

+/- 1,700 SF MEDICAL/PROFESSIONAL OFFICE CONDO

521 Route 111, Unit 204 Hauppauge, NY 11788

FOR LEASE



Commercial



EXECUTIVE SUMMARY



+/- 1,700 SF Office Condo | 521 Route 111, Unit 204 Hauppauge, NY 11788

Total Building Size	30,000 SF	Parking:	109 Spaces
Available SF:	+/- 1,700 SF	Zoning:	Commercial Business
Year Built:	1990	Lease Rate:	\$28.00 PSF (Modified Gross)

For a private tour or more information, contact Michael and Dennis

Property Overview

Position your business in one of Hauppauge's most desirable and accessible professional office locations. Suite 204 offers approximately 1,700 square feet of beautifully maintained medical/professional office space in a newly remodeled, elevator-served office condominium building prominently located on Route 111, just south of Route 347.

This exceptional second-floor office suite provides a professional setting ideal for medical practitioners, healthcare providers, attorneys, accountants, consultants, therapists, insurance professionals, and a wide range of executive office users. The building and suite are fully ADA compliant, providing convenient accessibility for employees, clients, and patients.

Strategically situated in the heart of the Hauppauge business corridor, the property offers outstanding regional connectivity with immediate access to Route 347, Veterans Memorial Highway, the Long Island Expressway, the Northern State Parkway, and other major Long Island roadways. The location is also minutes from Long Island MacArthur Airport, the LIRR Ronkonkoma Station and rail yards, and a vast selection of retailers, restaurants, banks, hotels, and business services.

Exclusively represented by:

Michael G. Murphy

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Dennis Gandley

Licensed Real Estate Salesperson
631.858.2406 Email: dennis.gandley@elliman.com

COMPLETE HIGHLIGHTS

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Property Highlights

- Prime Hauppauge Location – Strategically situated on Route 111, just off Route 347, with convenient access to Veterans Memorial Highway, the Long Island Expressway, and the Northern State Parkway.
- Move-In Ready Professional Space – Approximately 1,700 SF of medical/professional office space located in a newly remodeled, professionally maintained office condominium building.
- Excellent Accessibility – Elevator-served second-floor suite within a fully ADA-compliant building, providing convenient access for employees, clients, and patients.
- Outstanding Transportation Connections – Minutes from Long Island MacArthur Airport, the LIRR Ronkonkoma Station, and major Long Island business corridors.
- Abundant On-Site Parking – Ample parking with approximately 109 spaces available, ensuring ease and convenience for visitors and staff.

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ADDITIONAL PHOTOS

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INTERIOR PHOTOS



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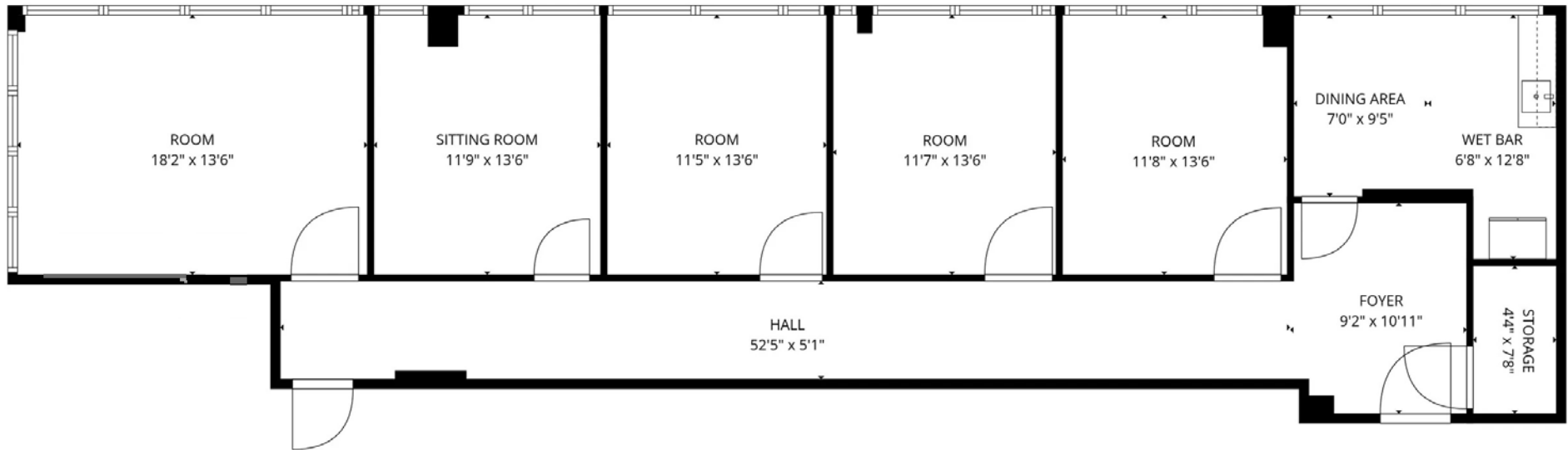
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FLOOR PLAN

