

# OFFERING MEMORANDUM

Medical Office Building For Sale | 5 Squiretown Rd. Hampton Bays, NY 11946

**FOR SALE**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY



## Medical/Professional Office Building For Sale | 5 Squiretown Rd. Hampton Bays, NY

<b>Building Size:</b>	3,020 SF	<b>Lot Size:</b>	0.75 Acres
<b>Year Built:</b>	2004	<b>Parking:</b>	28 Spaces
<b>Zoning:</b>	VB (Village Business)	<b>HVAC:</b>	Two Units
<b>Annual Taxes:</b>	\$14,012.00	<b>Sale Price:</b>	Price on Request

For more information, pricing or to schedule a showing contact Exclusive Listing Broker.

## Property Overview

This meticulously maintained 3,020 SF Medical Office Building offers a rare opportunity in the heart of Hampton Bays. Situated on a generous 0.75-acre lot, the property is ideally suited for medical or professional office use, with a layout that supports both clinical and administrative functions. Inside, you'll find a welcoming entrance that opens into a spacious waiting area and reception zone, multiple exam rooms for flexible use, and private executive offices for staff or client consultations. Additional features include a dedicated lab, staff breakroom, and private restrooms. The building is equipped with two HVAC units for efficient climate control and includes a basement housing the mechanical systems and offering added utility and storage. The exterior showcases Hardie plank siding and sits on lush, meticulously landscaped grounds that enhance curb appeal and create a professional, inviting atmosphere. The site includes 28 on-site parking spaces with designated ADA-compliant spots and a fully accessible entrance to ensure ease of access for all visitors. Current tenant is occupying through 10/31/26 with a one-year option and a triple net lease. Located on Squiretown Road just off Montauk Highway, the property enjoys excellent visibility and convenient access to major routes, nearby businesses, and the surrounding highly desirable and sought after residential community.

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: [michael.murphy@elliman.com](mailto:michael.murphy@elliman.com)

# COMPLETE HIGHLIGHTS

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 **Douglas Elliman**  
Commercial



## Location Information

Street Address	5 Squiretown Rd
City, State, Zip	Hampton Bays, NY 11946
County	Suffolk
Township	Southampton

## Property Highlights

- This freestanding 3,020 square foot building on 0.75 acres offers a turnkey solution for medical, wellness, or professional office use in the heart of Hampton Bays right off of Montauk Highway.
- Its interior is thoughtfully configured with a spacious reception area, multiple exam rooms, private offices, and dedicated staff amenities including a lab, breakroom, and restrooms.
- With 28 on-site parking spaces and ADA-compliant access, the property combines functionality with a prime location.
- Current tenant is occupying through 10/31/26 with a one-year option and a triple net lease

