

# Office

# Exclusive Listing

# Lease

**Office Space for Lease**  
**1 Rabro Drive**  
**Hauppauge, NY 11788**



## Property Information

<b>Min Size:</b>	2,100
<b>Max Size:</b>	2,100
<b>GLA:</b>	10,000
<b>Sale Price:</b>	
<b>Lease Rate PSF:</b>	\$26.5
<b>Lease Type:</b>	+ Utilities & Cleaning
<b>Electric PSF:</b>	
<b>CAM PSF:</b>	
<b>Possession:</b>	Immediate
<b>Office size:</b>	
<b>Floor:</b>	2
<b>Ceiling Hgt:</b>	
<b>Fuel:</b>	Gas
<b>Sprinklered:</b>	0
<b>Power:</b>	0
<b>Loading Docks:</b>	0
<b>Drive Ins:</b>	0
<b>Parking:</b>	50 Spaces
<b>RE Taxes:</b>	
<b>Lot Size (Acres):</b>	0.58
<b>Zoning:</b>	BU1



Prime office space available with flexible lease terms, available basement storage and no loss factor. High speed internet connectivity available. Electric is tenant metered. Located just off Route 111 at the LIE exit 56. Medical office available on the first floor. 4 Office/exam rooms, storage, breakroom, 2 ADA restrooms, large reception/waiting area.

**For Information, please contact:** Joseph Sorbara

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