



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

11 Indian Wells Hwy,
Amagansett



Ground Level Commercial Offering

Prime lower-level space in the center of Amagansett's Main Street district. This **2,877sf** commercial unit offers a wide, flexible floor plan with direct access to the private rear parking lot. Recently refreshed interiors provide an ideal backdrop for retail, office, studio, wellness, fitness, or creative commercial concepts.

Positioned within one of Amagansett's most prominent mixed-use buildings, the space benefits from steady foot traffic and proximity to popular cafés, shops, and restaurants. A rare opportunity to secure adaptable, high-visibility commercial space in a thriving Village corridor.

SURROUNDING TENANTS:

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

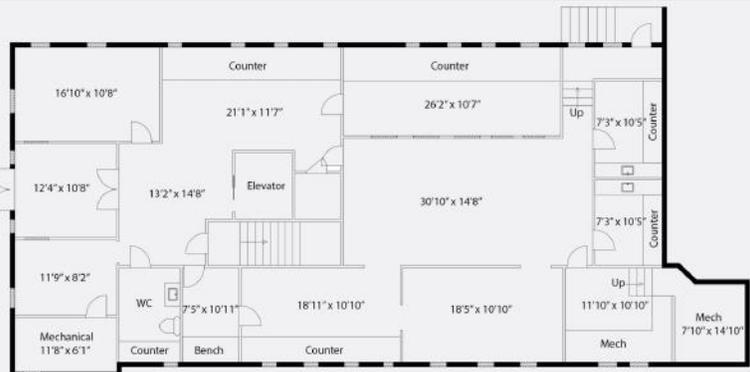


2,877
SQUARE FEET

\$35/sf/yr + NNN
BASE RENT

The Hamptons Commercial Real Estate Team

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Lower Level Plan

2,877 Sq Ft Finished

284.6 Sq Ft Mechanical

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