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# AERIAL VIEW OF PROPERTY

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# RETAILER MAP

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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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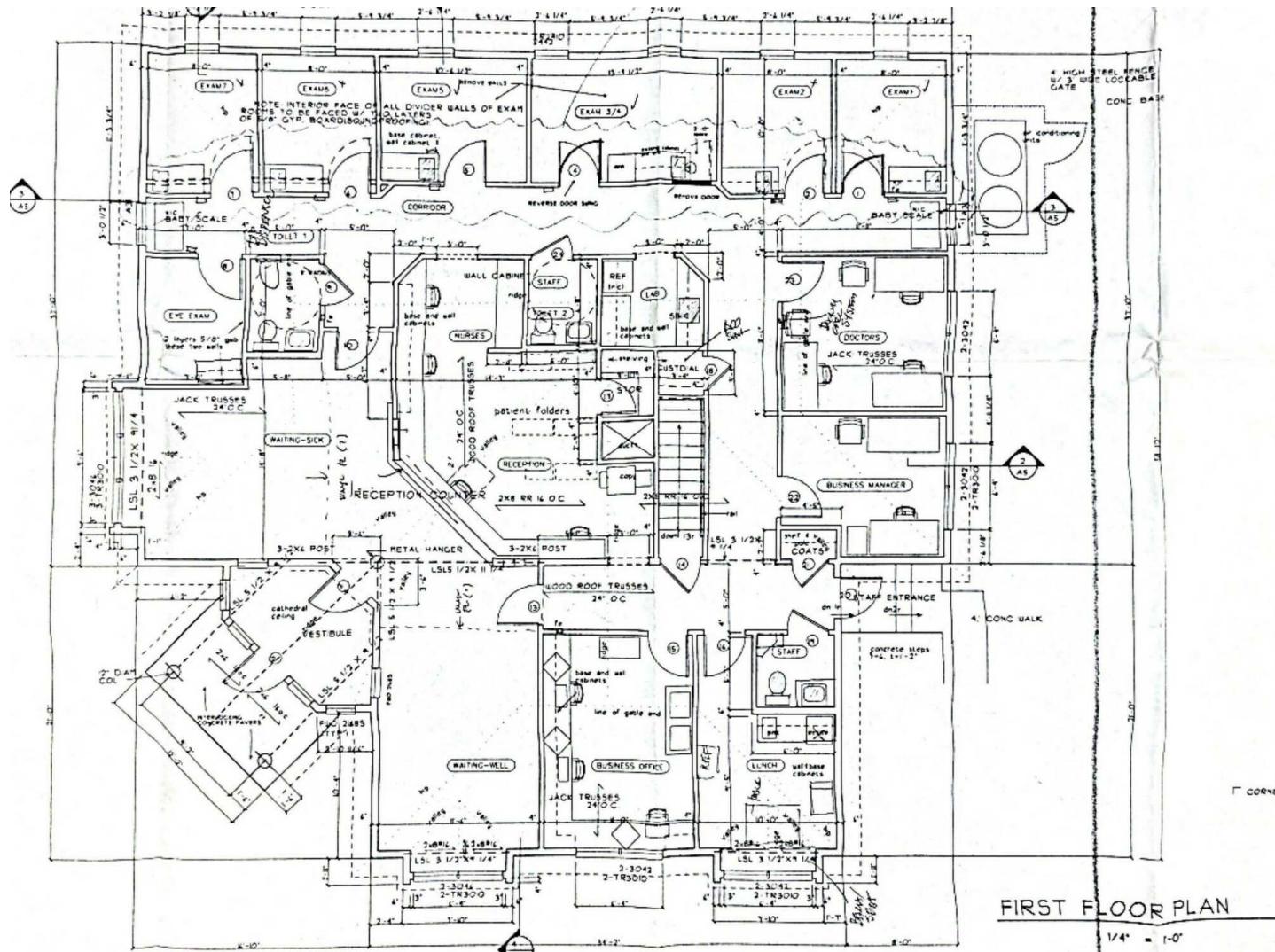
President | Commercial Division

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# FLOOR PLAN

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# PROPERTY SURVEY



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Medical Office Building For Sale | 5 Squiretown Rd Hampton Bays, NY 11946

