

300 PANTIGO RD, EAST HAMPTON

# Professional Office Suite

Well-Appointed Space in an Established Office Complex



COMPASS  
COMMERCIAL



**Strategic Location & Building Context** – Positioned on Pantigo Road just outside the East Hampton Village boundary en route to Amagansett, this suite sits within a well-kept brick building complex composed of two quadrants linked by a central entrance hall. Neighboring uses include several town offices within/adjacent to the complex and the new Stony Brook East Hampton Emergency Department next door, with food and services close by for staff and clients.

**Suite Layout & Arrival** – Once inside the **1,500sf** office suite, a **reception** area sits to the left with a **conference room** opposite. A main hallway connects a **kitchen area** to **six private offices**, each with a door for privacy; four offices feature half-wall interior windows, while the two end offices offer full exterior windows.

**Light, Finishes & Function** – High ceilings bring in generous natural light, carpeted floors add comfort and utility, and classic white trim with wainscoting delivers a polished professional aesthetic suited to client-facing operations.

**Professional & Medical Ready** – Standard professional / medical office uses are supported, and the efficient layout accommodates practitioners, advisors, & team based workflows seeking a Village-proximate address without core-district constraints.

#### COMPOSITION:

*6 Offices, Kitchen, Conference Room, & Reception*

#### SURROUNDING TENANTS:

East Hampton Town Clerk / Town Building Department / Town Supervisor, EH Dental Group, Smokin Wolf BBQ, Stony Brook Emergency Facility, East End Pediatrics, East Hampton House Resort, Carissa's The Bakery

#### Asking Price:

\$8,500 / mo + NNN - Entire Office Suite  
Offices Also Priced Individually - In The Floor Plan

Inquire with the Hamptons Commercial RE Team for additional information.







