

**Office**

**Exclusive Listing**

**Lease**

**Hauppauge's Premier Office Property  
102 Motor Parkway  
Hauppauge, NY 11788**



**Property Information**

|                          |             |
|--------------------------|-------------|
| <b>Min Size:</b>         | 6,000       |
| <b>Max Size:</b>         | 14,943      |
| <b>GLA:</b>              | 204,000     |
| <b>Sale Price:</b>       |             |
| <b>Lease Rate PSF:</b>   | \$27.5      |
| <b>Lease Type:</b>       | + Utilities |
| <b>Electric PSF:</b>     |             |
| <b>CAM PSF:</b>          |             |
| <b>Possession:</b>       | Immediate   |
| <b>Office size:</b>      |             |
| <b>Floor:</b>            | 6           |
| <b>Ceiling Hgt:</b>      |             |
| <b>Fuel:</b>             | Gas         |
| <b>Sprinklered:</b>      | 1           |
| <b>Power:</b>            | 0           |
| <b>Loading Docks:</b>    | 0           |
| <b>Drive Ins:</b>        | 0           |
| <b>Parking:</b>          | 5 per 1,000 |
| <b>RE Taxes:</b>         |             |
| <b>Lot Size (Acres):</b> | 8.9         |
| <b>Zoning:</b>           | BUS 3       |



Premier Hauppauge Location: at the Entrance to the Long Island Expressway (Exit 53), less than 1 mile to Northern State Parkway - One traffic light to Manhattan. Long Island Business News ranked 102 Motor Parkway as one of the top 10 office properties on Long Island. Key Features: On-site property management team \* 24 hour access & available storage \* Full service café - catering available \* Attended lobby/concierge\* Full service fitness center, complete with secure locker rooms & showers \* Connected concourse between buildings \* On-site credit union branch and 24 hour ATM access \* Boardroom style conference rooms, training center with modular seating and smaller intimate conference rooms \* Wireless Internet access in common areas.

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