

+/- 1,500 SF MEDICAL/PROFESSIONAL OFFICE

523-525 Townline Road | Hauppauge, New York 11788

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

523-525 Townline Road | Hauppauge, New York 11788

Total Building Size:	12,000 SF	Zoning:	Commercial Business
Available SF:	1,500 SF	Lease Rate:	\$34 PER SF (MG)

For more information or to schedule a private tour, contact Tommy Kelly

Property Overview

Dynamic office asset at 523-525 Townline Road showcases well-maintained, flexible workspace across its thoughtfully designed footprint. Inside, modern finishes, generous daylight, and efficient floor plates accommodate collaborative teams or executive suites. Recent building improvements support tenant comfort with reliable HVAC, updated common corridors, and smart lighting controls. A wide entry lobby and dedicated tenant signage opportunities reinforce a professional image, while fiber-optic service and advanced telecommunications infrastructure meet demanding operational needs. Secure on-site parking, controlled access, and landscaped grounds complete the experience for discerning tenants seeking a value-driven presence in Hauppauge.

Property Highlights

- Prestigious address on Townline Road for standout corporate identity
- Flexible floor plates suit collaborative teams or private offices
- Modern lobby provides a refined tenant arrival experience
- Reliable HVAC maintains comfort across all seasons
- Updated lighting ensures efficient, bright interior spaces
- Built-in fiber and telecom infrastructure empower connectivity
- Ample reserved parking supports staff and guest access
- Controlled access enhances security for all occupants
- Landscaped grounds provide curb appeal year-round
- Multi-tenant potential maximizes income diversification
- Dedicated tenant signage reinforces professional image

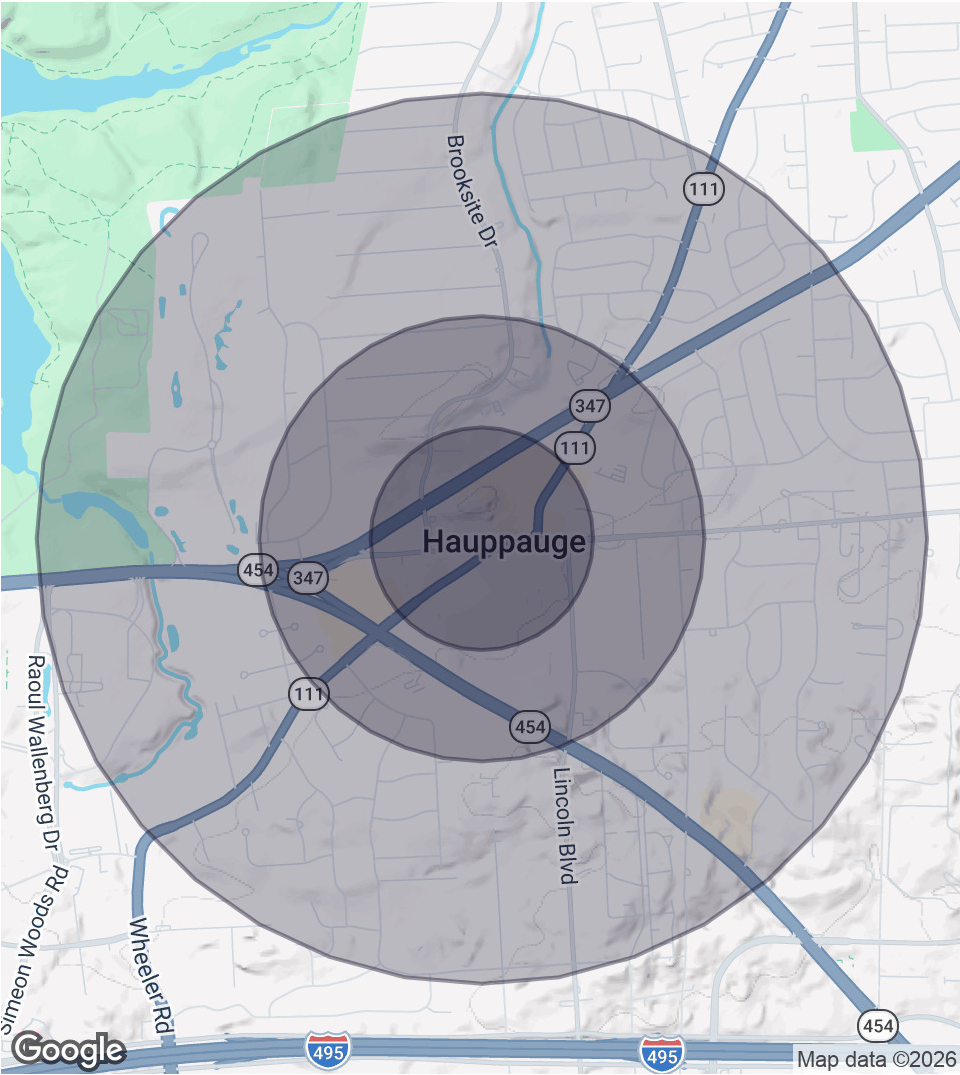
Exclusively represented by:

