

ATRIUM PLAZA—Route 111

Retail & Office Space For Lease

900 Wheeler Rd

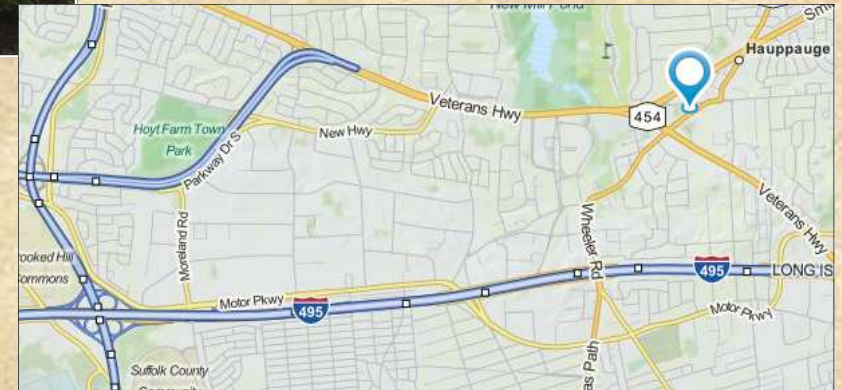
Hauppauge, NY



38,000/SF Two-Story Center

Situated on 3.80 Acre Site

- Property ideally located just off Routes 347 and 454 in close proximity to the LI Expressway, Northern State & Sagtikos Parkways
- US Post Office—Hauppauge branch—is located on premises
- Retail tenants include large bagel shop, gourmet eatery & catering establishment, cleaner, Hauppauge Vision Center, fitness center, nail salon, Montessori school and pharmacy
- Abundant on-site parking



- **Aggressive Rentals** -
- **Flexible Lease Terms** -
- **Rental Concessions** -

METRO
REALTY SERVICES LLC

MORTON H. GLICK - JOEL E. GERSTEN
Associate Licensed Real Estate Brokers
Senior Managing Directors
631-770-0700 ♦ 631-770-0710—Fax
mort@metrorealtyservices.com; joel@metrorealtyservices.com

- INDUSTRIAL -
- COMMERCIAL -
- OFFICE -
- MANAGEMENT -
www.metrorealtyservices.com

Office Availabilities

Available Units

- Suite 210B 462/SF
- Suite 205 550/SF
- Suite 270 1,035/SF
- Suite 265 1,200/SF
- Suite 250 1,350/SF



- Aggressive lease deals
- Flexible Lease Terms from 1 to 10 years
- Rentals include cleaning, real estate taxes, HVAC, electric and insurance
- 24/7 Access



Retail Availabilities

Available Units

- Store #4—1,280/sf
- Store #5—1,170/sf—Wet use
- Store #6—1,075/sf
- Store #9b—1,850/sf



- Aggressive lease deals
- Flexible Lease Terms from 2 to 10 years

