



Island Associates Real Estate Inc.

We create value

## Office Suites Available

490 Wheeler Rd.

Hauppauge, NY



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**Robert Monahan**  
**Robert@IslandAssociates.com**

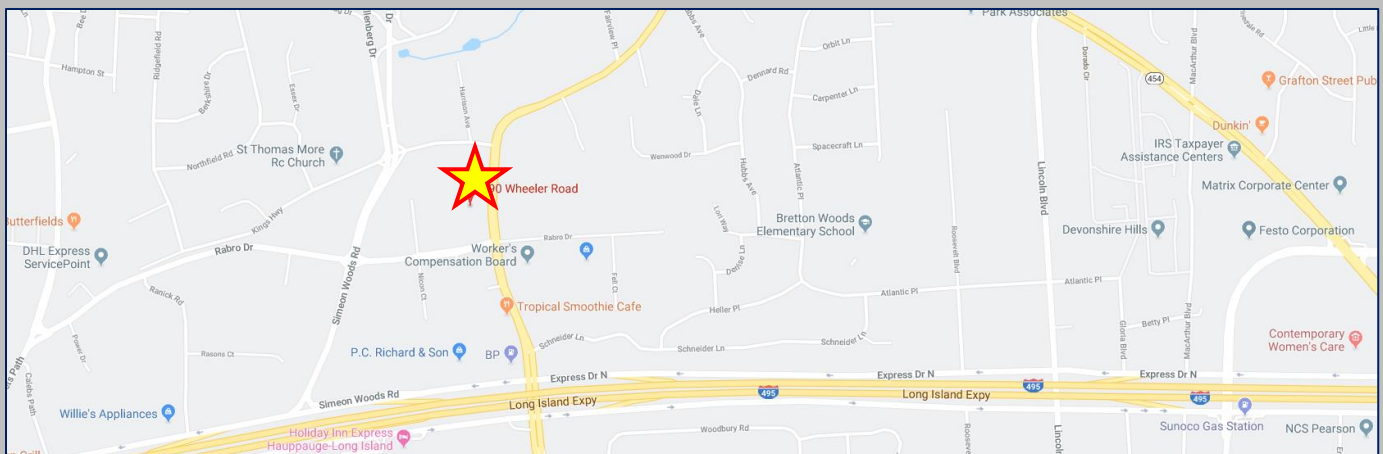
**Robert Raffa**  
**Raffa@IslandAssociates.com**

# Property Info

## Office Space Available

Lease Price: \$23.00-\$26.00 SF + Electric (\$3.11 SF)

Suite #	Floor	Available SF
#101	1 <sup>st</sup>	1,979
#148	1 <sup>st</sup>	1,600
#175	1 <sup>st</sup>	3,833
#250	2 <sup>nd</sup>	1,500
#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.

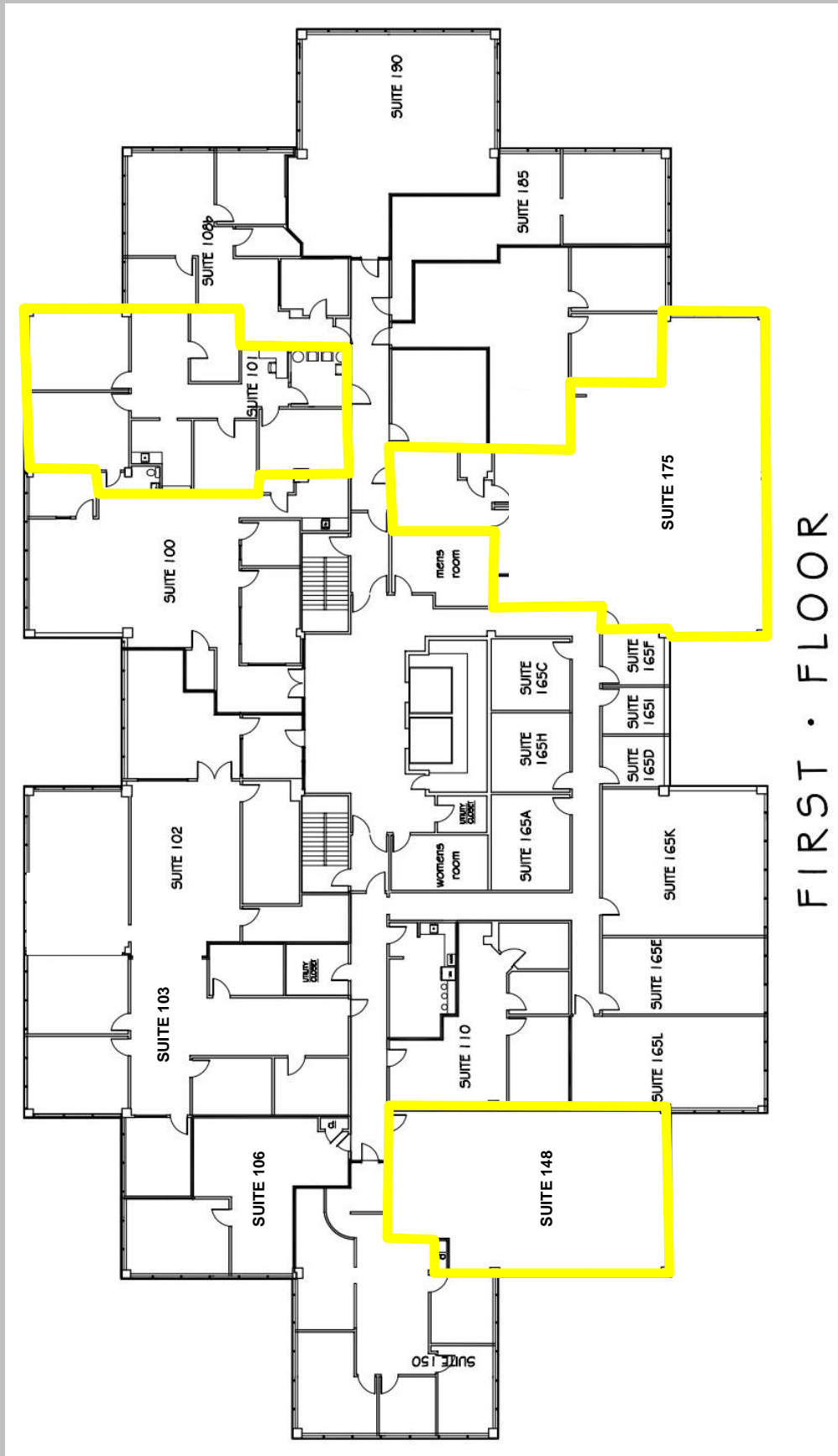
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Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

