



## Office Space Available For Lease

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## 225 Wireless Boulevard Hauppauge, New York

Prime office space located in the heart  
of the Hauppauge Industrial Park.

225 Wireless Boulevard offers on-site management with ample parking available.

The property is beautifully landscaped and immaculately maintained. Practice your short game with an on-site putting green!

Surrounded by major roadways such as the Long Island Expressway, Northern State Parkway and Sunken Meadow Parkway.

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's COLLIERS brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.

# For Lease

## Well Maintained Office Space

Available Space:	+/- 1,200 SF (1st Fl.)
Parking:	Ample
Occupancy:	Immediate
Asking Price:	\$27.00 PSF + Utilities @ \$3.50 PSF

## Comments

- >On-site ownership and plenty of parking
- >Beautifully landscaped and immaculately maintained
- >Practice your short game with an on-site putting green
- >Recently renovated bathrooms
- >Easy access to: Motor Parkway, Northern State Parkway, Long Island Expressway, Sagtikos Parkway, Nesconset Highway and Veterans Memorial Highway



