



## PROFESSIONAL OFFICE SPACE

- THIS UNIT IS IN EXCELLENT CONDITION AND CONSISTS OF 4 OFFICES, 1 EXECUTIVE OFFICE, 1 FILE/OFFICE, CONFERENCE ROOM, KITCHEN, 2 BATHROOMS, RECEPTION AREA.
- ALL NEW WIRING, ELECTRICAL AND CAT 7.
- SIGNAGE
- BUS LINE
- PART OF A +/- 19,500 SF PROFESSIONAL OFFICE BUILDING SITUATED ON +/- 2.63 ACRES.
- LOCATED JUST OFF PARWAY DR., S. SERVICE RD. OF THE NORTHERN STATE PKWY. IN THE HAUPPAUGE/COMMACK INDUSTRIAL PARK. CLOSE TO LONG ISLAND EXPY., RTE 347 AND BRENTWOOD / DEER PARK LIRR STATIONS.

### UNIT #10 | SPACE DETAILS:

SPACE AVAILABLE:	+/- 1,800 SF
HEAT:	GAS
AIR CONDITIONING:	FULLY
BATHROOMS:	TWO (2)
SPRINKLERED:	YES
PARKING:	6 RESERVED SPACES
OCCUPANCY:	AUGUST 1 (ARRANGED)
LEASE TERM:	5 YEARS
RE TAXES:	BASE YEAR INCLUDED

## ASKING PRICE: \$25.00 PSF /GROSS + UTILITIES

For further information or to arrange an inspection, please contact exclusive broker(s):

**ALBERTO FIORINI**  
 Managing Principal  
 (631) 392-0784 Ext. 102  
 (516) 652-7159 Cell  
[afiorini@alliancerealestate.info](mailto:afiorini@alliancerealestate.info)

**NIKO KHETAGURI**  
 Managing Director  
 (631) 392-0784 Ext. 108  
 (516) 724-5277 Cell  
[niko@alliancerealestate.info](mailto:niko@alliancerealestate.info)

44 W. Jefryn Blvd, Suite M  
 Deer Park, NY 11729  
 P: 631-392-0784  
 F: 631-392-0785  
[www.alliancerealestate.info](http://www.alliancerealestate.info)



