

CMS

REAL ESTATE SERVICES, INC.

RETAIL * OFFICE * INDUSTRIAL * INVESTMENTS * DEVELOPMENT * SALES/LEASING

Class "A" Medical/Office Space Available

201 Montauk Highway, Westhampton Beach, NY



Property Overview

Building Size:	6,300 SF (3K per floor)
Lot Size:	1-Acre
Unit Sizes:	500 SF – 6,300 SF
Elevator:	Building is set-up for elevator
Parking:	40 (6.5 per 1000 SF)
Comments:	RENTS INCLUDE UTILITIES & EXPENSES Signage on Montauk Highway Private Entrances Available Easy Access to Village and ALL Highways

Asking Price: \$60 PSF GROSS RENT
Rent includes ALL EXPENSES/UTILITIES

338 Jericho Tpke, Suite #326, Syosset, NY 11791

Office: 631.569.4142 • Fax: 631.698.6299 • Cell: 347.200.7505

Email: hayes@cms-re.com or hhhistand@yahoo.com • Website: www.CMS-RE.com

"Taking Care of ALL Your Commercial Needs!"

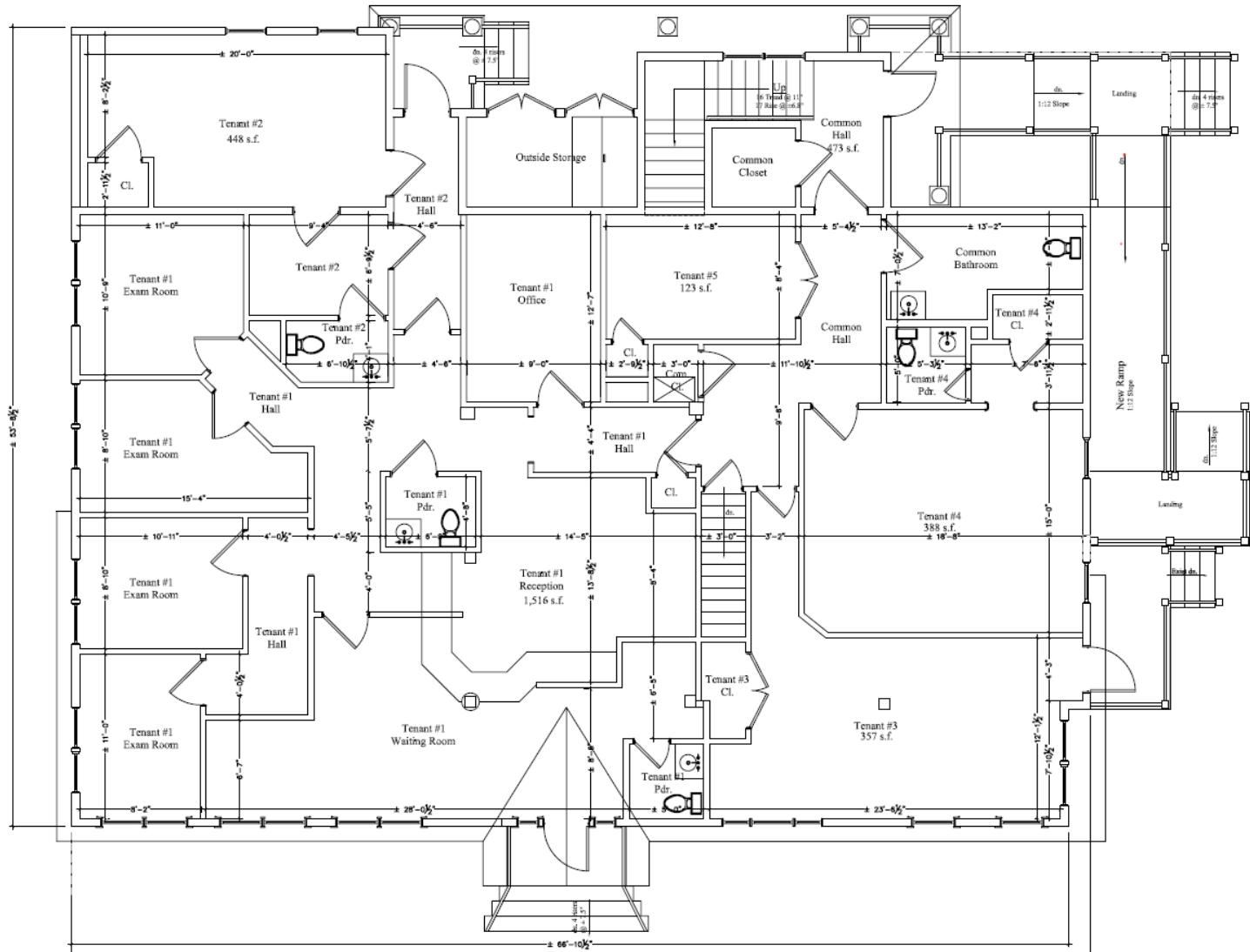
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Floor Plan(1st Floor)



