



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

**11 Indian Wells Hwy,
Amagansett**



First Floor Commercial Space

The 2,480sf main level offers a highly adaptable commercial layout with a welcoming entry staircase from the sidewalk and a convenient side egress leading to a surprisingly expansive grassy yard—ideal for outdoor displays, seating, or activations.

Inside, the floor is configured into three large open rooms, supported by two restrooms, storage areas, utility closets, internal staircases, and an elevator, allowing seamless flow for a wide range of commercial uses.

SURROUNDING TENANTS:

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

2,480 **\$65/sf/yr + NNN**
SQUARE FEET
BASE RENT



The Hamptons Commercial Real Estate Team

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

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