



HAMPTONS COMMERCIAL RE
ADVISORY TEAM

FOR LEASE

1164 Montauk Hwy
Water Mill



Water Mill Business Center

Front Building, Montauk Highway Frontage

Location & Access - Sited at the Montauk Highway & Scuttle Hole Road junction, in the center of the Water Mill Business District, this newly built building offers highway-frontage signage to tens of thousands of vehicles a day, with access to all points East & West.

Layout & Suites - The building totals 5,300sf across two floors served by an elevator, divisible into two independent suites or leased as a whole. Ceilings from 11' to 13'. 2,600sf of basement storage beneath.

Use & Fit - Well suited for medical, financial services, legal, showroom, or office tenants seeking a high-end, two-story address.

Power & Parking - Amenities include 400-amp, 3-phase underground electric service, 24 dedicated parking spaces, and landscaped, park-like grounds with picnic seating.

Also On Site - Two identical 15,000sf buildings at 8 & 12 Scuttle Hole Rd sit just behind this one — a fit for a tenant looking to pair office or showroom space here with drive-in storage or flex space in back.

SURROUNDING NEIGHBORS

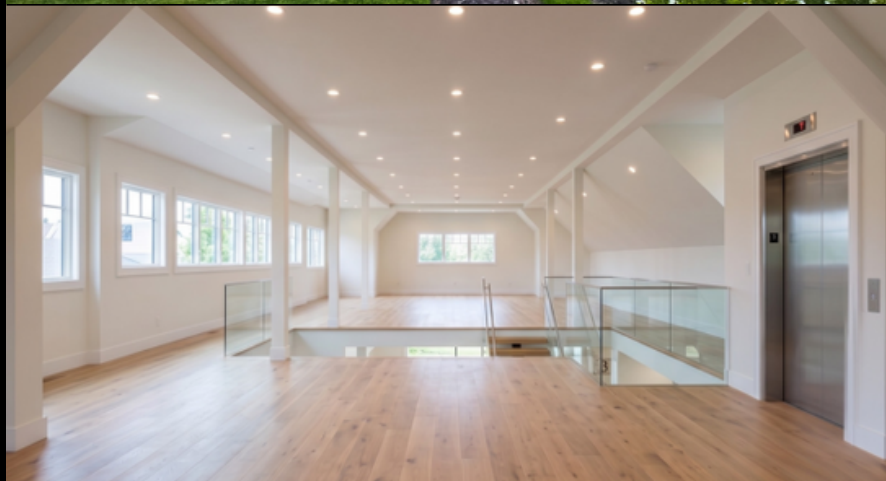
Water Mill Lumber, Speedway Gas Station, Sabrosa Mexican Grill, Laurel Group, Tracy Anderson Studio, Hampton Coffee Company, Calissa Hamptons, The Milk Pail, Staples, TJ Maxx, King Kullen

\$100 / sf / yr + NNN

LEASE RATE

5,300 SF

SQUARE FEET



The Hamptons Commercial Real Estate Team

(631) 678-2460 (631) 903-5022
hamptonscommercialre@compass.com
@hamptonscommercialre
hamptonscommercialre.com

COMPASS

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. All Coming Soon listings in NYC are simultaneously syndicated.

