

ATRIUM PLAZA—Route 111

“Best Office Lease Deal In The Area!”

900 Wheeler Rd

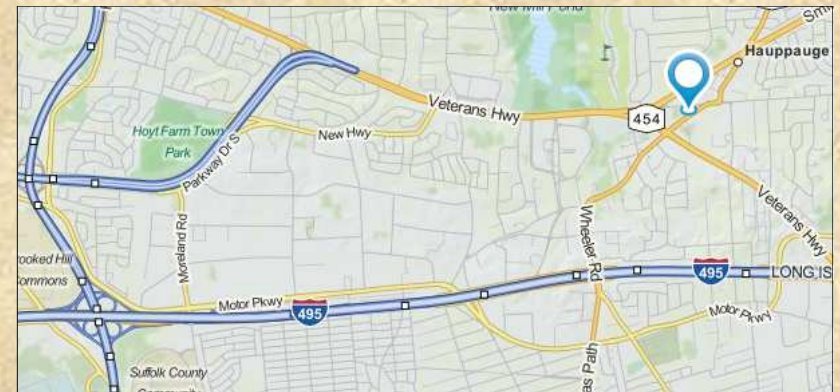
Hauppauge, NY

“Shopping Center Updated - Interior & Exterior Renovations Complete”



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

- Office units available—890/sf, 1058/sf, 1120/sf, 1571/sf, 1948/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 fully-leased retail center including a large bagel shop, gourmet eatery & catering establishment, cleaner, Hauppauge Vision Center, fitness center, haircutter/salon, relaxation studio, nail salon, Montessori school, wine and liquor store and pharmacy
- Abundant on-site parking



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- INDUSTRIAL -
- COMMERCIAL -
- OFFICE -
- MANAGEMENT -
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Office Availabilities

Available Units

- Suite 270 890/SF
- Suite 225 1,058/SF
- (225+270) 1,948/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



