



300 WHEELER ROAD
HAUPPAUGE, NEW YORK

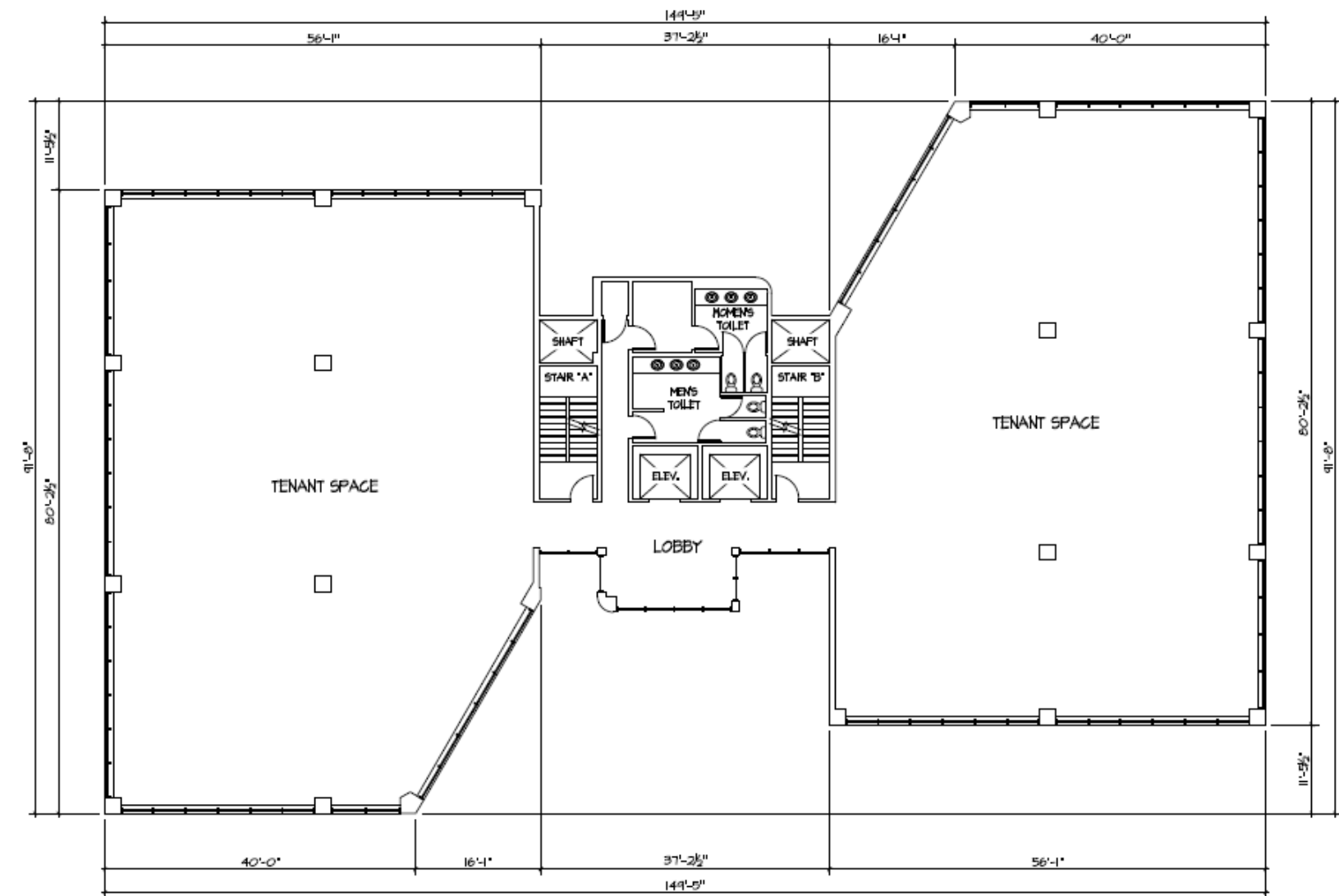
**OFFICE BUILDING FOR LEASE WITH MAJOR
CAPITAL IMPROVEMENTS UNDERWAY!**

UNDER NEW OWNERSHIP

OFFICE BUILDING FOR LEASE

WITH MAJOR CAPITAL IMPROVEMENTS UNDERWAY

- Total Building: +/- 40,000 RSF
- Full Floor Divisions Available
- Expressway Visibility - Landlord will Consider Facade Signage for Full Floor + Tenants
- Well Capitalized and Engaged New Professional Ownership
- Ample Parking - 5:1 Ratio.
- Ideally Located Near Major Highways, Transportation and Local Retail
- Medically Capable with Direct Entrance on Ground Floor





SUITE AVAILABILITIES — \$26.50/SF PLUS ELECTRIC

1ST FLOOR:

- 103: 953 SF
- 106: 1,248 SF

2ND FLOOR:

- 201: 3,022 SF
- 202: 1,500 SF
- 204: 978 SF
- 206: 2,141 SF

3RD FLOOR:

- 301: 3,121 SF
- 303: 1,562 SF

4TH FLOOR: (FULL FLOOR AVAILABILITY):

- 401: 5,050 SF
- 402: 5,000 SF



LOCATION HIGHLIGHTS

- Ideally Located Near Major Highways, Transportation and Local Retail
- Building Directly Visible from the Long Island Expressway (Exit 56)
- Under 5 minutes to Sagtikos and Sunken Meadow State Parkways, Veterans Memorial Highway, Southern State Parkway and Northern State Parkway



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HAUPPAUGE, NEW YORK

Steven D'Orazio

Vice President

Direct Dial: 516 284 3431

steven.dorazio@colliers.com

Licensed Salesperson

Maria Valanzano

Vice President

Direct Dial: 516 284 3440

maria.valanzano@colliers.com

Licensed Salesperson

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