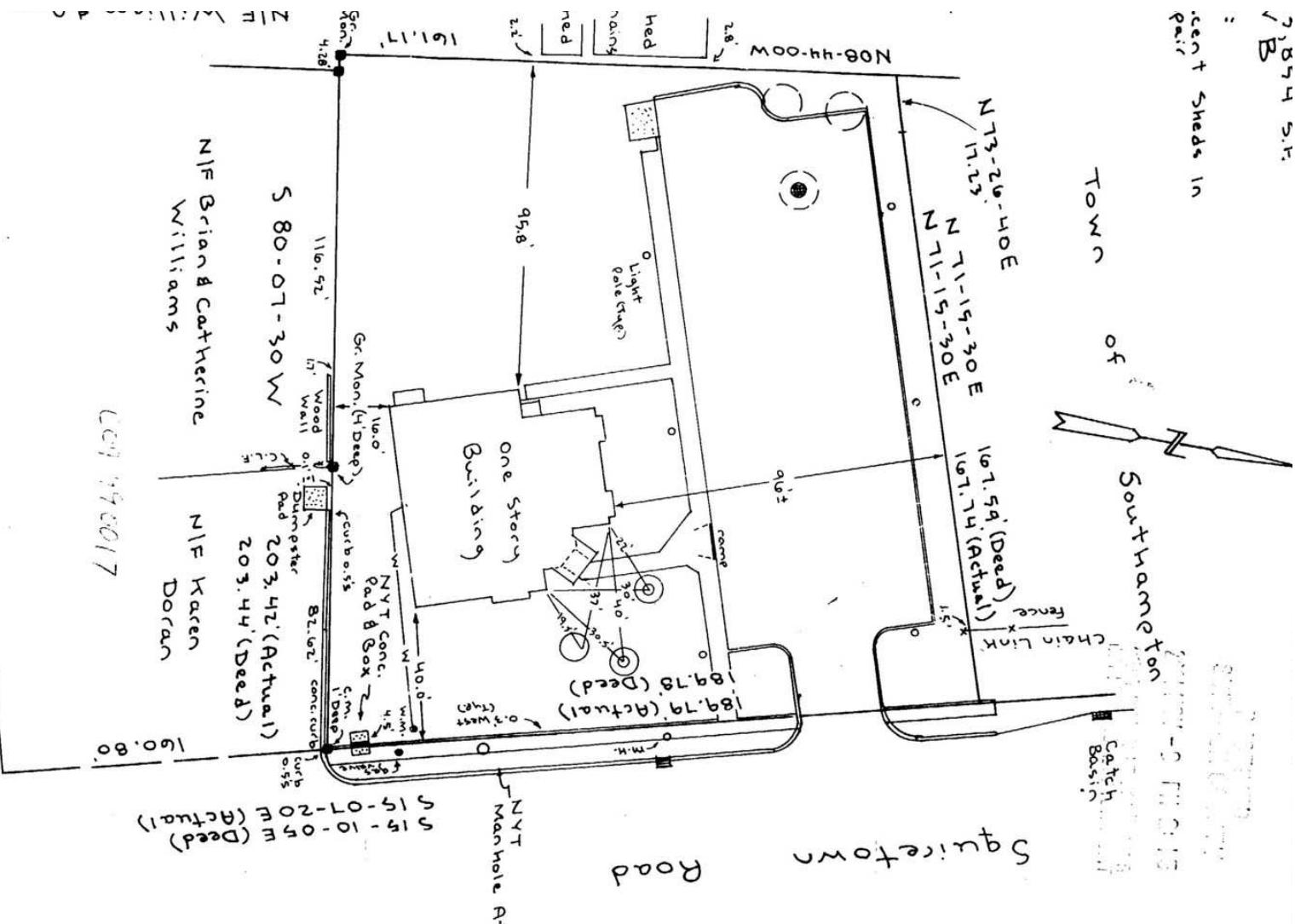
~~2500 Bay St~~  
SOUTHAMPTON  
COUNTY, NEW YORK  
TO:  
Realtors, Inc.

OF PROPERTY

Montauk Highway

A circular stamp with the text "Final Survey Under Const. Survey" at the top, "9-21-1900" in the center, and "Jacob M. Buchmeier" and "LICENSE NO. 47400" around the bottom. The number "H-30" is also present.

UNAUTHORIZED ALTERATION, ADDITION, OR SECTION  
2708. OF THE NEW YORK STATE EDUCATIONAL  
LAW. THIS SURVEY IS A VIOLATION OF SECTION  
COPIES OF THIS SURVEY MAP NOT BEING MAILED  
THIS LAND SURVEYORS INKED, SEAL, OR  
RESEAL, AND SURVEY NOT BE CONSIDERED  
VALID AND CREDITABLE.