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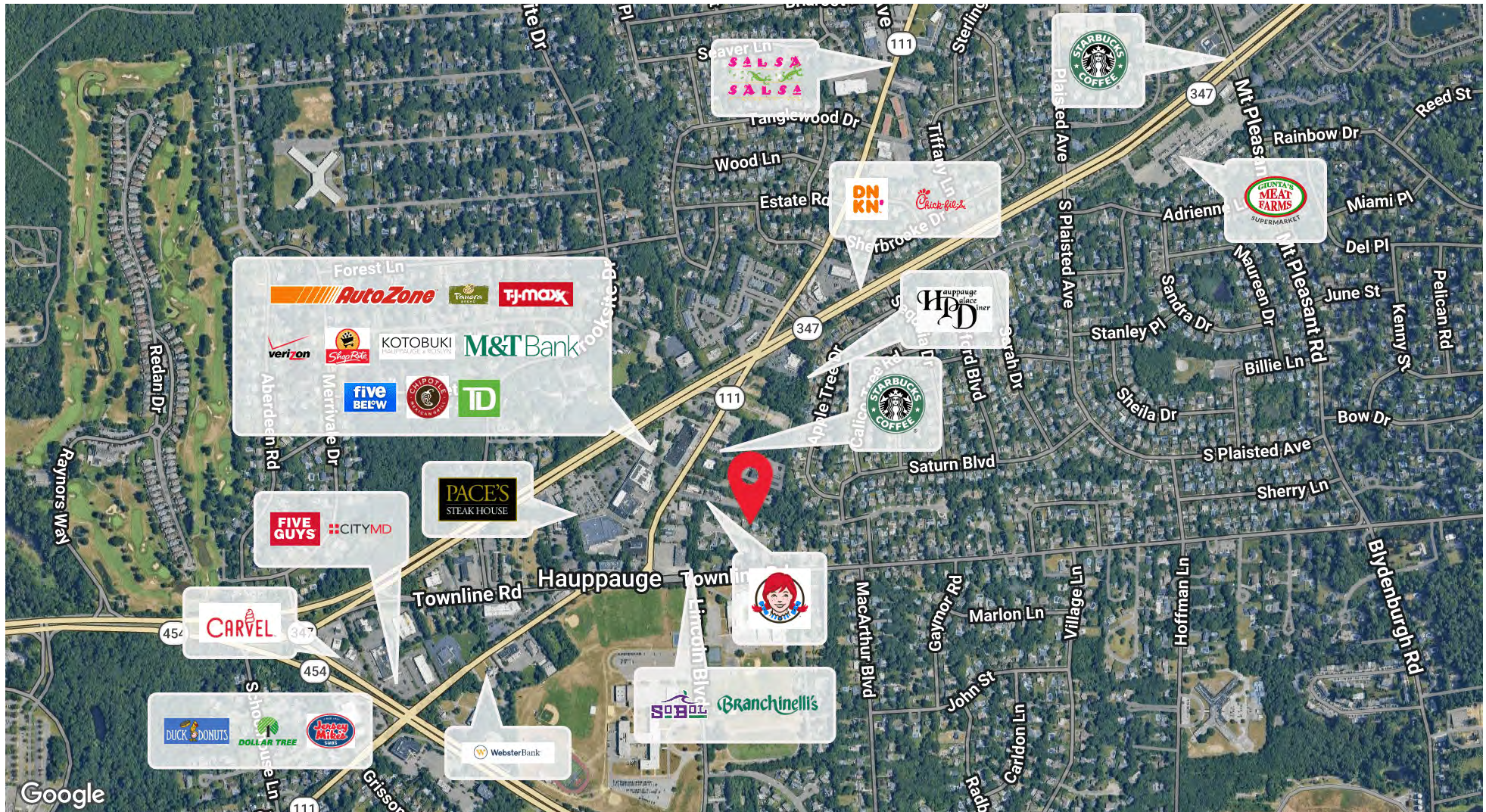
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RETAILER MAP

