



Island Associates Real Estate Inc.

We create value

Office Suites Available

490 Wheeler Rd.

Hauppauge, NY



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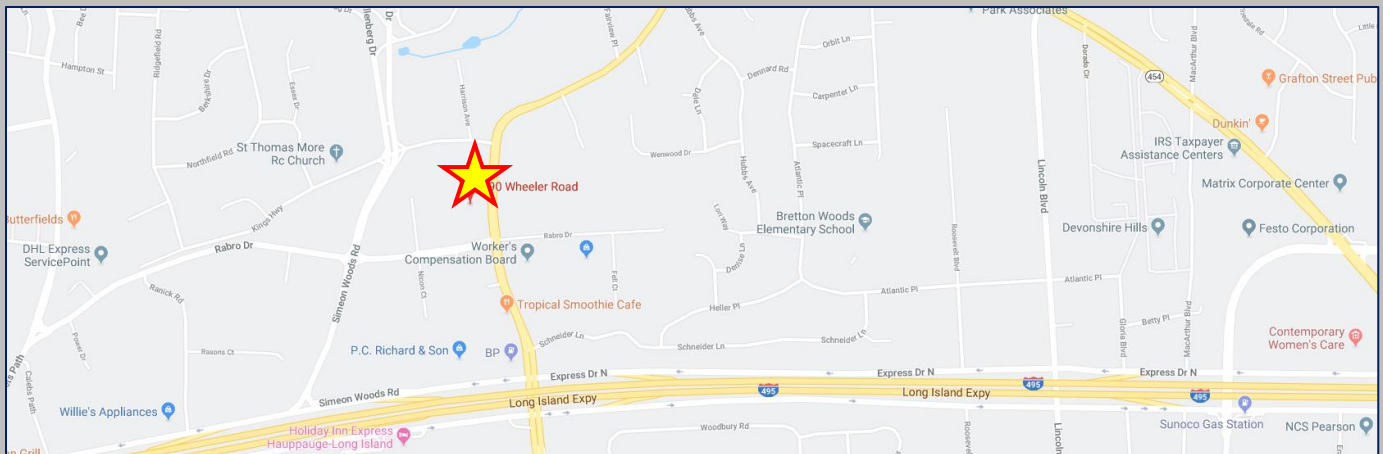
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Property Info

Office Space Available

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

Suite #	Floor	Available SF
#101	1 st	1,979
#148	1 st	1,600
#175	1 st	3,833
#290	2 nd	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 Smitstown 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