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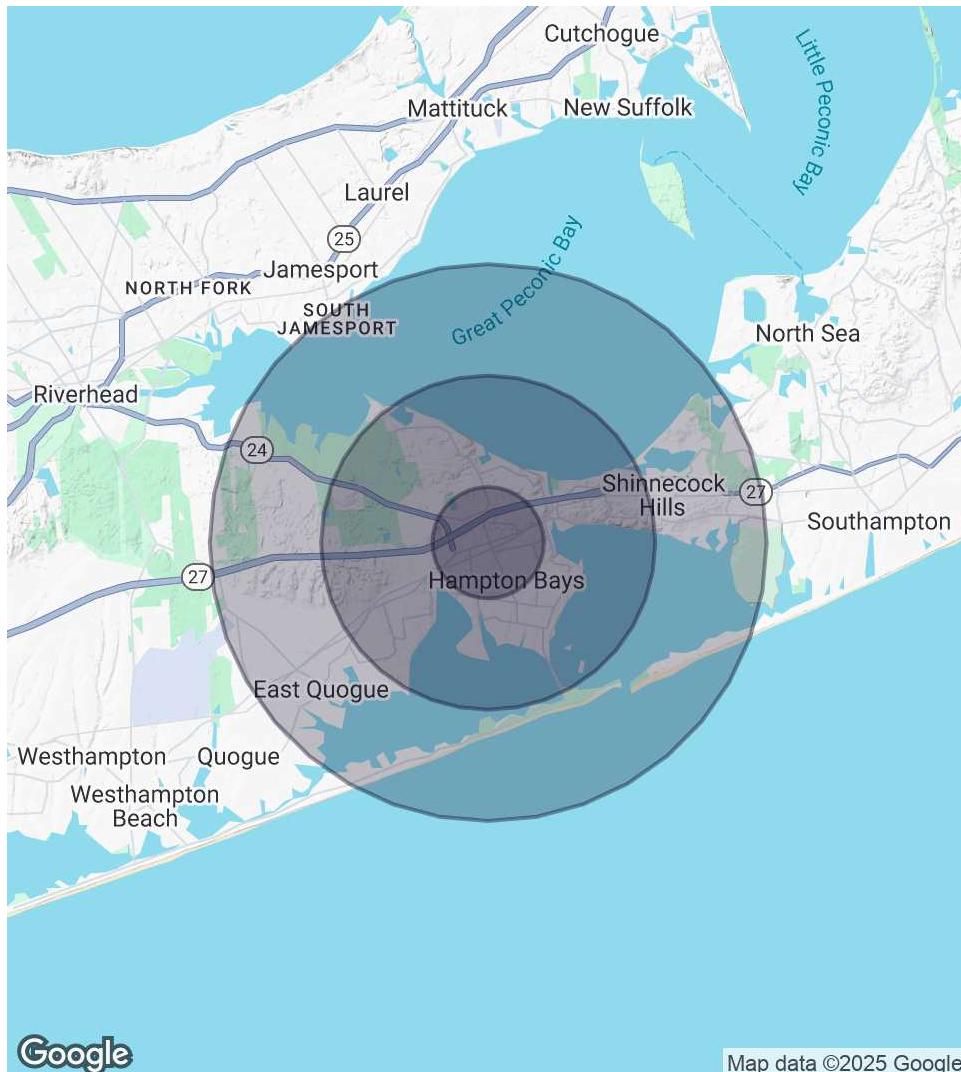
President | Commercial Division

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# DEMOGRAPHICS MAP & REPORT



Medical/Professional Office Building For Sale | 5 Squiretown Rd. Hampton Bays, NY



## 1 Mile Radius

### Population

6,077

### Households

2,196

### Average HH Income

\$160,780

## 3 Miles Radius

### Population

18,578

### Households

6,949

### Average HH Income

\$160,364

## 5 Miles Radius

### Population

26,043

### Households

9,788

### Average HH Income

\$156,937

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# EXCLUSIVELY REPRESENTED BY



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Direct: **631.858.2460** | Cell: **631.834.2626**

### Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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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.