



FOR LEASE > OFFICE BUILDING

670 Old Willets Path

HAUPPAUGE, NY

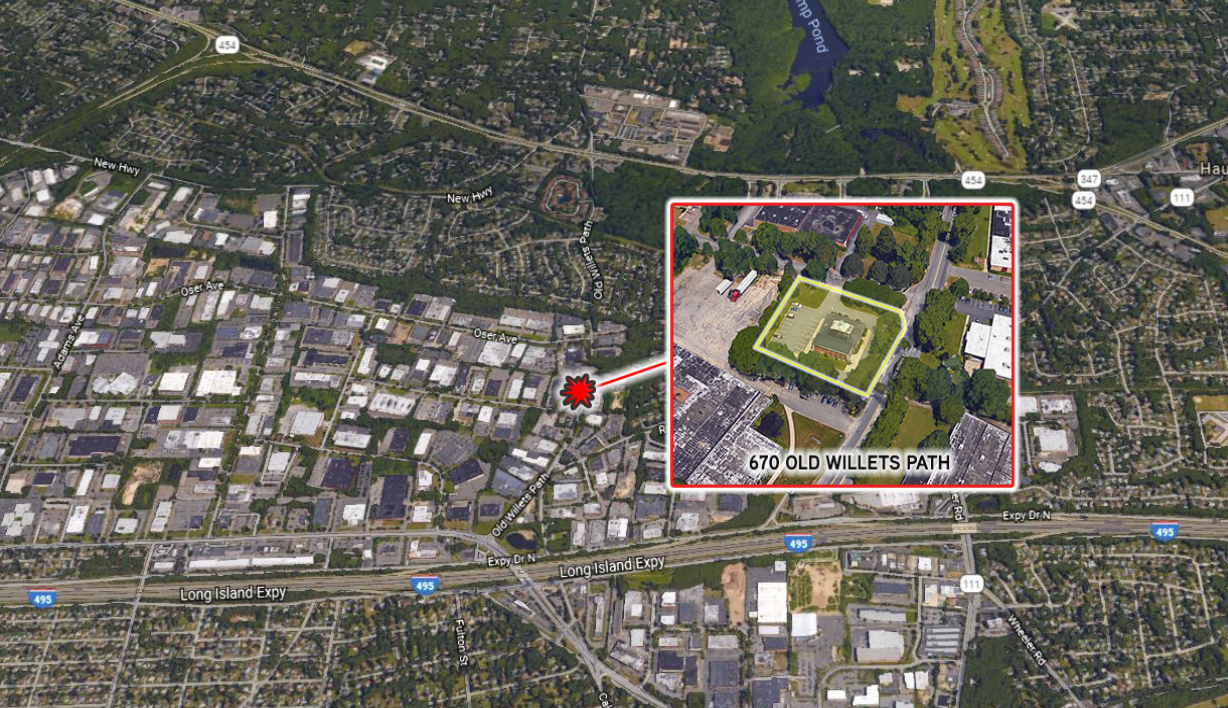
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670 OLD WILLETS PATH

Colliers International LI, Inc. is pleased to offer a multi-option office building with great exposure on Old Willets Path. The property offers excellent accessibility to the Long Island Expressway, Motor Parkway, Nesconset Highway, Route 111 and Northern State Parkway. This corner lot property was originally constructed as a bank and offers many upgrades for a professional or medical user.

- Building Size: +/- 5,700 SF (*Divisible - 2nd Floor*)
- +/- 0.92 Acres
- 29 Parking Spaces + Land Bank
- Built in 2006
- Oil Heat
- Upgraded Installation

Amenities include signage, (6) bathrooms (with shower), fully dry basement, kitchen, bank vault which has been integrated into architectural aesthetic, upgraded finishes throughout and oversized corner lot.

LEASE OPTIONS:

- +/- 1,300 SF (2nd Floor - south side)

Units are ideal for high exposure businesses or medical use.

