

ATRIUM PLAZA—Route 111

Retail & Office Space For Lease

900 Wheeler Rd

Hauppauge, NY

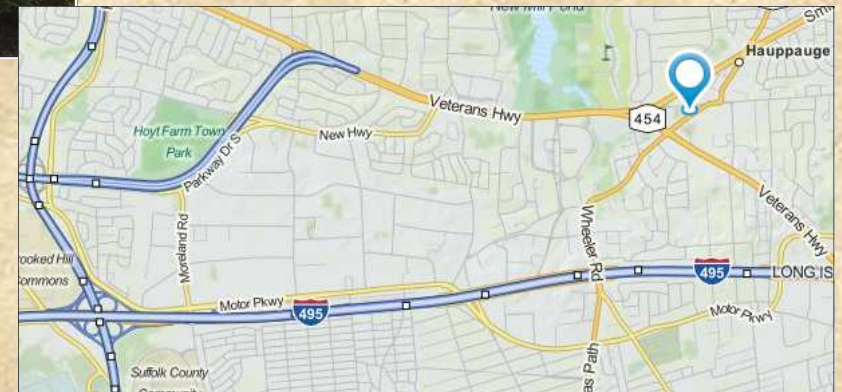


38,000/SF Two-Story Center

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** -



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Office Availabilities

Available Units

- Suite 2 1,777/SF
- Suite 5 1,290/SF
- Suite 6 1,350/SF



Units 1&2 can be combined to provide a 3,243/sf suite



Units 6&7 can be Combined to provide a 2,026/sf suite



- 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

