

# 490 Wheeler Road

Hauppauge, NY



<b>Address:</b>	490 Wheeler Road, Hauppauge, NY					
<b>Building Size:</b>	52,000 SF					
<b>Available:</b>	Suite 165G	1,175 RSF	Suite 165M	1,910 RSF	Suite 220	3,600 RSF
	Suite 270	1,979 RSF	Suite 274	2,213 RSF	Suite 277	2,380 RSF
	Suite 110	1,268 RSF	Suite 106	2,242 RSF	Suite 185	894 RSF
	Suite 165E	592 RSF	Suite 250	9,013 RSF	Suite 275	750 RSF
<b>DEMOS:</b>	<b>1 Mile Radius</b>		<b>3 Mile Radius</b>		<b>5 Mile Radius</b>	
<b>Population:</b>	6,084		97,667		255,796	
<b>Average HH Income:</b>	\$100,268		\$93,188		\$101,435	
<b>Rent:</b>	Call for Leasing Opportunities					
<b>Utilities:</b>	\$3.25 PSF					
<b>Details:</b>	Professional office space available; mahogany doors, plush interiors Building offers 250+ car parking, with underground parking garage, proximity to LIE & Federal Courts, offers easy accessibility to all major highways. Building undergoing renovations incorporating new common area, elevators, and designer bathrooms with granite tops.					

*No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals -- all without notice*



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