**Multiple Configurations
Private Entrances & Bathrooms**

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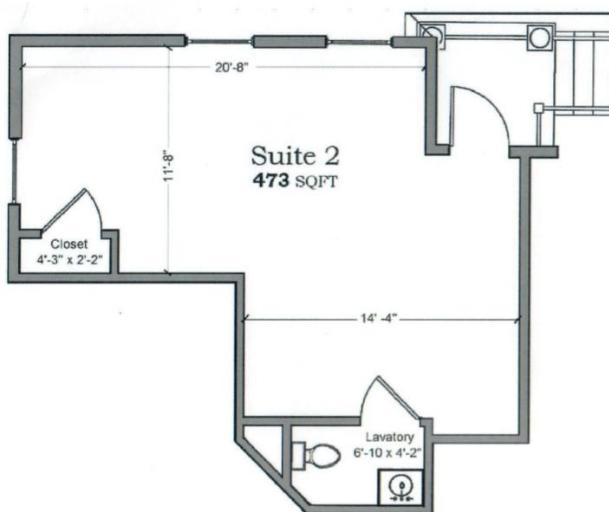
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Unit #2



BUILDING AMENITIES

- Key Location with High Visibility
- Tenant Signage on Montauk Hwy.
- Recent Building Renovation
- State of The Art Building Systems
- Ultraviolet Air Exchange Filtration System for HVAC
- Convenient Parking
- Management on Premises
- Mail Delivery/Collection On Site
- Seasonal Maintenance including Snow & Ice Removal
- Trash Removal.

SUITE AMENITIES

- All Utilities Included; Heat, A/C, Electric & Water, Separate Thermostat,
- South East Corner Ground Unit
- En-Suite Private Lavatory
- Covered Private Entry
- Good Natural Daylight
- En-Suite Lockable Storage Closet
- 24/7 Access