# Pictures



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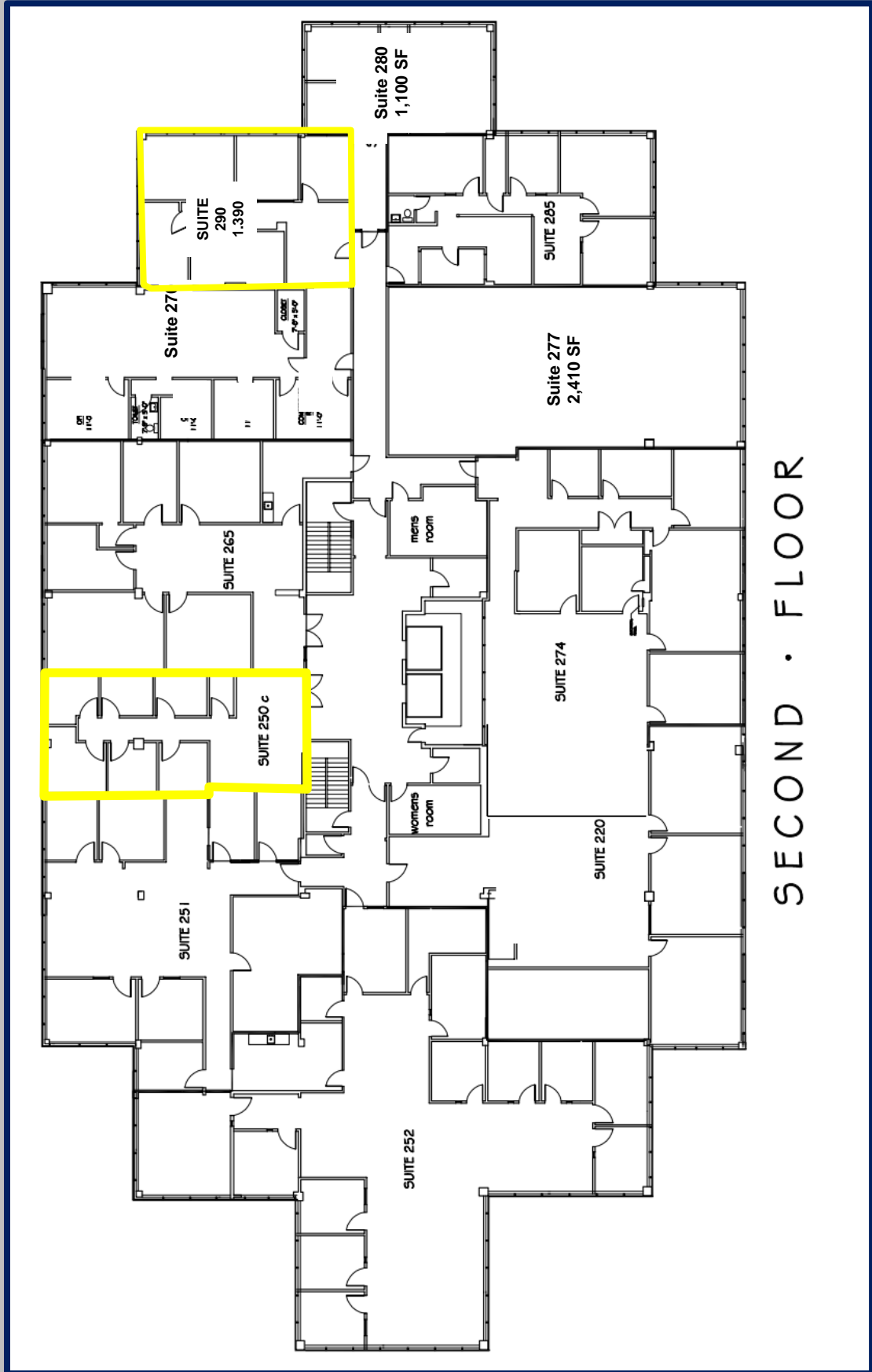
# First Floor Plan



FIRST FLOOR

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# Second Floor Plan



SECOND • FLOOR