Immediate Possession



1 Cleaner

2 Nails

3 Montessori

4 Relaxation Studio

5 Haircutter Salon

6 Pharmacy

7 Martial Art

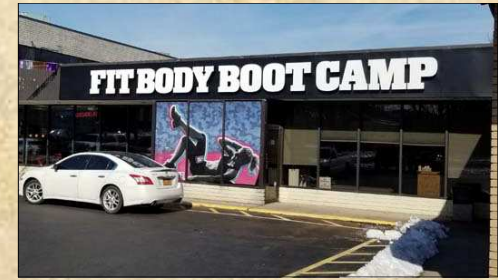
8 Vision Ctr

9 Liquors

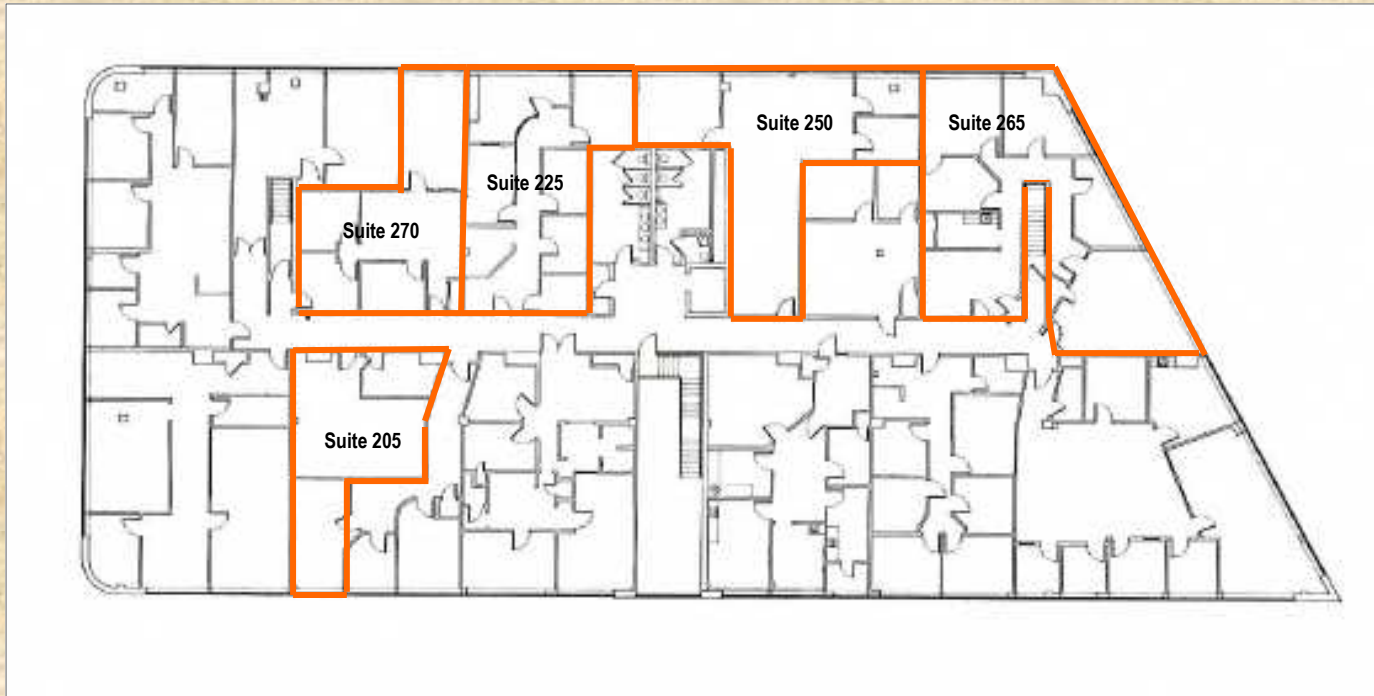
10 Bagels

11 Fitness Ctr

12 USPO



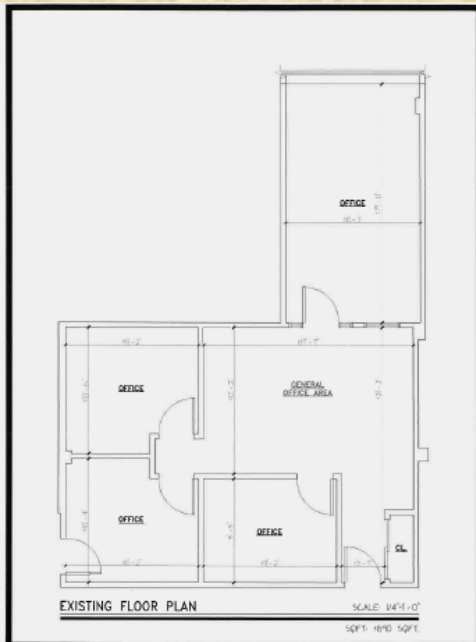
SECOND FLOOR OFFICE PLANS



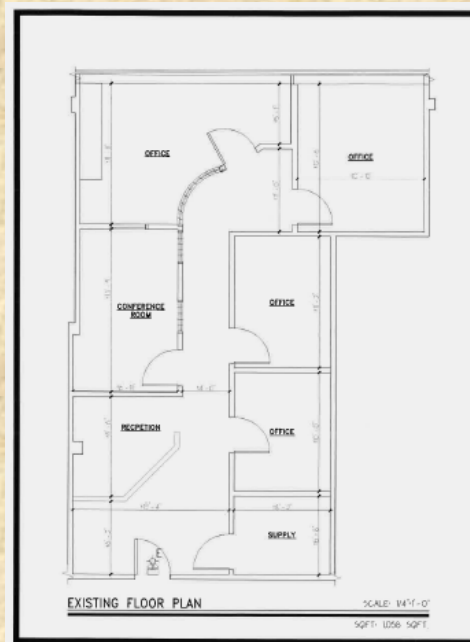
Suite 205—756/SF



Suite 270—890/SF



Suite 225—1,058/SF



Suite 250—1,120/SF



Suite 265—1,571/SF