Floor Plan Suite #2
201 Montauk



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Pictures



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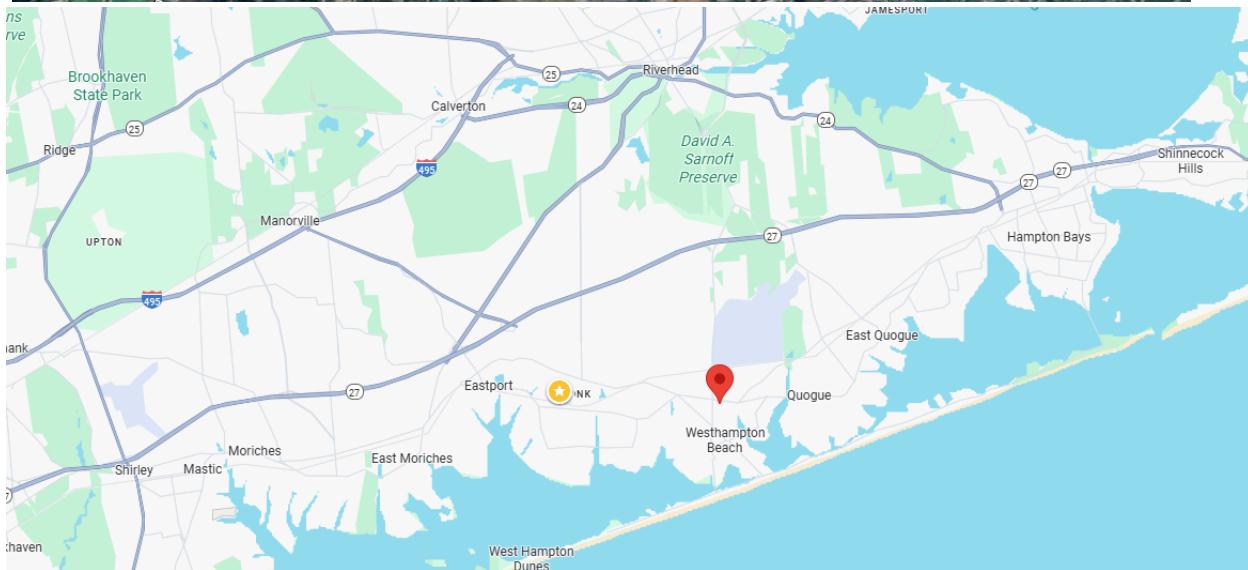
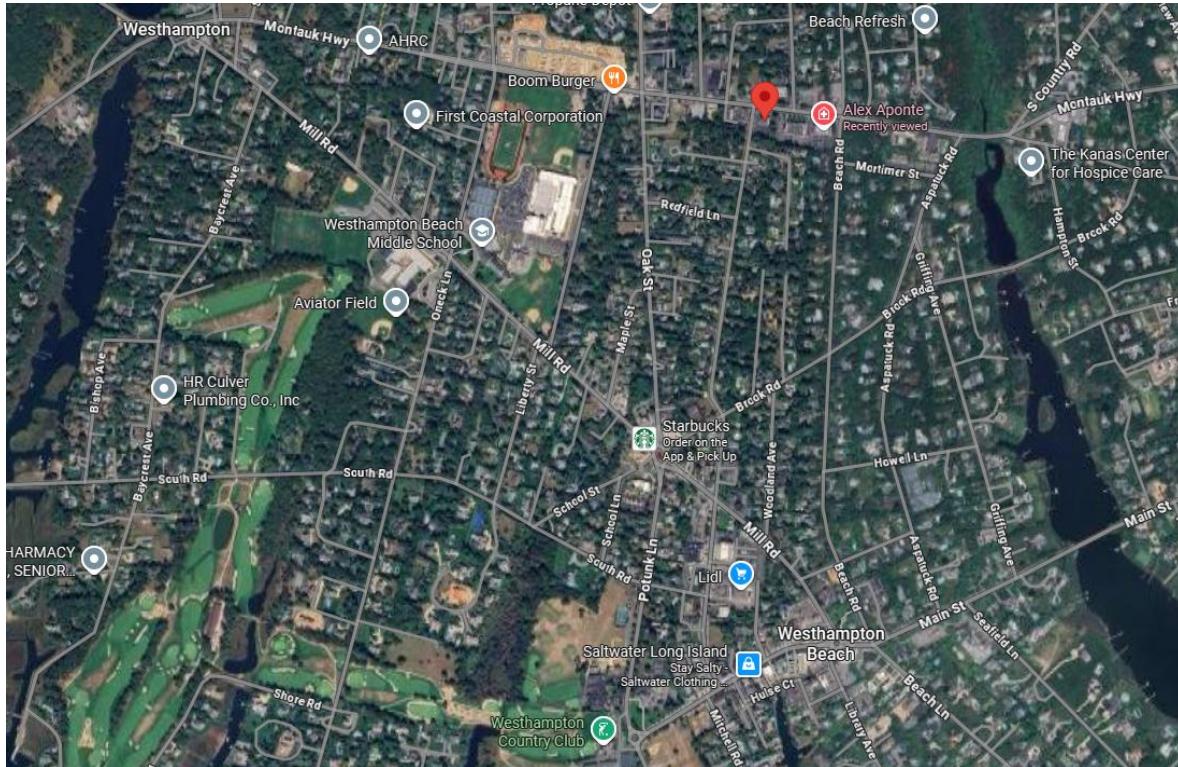
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Overhead & Maps



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