



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

11 Indian Wells Hwy,
Amagansett



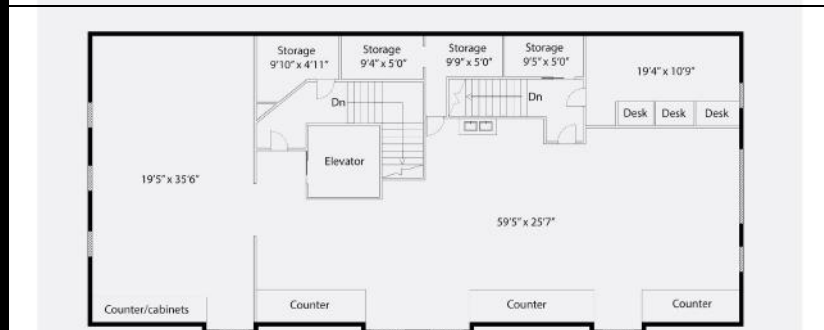
Second Floor Creative Loft Space

The **2,844sf second floor** is accessed via the building's internal staircases and elevator, offering a private upper-level environment ideal for office, studio, or creative uses. The layout features **two expansive open rooms**, a **private office**, and **substantial storage** areas, providing excellent flexibility for teams, production, or showroom concepts.

Striking **vaulted ceilings** elevate the feel of the entire level, bringing volume and character rarely found in Amagansett commercial offerings. An open canvas ready to be customized for your vision.

SURROUNDING TENANTS:

Jack's Stir Brew Coffee, Wolffer Kitchen, warm, Amagansett Hardware, & Stephen Talkhouse



2,844 | **\$50/sf/yr + NNN**
SQUARE FEET | BASE RENT

The Hamptons Commercial Real Estate Team

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