

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	38,150 SF
Asking Rent	Available Upon Request
Space Available	350 - 20,000 SF
Possession	Immediate
Parking Ratio	4.8:1,000
Utility Reimbursement	\$3.50 PSF

Chris Wraback

(646) 300-1040

ChrisW@avgi.com

Chris Catalano

(516) 462-1722

Chris@avgi.com

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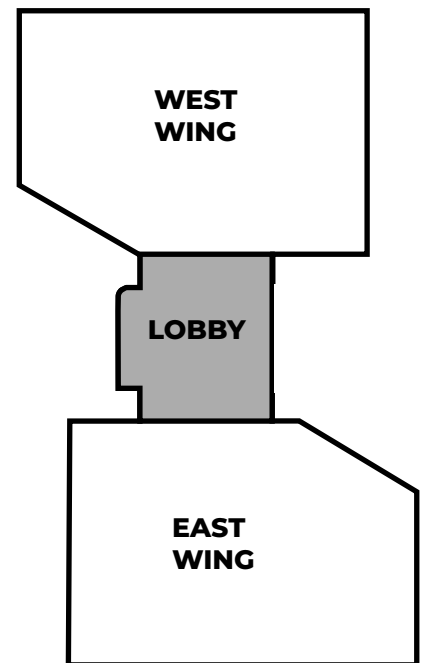
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Interior Renders



Typical Floor Plan



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