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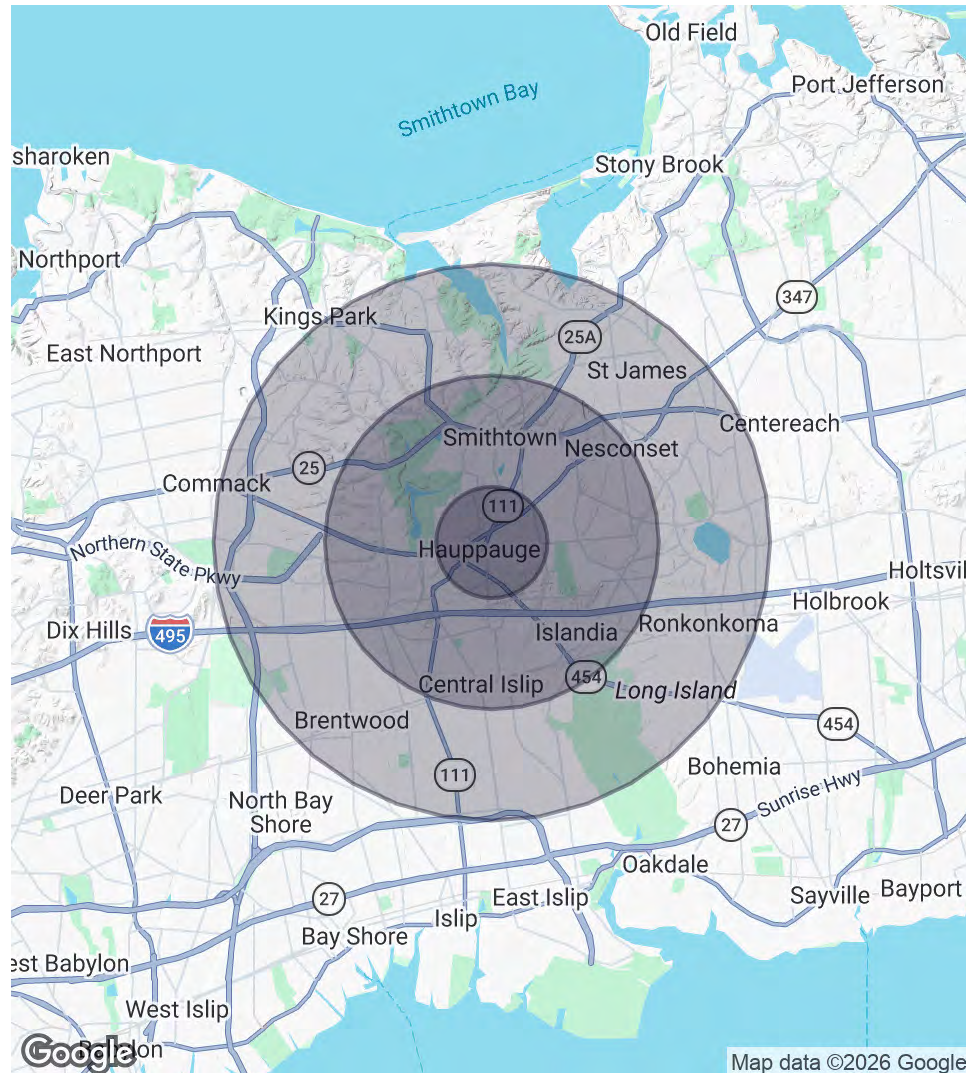
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

7,225

Households

2,352

Average HH Income

\$120,847

3 Miles Radius

Population

77,602

Households

24,019

Average HH Income

\$107,302

5 Miles Radius

Population

237,818

Households

71,580

Average HH Income

\$103,581

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