

# For Lease | Office/Medical Suites

## 517 Route 111, Hauppauge, NY



Building Size: 13,500 sf ±  
**Available Size: 4,500 sf ± (Entire 2<sup>nd</sup> Floor)**  
Lot Size: 1.05 acres ±  
Parking: ± 75 spaces  
Loss Factor 17%

Asking Lease Price: \$21.00 psf Plus Utilities

- **PERFECT FOR E COMMERCE**
- **MEDICAL USE PERMITTED**
- 4 Separate Entrances
- Elevator
- Off Exit 56 of Long Island Expressway
- Recently Renovated
- ± 1,362 sf Suite has a Private Bathroom
- Will rent all sizes
- Natural divisions include 828 sf / 1,362 sf / 1,652 sf (Other combinations possible)



201 Moreland Road, Ste 4, Hauppauge, NY 11788  
(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)  
[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

### Exclusive Agent:

Jeremy D. Hackett  
Licensed Real Estate Broker  
Managing Partner  
Direct: (631) 391-6359  
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### Exclusive Agent:

Andrew Blumenthal  
Licensed Real Estate Broker  
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All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

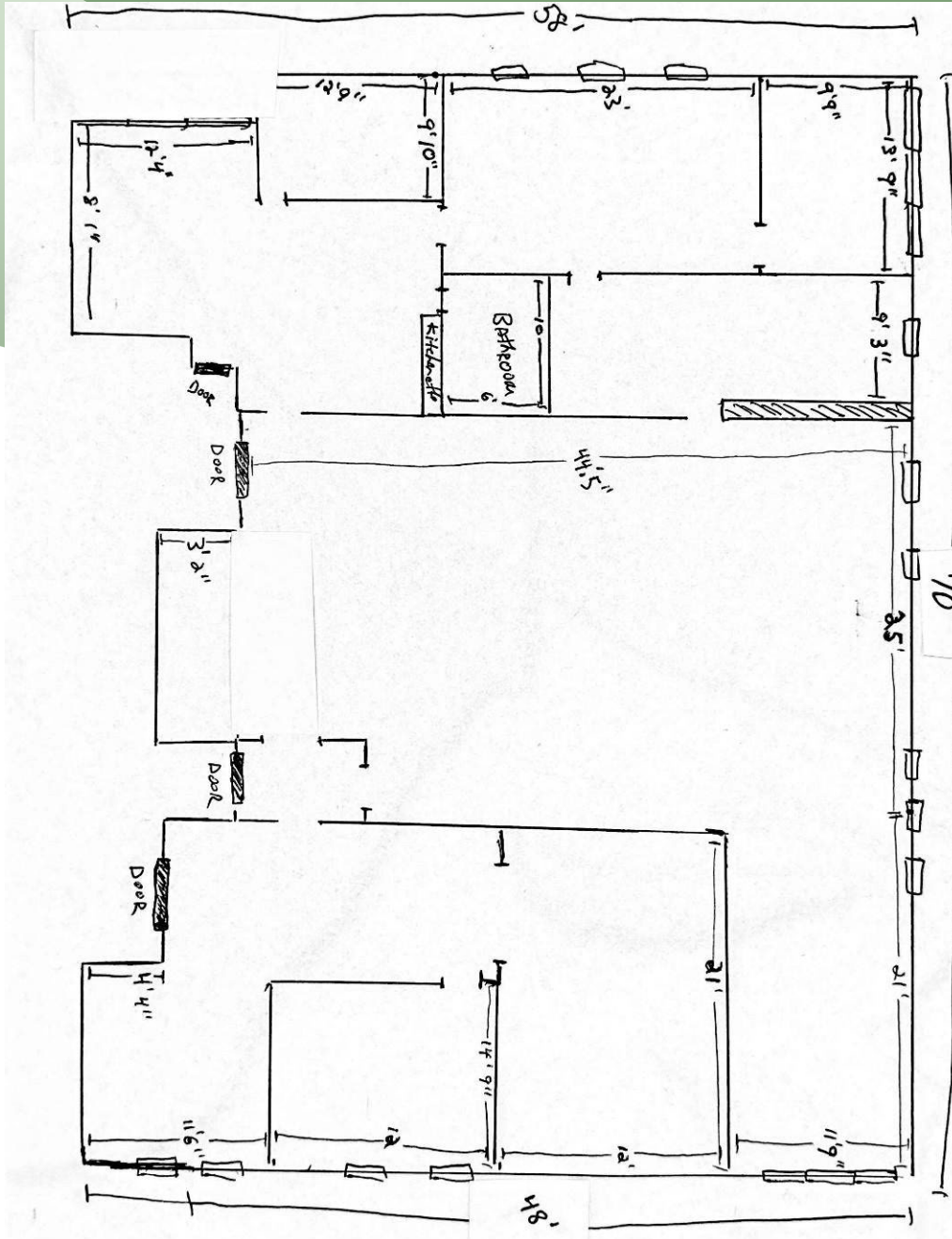
5/28/2025



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## 2<sup>nd</sup> Floor - Floor Plan

**\*\* Interior dimensions shown are approximate**



**\*\* Not to scale**



REALTY SERVICES LLC

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**Exclusive Agent:**

Jeremy D. Hackett

Licensed Real Estate Broker

## Managing Partner

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**Exclusive Agent:**

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**5/28/2025**