



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**

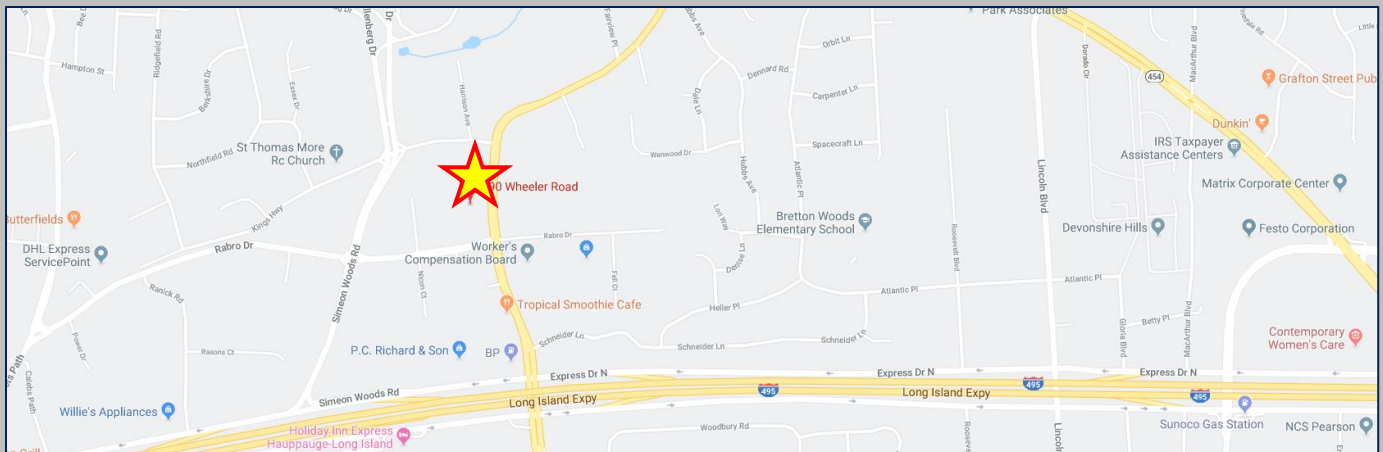
**Robert Raffa**  
**Raffa@IslandAssociates.com**

# Property Info

## Office Space Available

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

Suite #	Floor	Available SF
#101	1 <sup>st</sup>	1,979
#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.

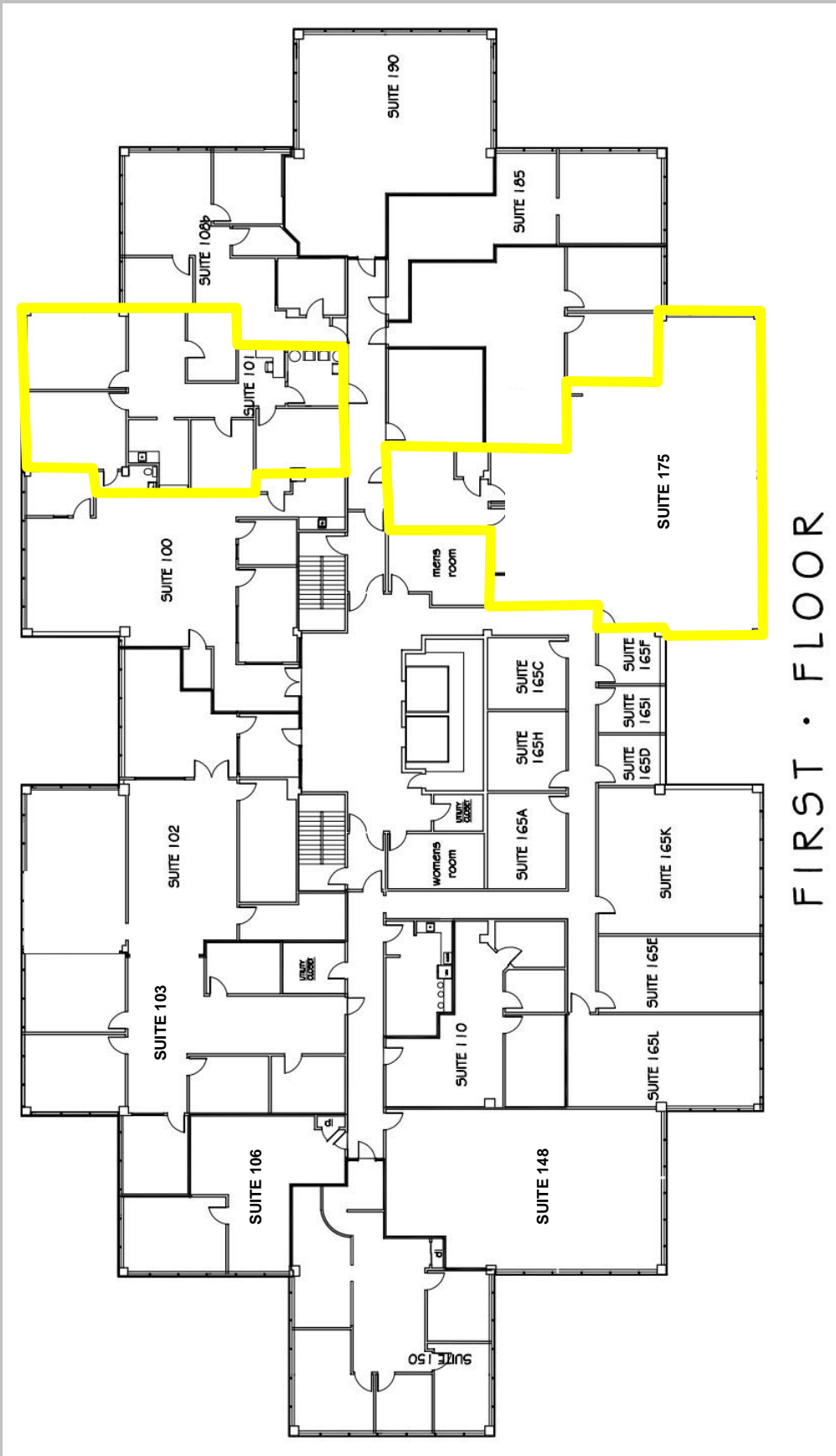
*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