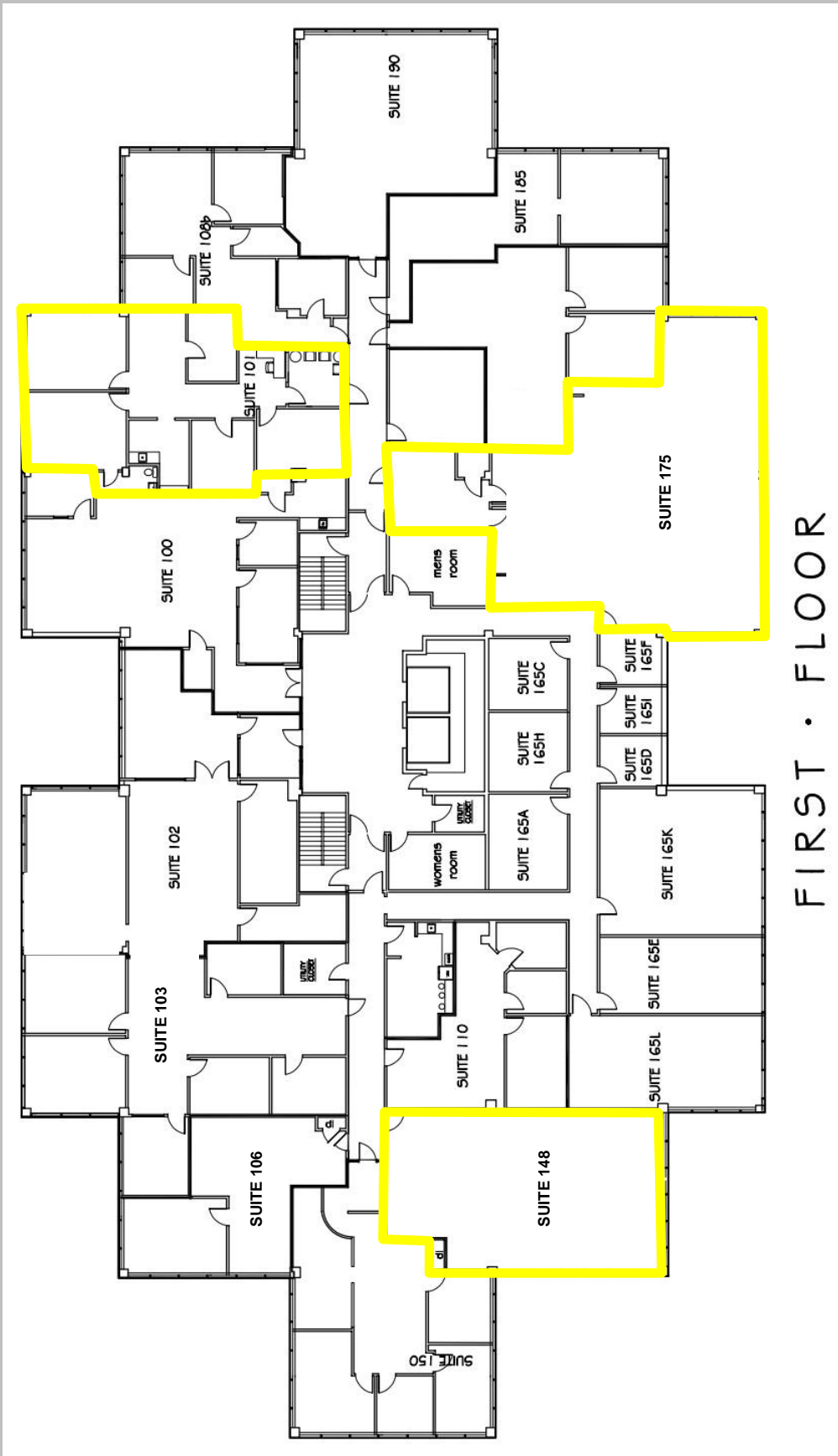
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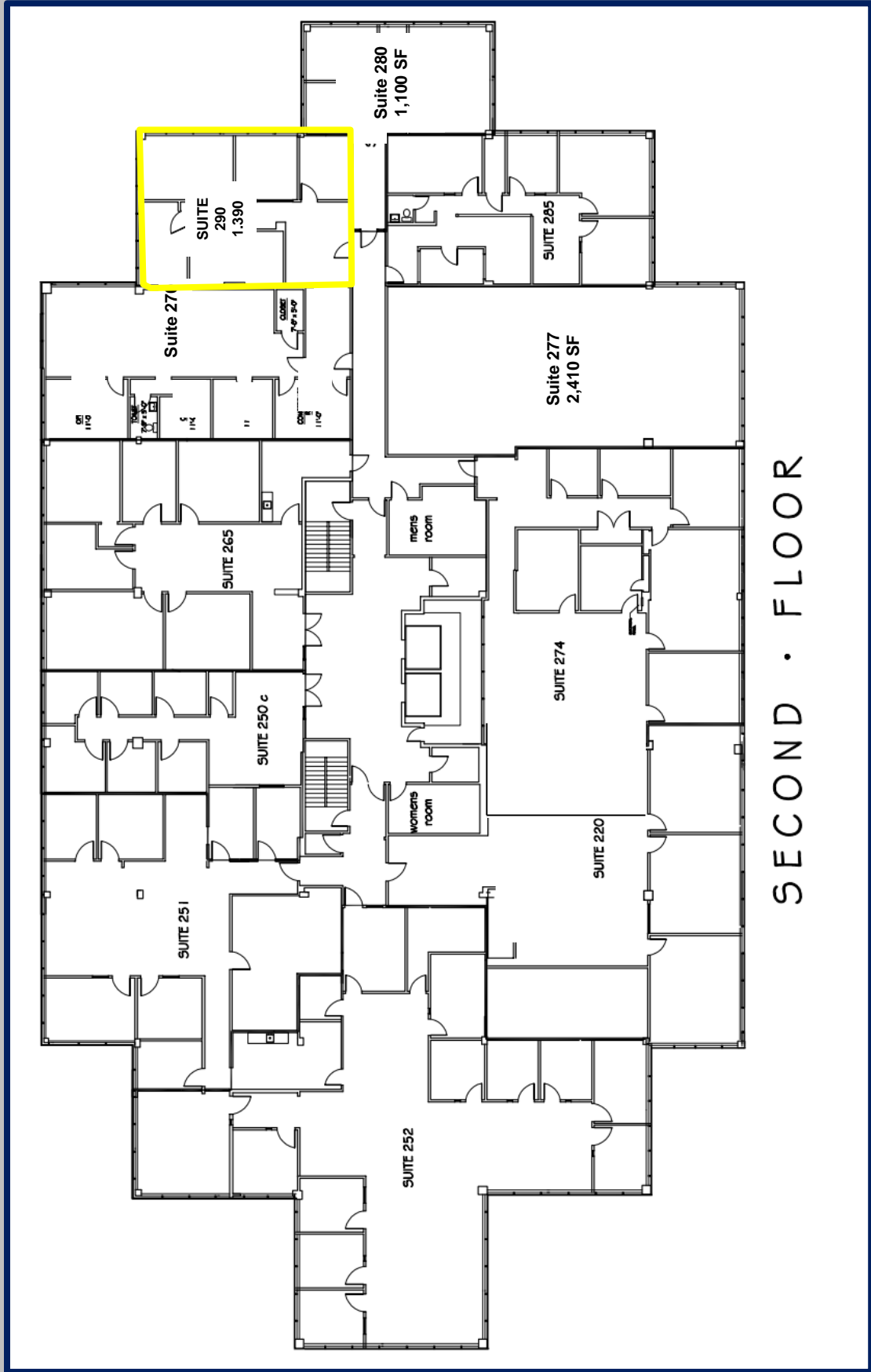
First Floor Plan



FIRST • FLOOR

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Second Floor Plan



SECOND • FLOOR