



Island Associates Real Estate Inc.

We create value

## Office Suites Available

490 Wheeler Rd.

Hauppauge, NY



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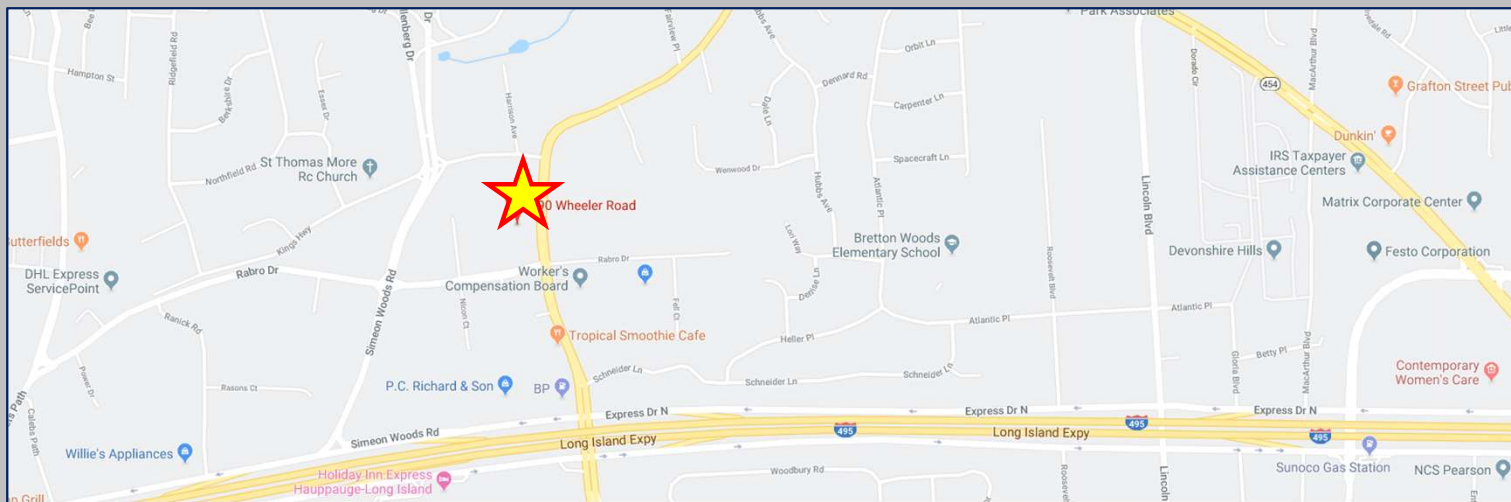
**Robert Raffa**  
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# Property Info

## Office Space Available

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

Suite #	Floor	Available SF
#100	1 <sup>st</sup>	2,000
#101	1 <sup>st</sup>	1,980
#220	2 <sup>nd</sup>	2,230
#274	2 <sup>nd</sup>	4,427
#290	2 <sup>nd</sup>	1,390



- ❖ 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.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

# Pictures



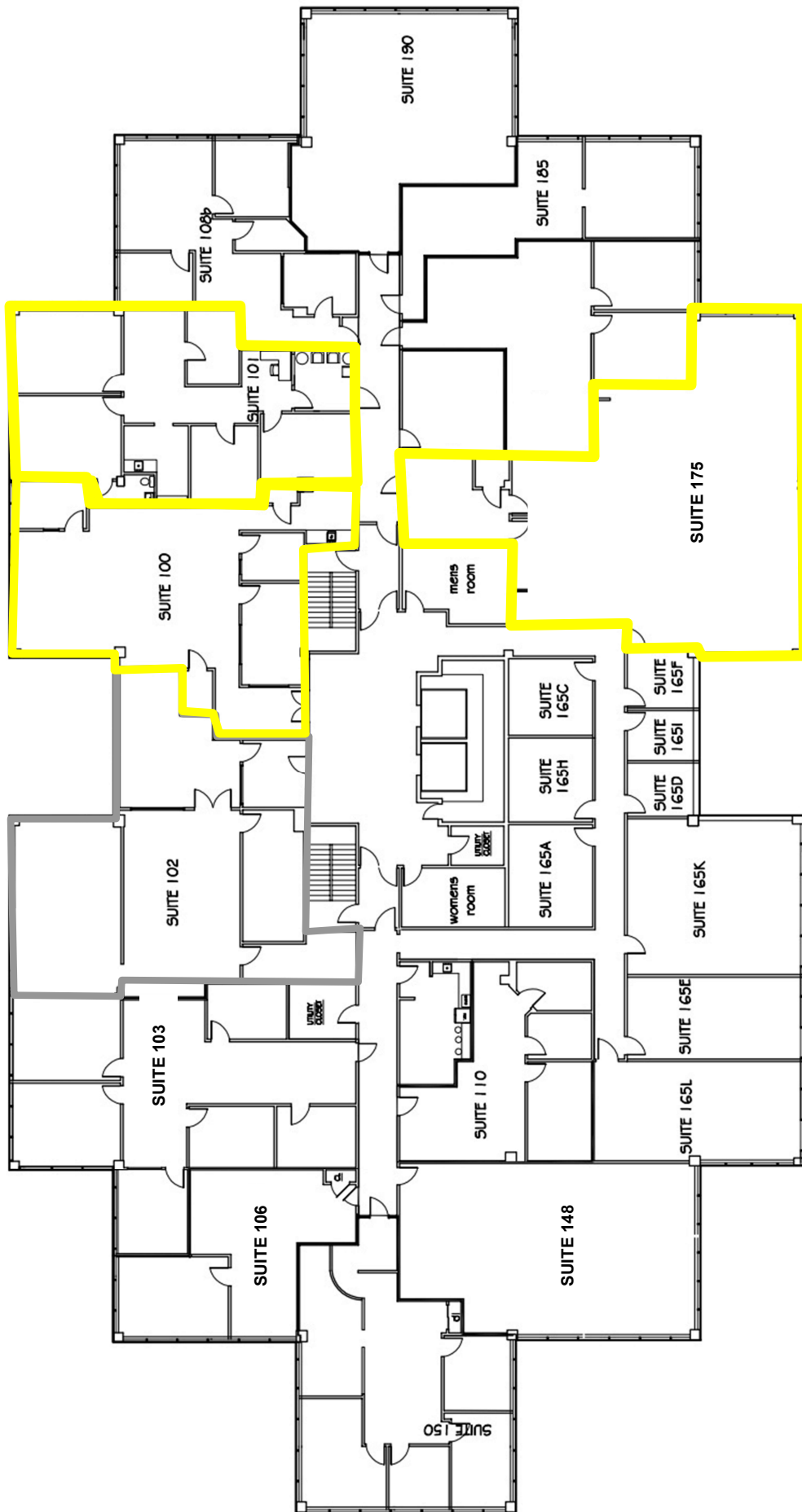
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# Pictures



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# First Floor Plan



FIRST FLOOR

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# Second Floor Plan