PRICING INFORMATION:

Asking Lease Price: \$22.75 PSF

Asking Sale Price: \$2,400,000*

Real Estate Taxes: \$21,714.36 (\$3.81 PSF)

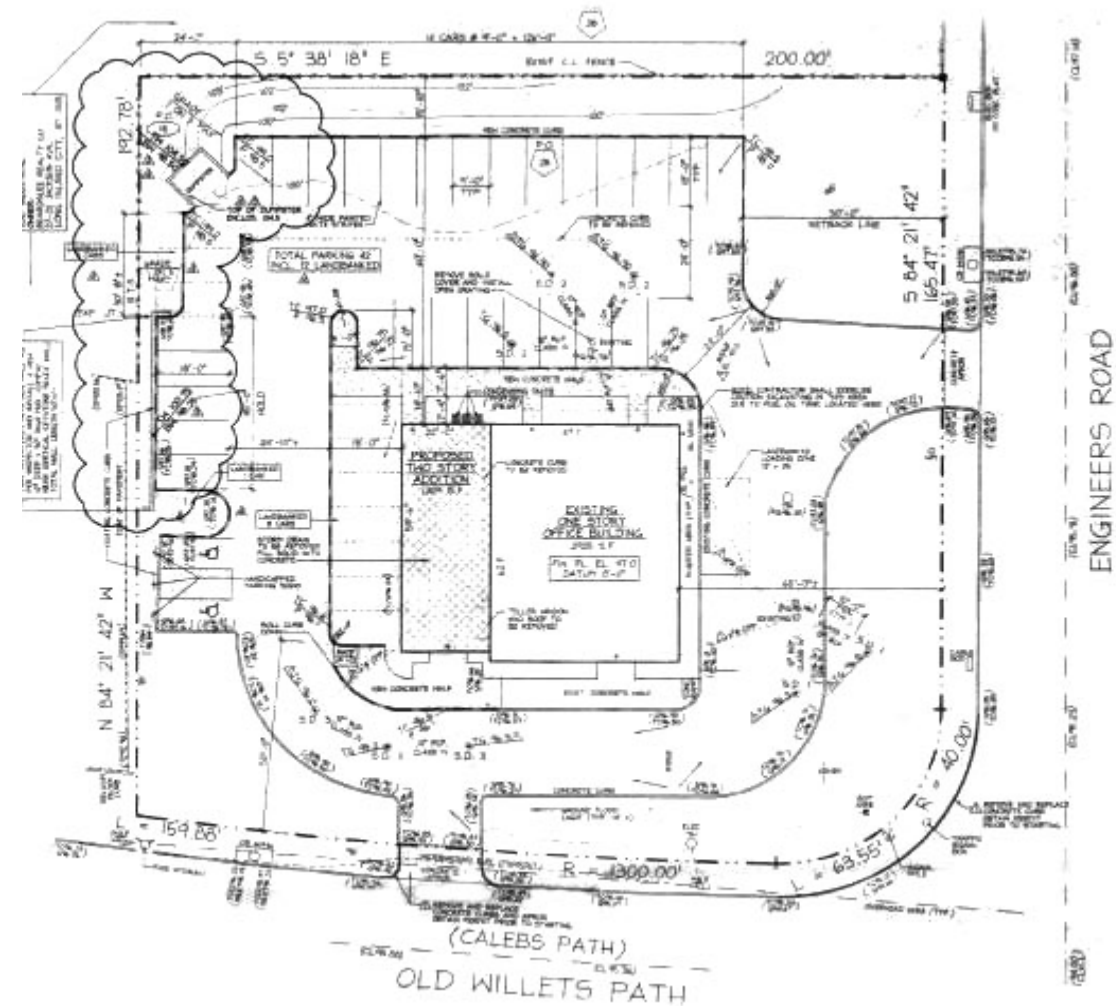
**Owner will consider sale with leaseback of current 3,100 SF or 2,600 SF adjacent vacancy*



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