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

DEMOGRAPHICS MAP & REPORT

523-525 Townline Road | Hauppauge, New York 11788



0.25 Miles Radius

Population
476
Households
155
Average HH Income
\$172,556

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
1,627
Households
537
Average HH Income
\$173,529

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

1 Mile Radius

Population
7,270
Households
2,532
Average HH Income
\$166,106

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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ADDITIONAL PHOTOS

523-525 Townline Road | Hauppauge, New York 11788



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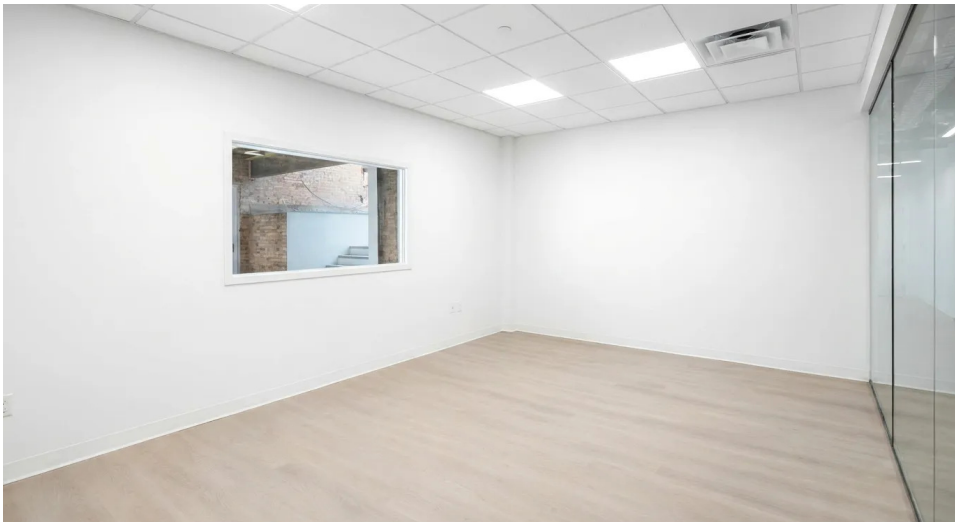
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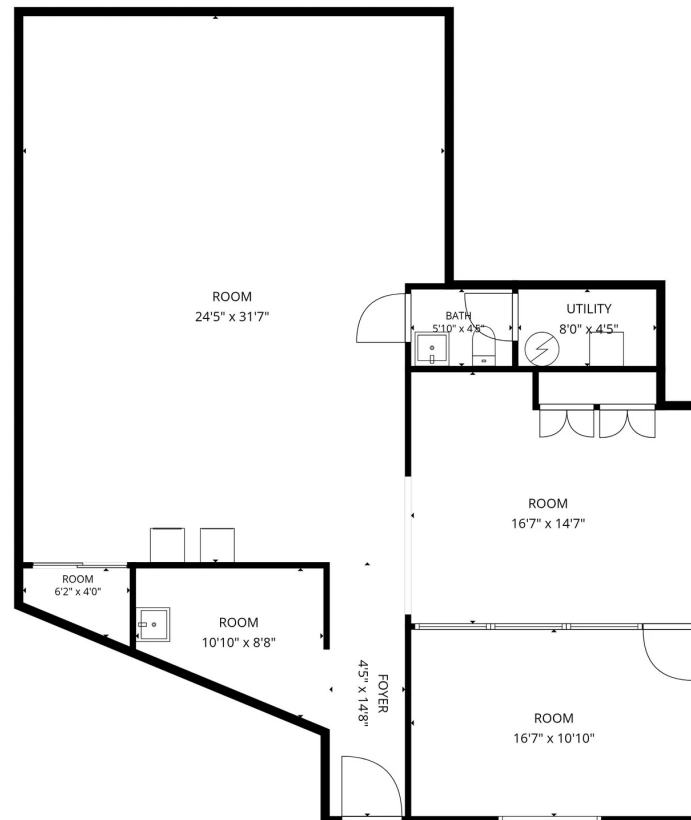
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FLOOR PLAN

