



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, Wolfffer 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

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 to the REBNY RLS. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