# 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.*

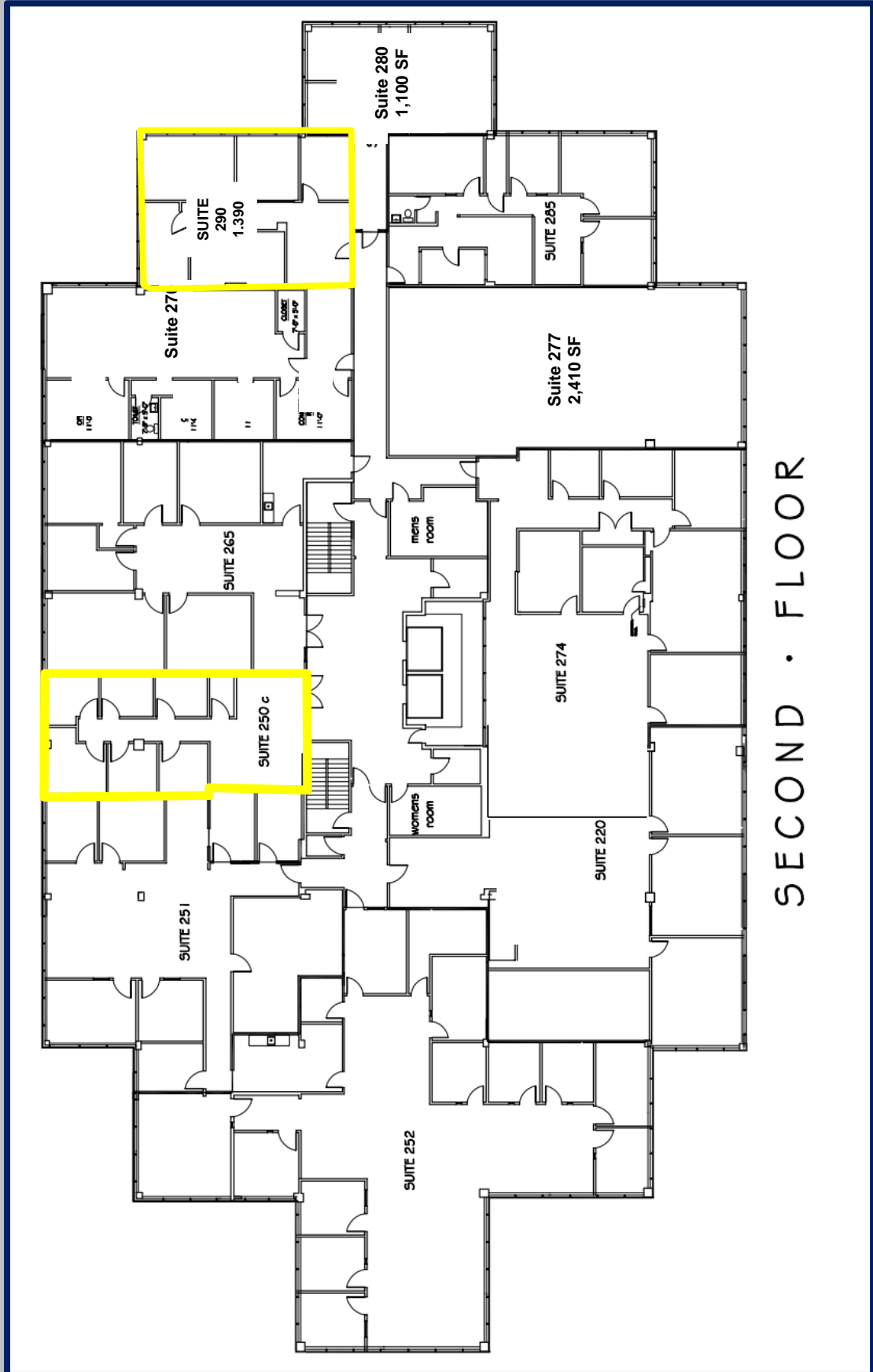
# First Floor Plan



FIRST FLOOR

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



SECOND • FLOOR