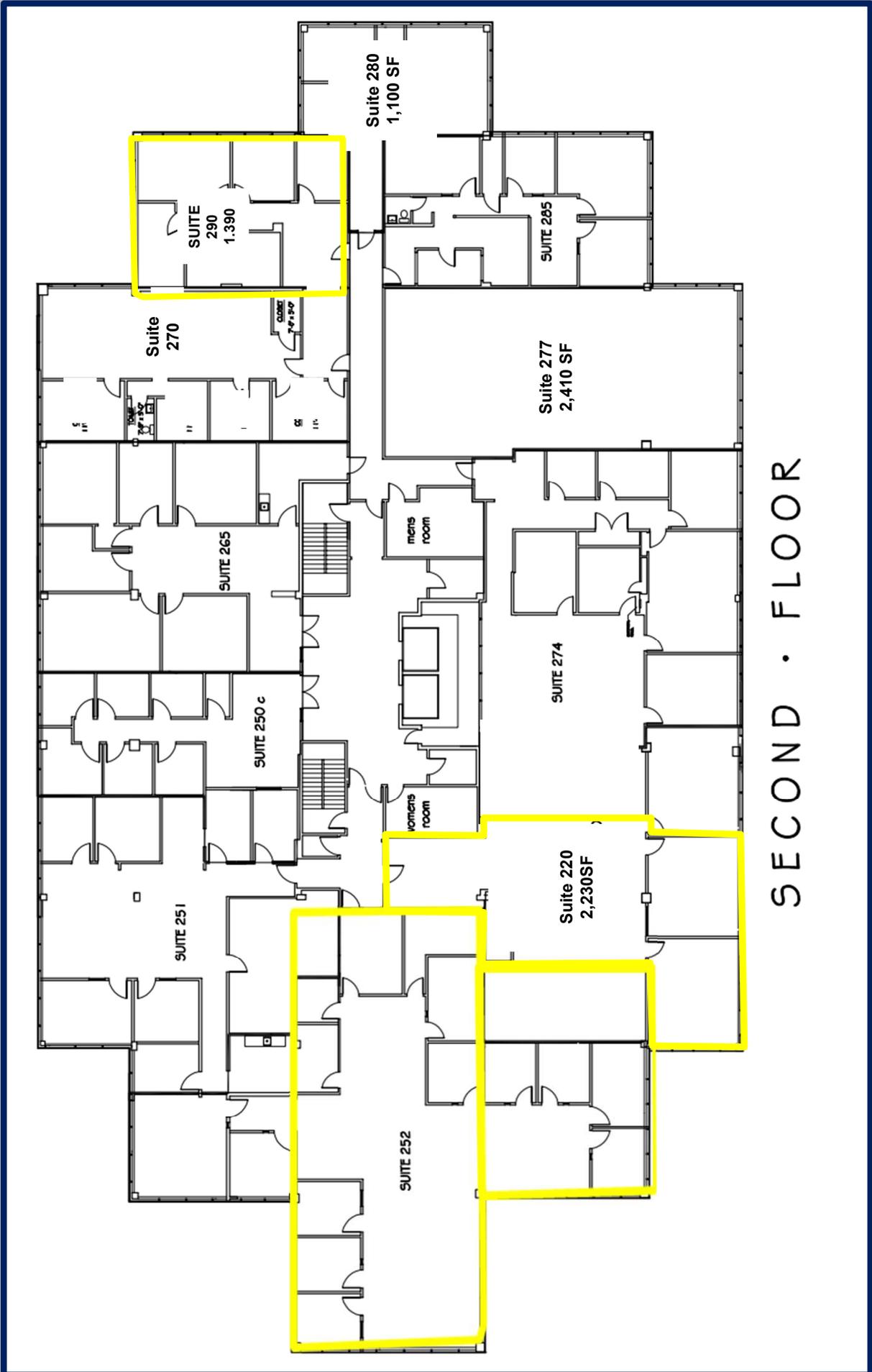
First Floor Plan



FIRST FLOOR

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Second Floor Plan



SECOND • FLOOR