



Island Associates Real Estate Inc.

We create value

Office Suites Available

490 Wheeler Rd.

Hauppauge, NY



Roger A. Delisle, Jr. CCIM
Roger@IslandAssociates.com



Robert Monahan
Robert@IslandAssociates.com

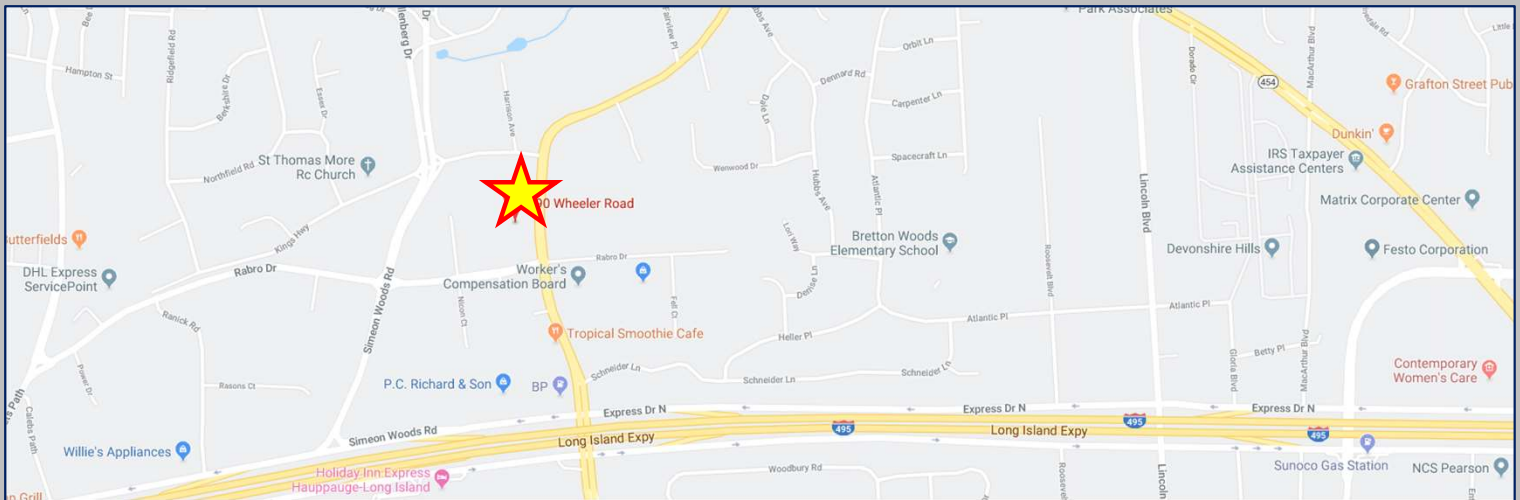
Robert Raffa
Raffa@IslandAssociates.com

Property Info

Office Space Available

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

Suite #	Floor	Available SF
#100	1 st	2,000
#220	2 nd	2,230
#274	2 nd	4,427
* #220 & #274	2nd	6,657
#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 Smithtown Station
- ❖ Area restaurants include NOSH Kitchen & Cocktails, La Strada & 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



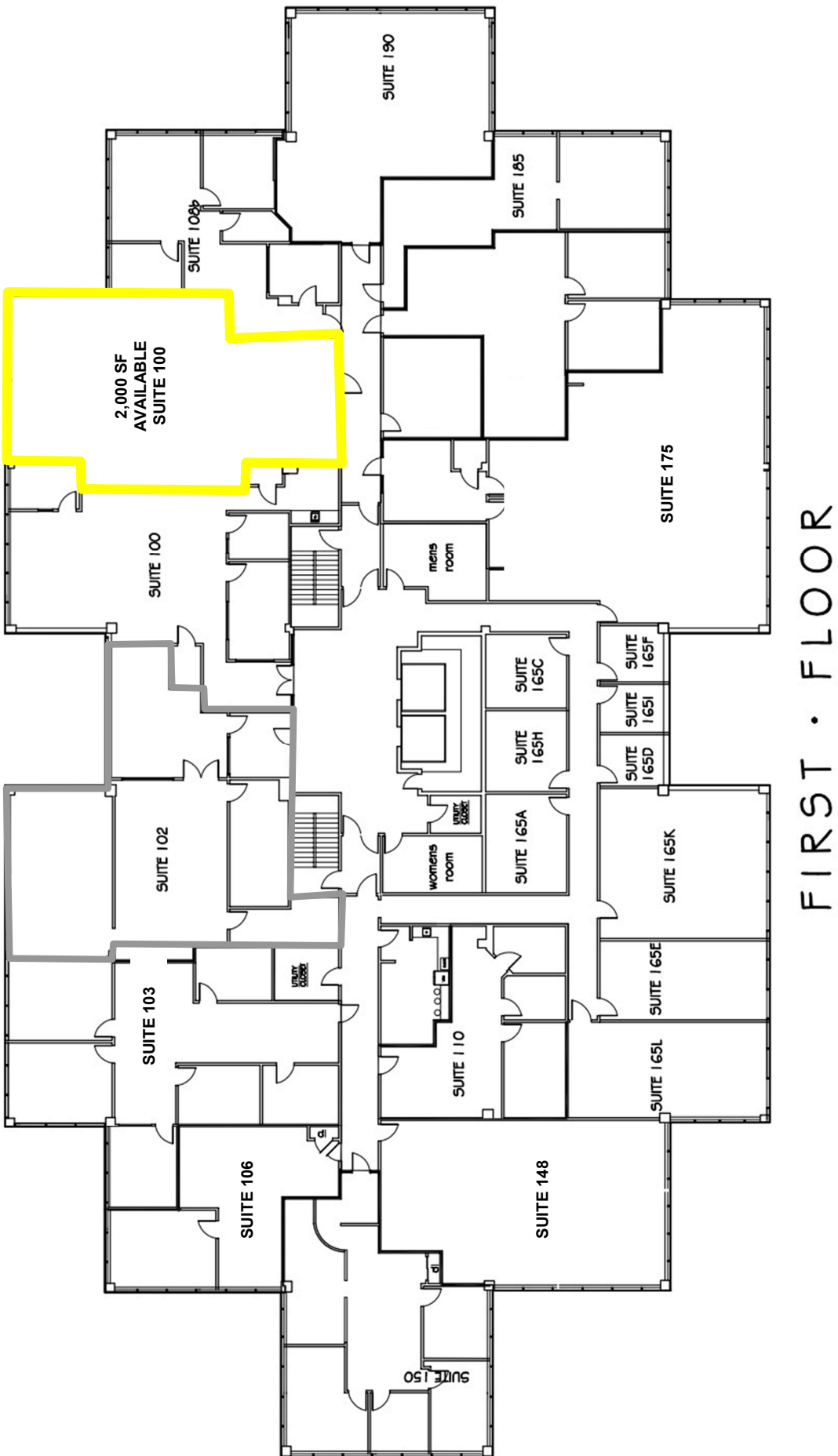
*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

Pictures



*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.*

First Floor Plan



*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.*

Second Floor Plan

