

ATRIUM PLAZA—Route 111 **“Best Office Lease Deal In The Area!”**

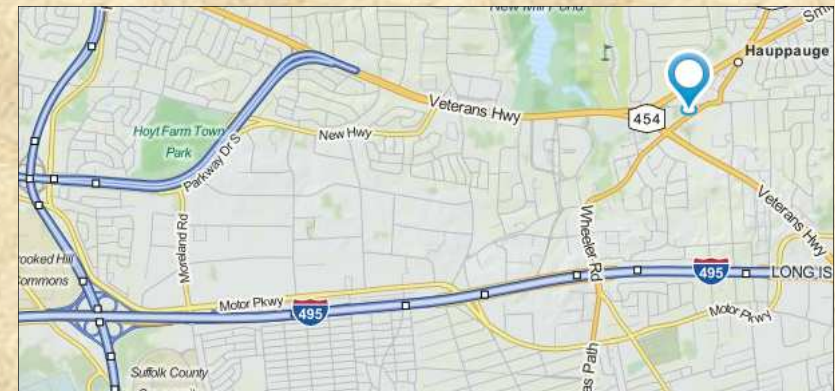
900 Wheeler Rd **Hauppauge, NY**

“Shopping Center Updated - Interior & Exterior Renovations Complete”



38,000/SF Two-Story Center Situated on 3.80 Acre Site

- Office units available—890/sf, 1120/sf, 1571/sf, 2671/sf
- 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
- Enjoy the on-site convenience of a retail center including a large bagel shop, gourmet eatery & catering establishment, cleaner, fitness center, haircutter/salon, relaxation studio, nail salon, Montessori school, and pharmacy
- Abundant on-site parking



\$1.5 Million in Exterior & Interior Renovations | Last 2 Years



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Office Availabilities

Available Units

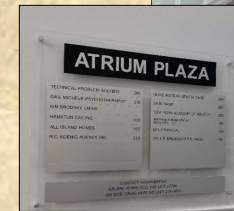
- Suite 270 890/SF
- Suite 250 1,120/SF
- Suite 265 1,571/SF
- (250+265) 2,671/SF



- ❑ Rentals include cleaning, real estate taxes, HVAC, electric and insurance
- ❑ 24/7 Access



Aggressive Rentals
 ◆
Flexible Lease Terms



Suite 270—890/SF

Suite 225—1,058/SF

Suite 250—1,120/SF

Suite 265—1,571/SF