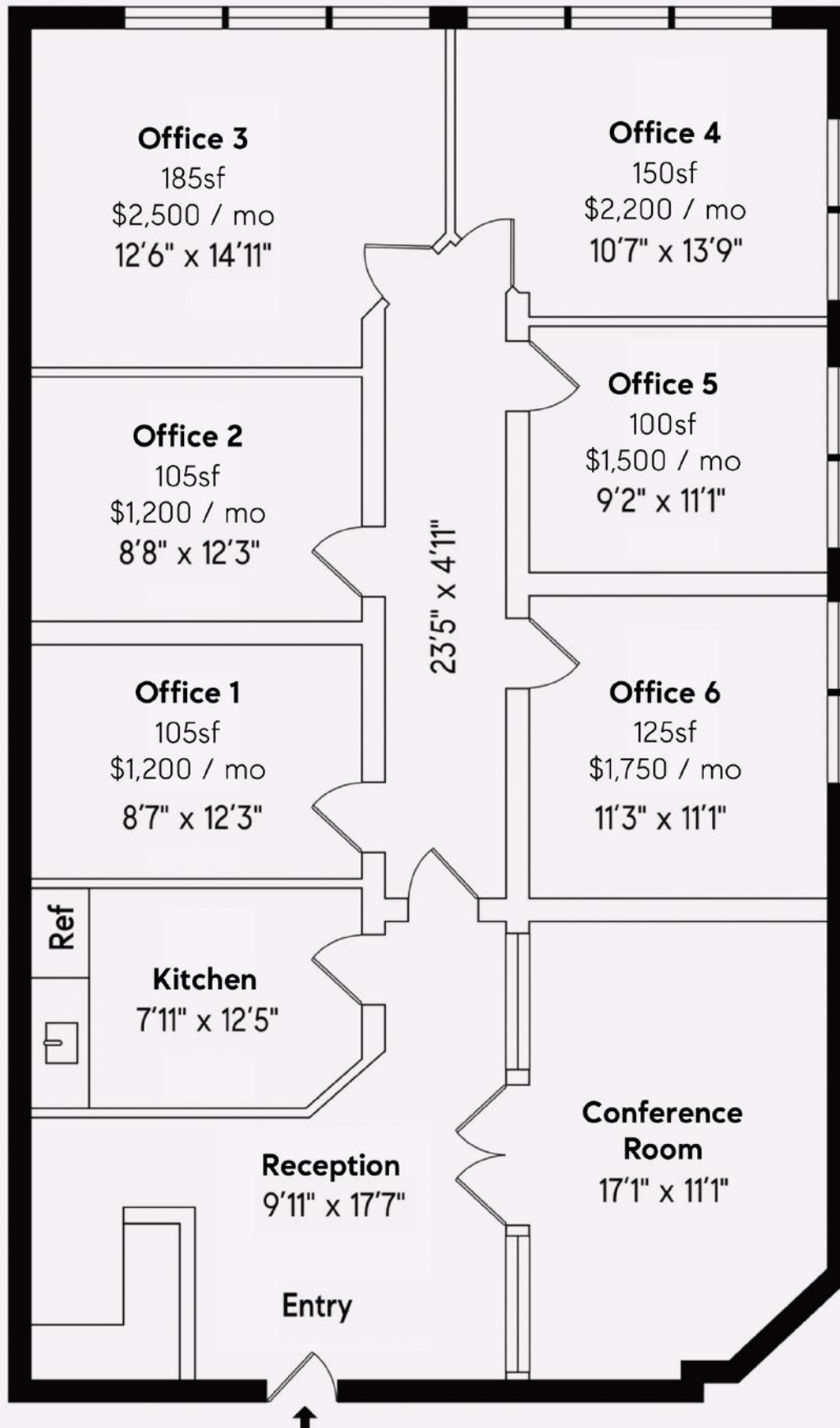












Floor plan, furniture and layout are approximate and dimensions are approximate and are for illustrative purposes only. The representation given is not a guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

**Appx Sq.Ft.**  
**1,500**



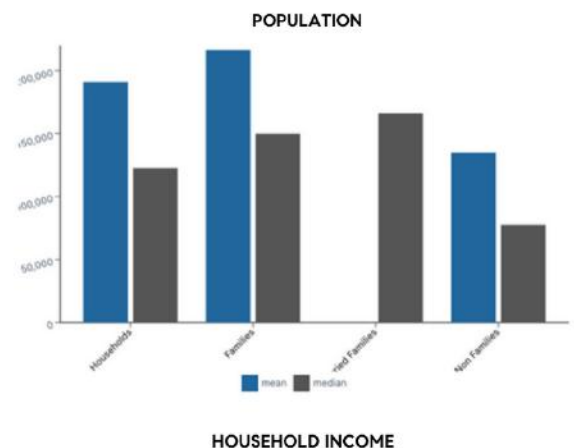
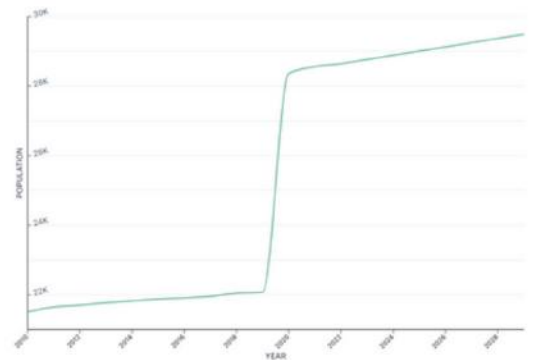


# EAST HAMPTON

East Hampton is a Village within the Township of East Hampton located just 95 miles east of Manhattan. The area was settled in 1660 and was later incorporated as a village in 1920. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that East Hampton has attracts international appeal.

As of 2024, East Hampton has a population of 28,885, with an average household income of \$190,966. East Hampton is currently growing at a rate of 0.42% annually and its population has increased by 1.84% since the previous census in 2020.

East Hampton is known for its blend of history, entertainment, and natural beauty. Popular attractions include the iconic Main Beach, celebrated for its stunning ocean views, and the Guild Hall, a cultural center offering art exhibits and performances. History enthusiasts can visit the Mulford Farm, a preserved 17th-century homestead, or the Home Sweet Home Museum, believed to have inspired the famous song. The village is also home to a wide selection of boutique shops and gourmet restaurants, ranging from small locally-owned businesses to upscale establishments.



## PARKS

- Cedar Point County Park
- Herrick Park
- Duck Pond
- Maidstone Park
- Buckstone Meadow Preserve

## ACCOMODATION

- 1770 House
- The Baker House 1650
- LVD at The Maidstone
- Journey East Hampton
- Mill House Inn

## ATTRACTIONS

- Guild Hall
- LongHouse Reserve
- Pollock-Krasner House
- Mulford Farm Museum
- Home Sweet Home Museum

## SHOPPING

- Main Street
- Newtown Lane
- Park Place
- The Circle
- Railroad Ave



# COMPASS COMMERCIAL



HAMPTONS COMMERCIAL RE  
ADVISORY TEAM

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