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AERIAL VIEW

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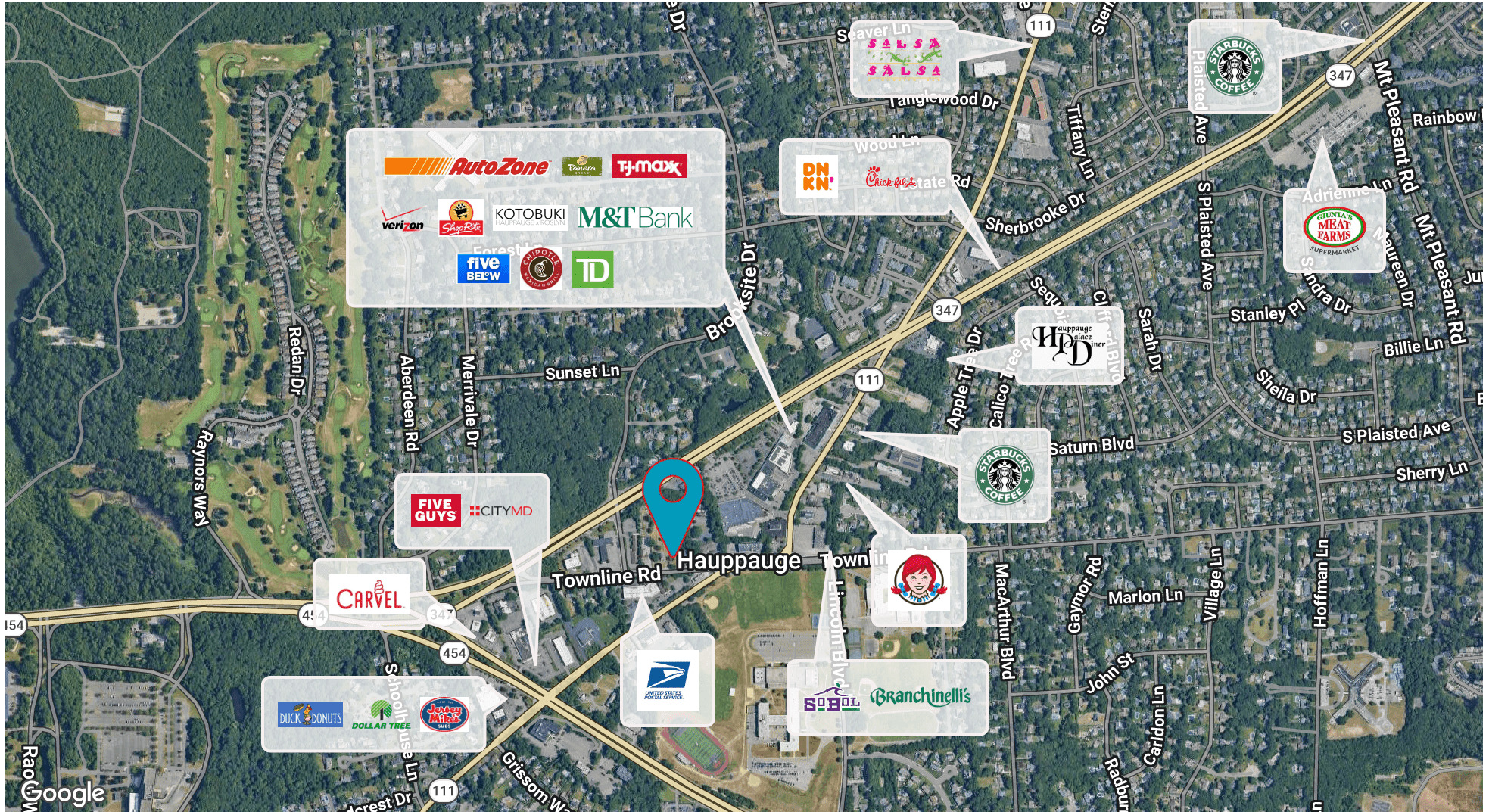
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RETAILER MAP

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.