



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](mailto:hhistand@yahoo.com) • Website: www.CMS-RE.com

"Taking Care of ALL Your Commercial Needs!!"

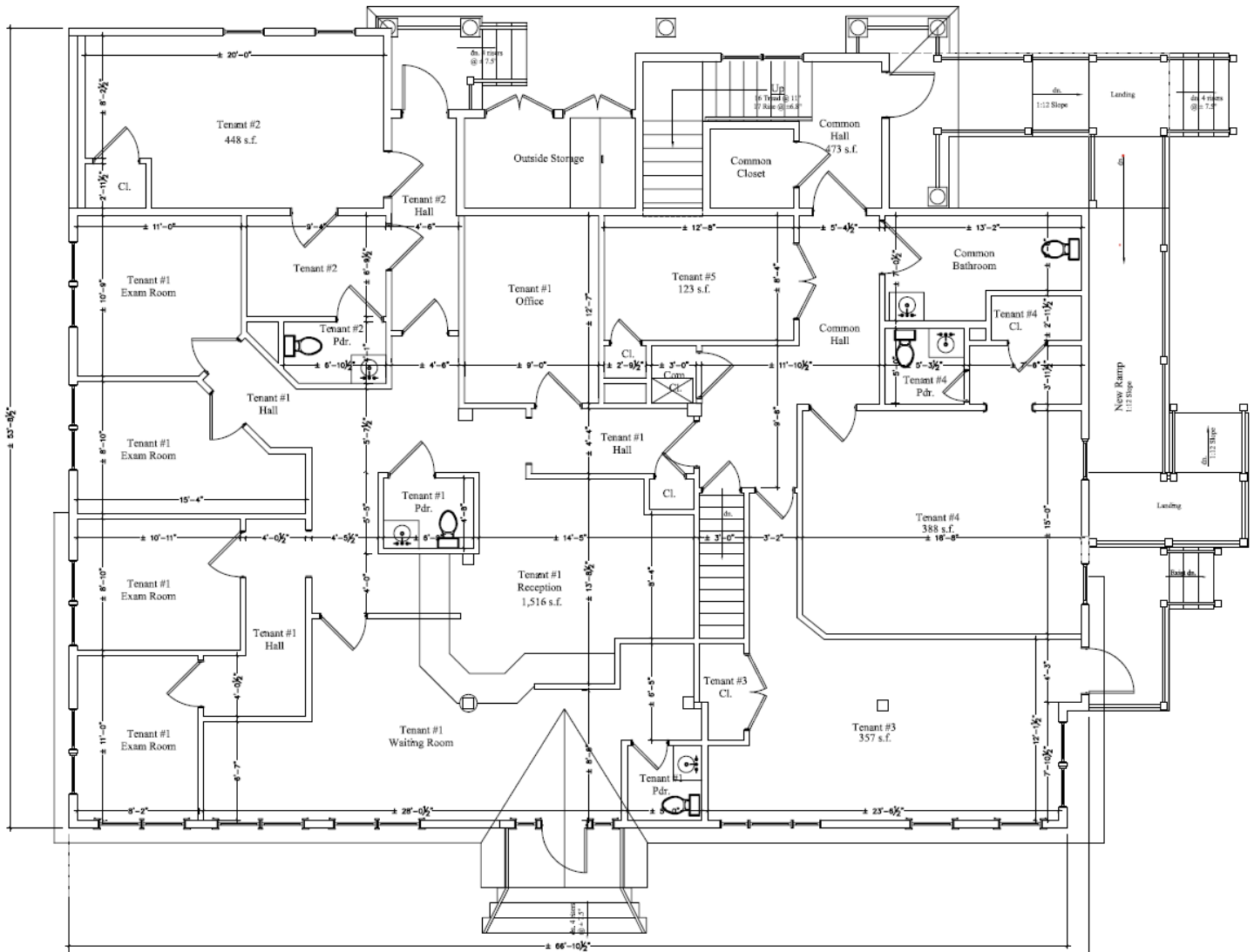
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Floor Plan(1st Floor)



Multiple Configurations
Private Entrances & Bathrooms

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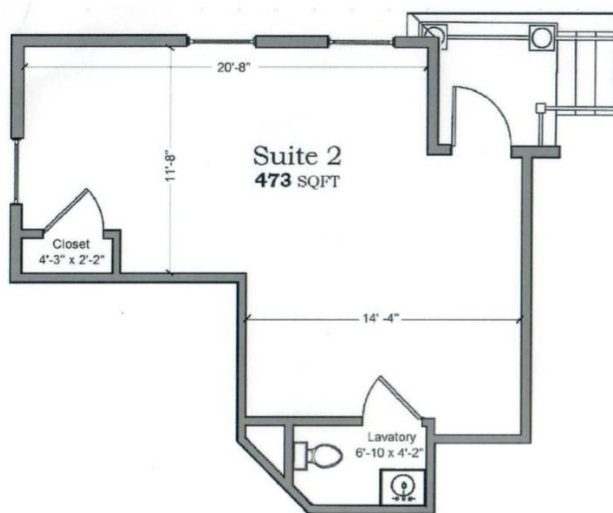
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Unit #2



Floor Plan Suite #2

201 Montauk

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



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Pictures



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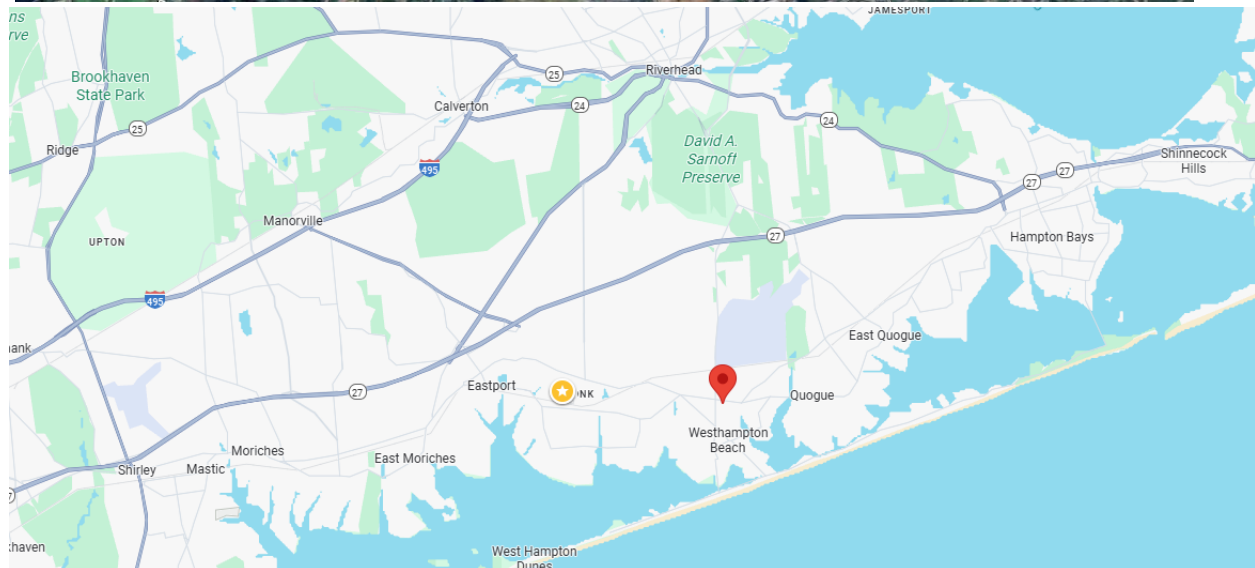
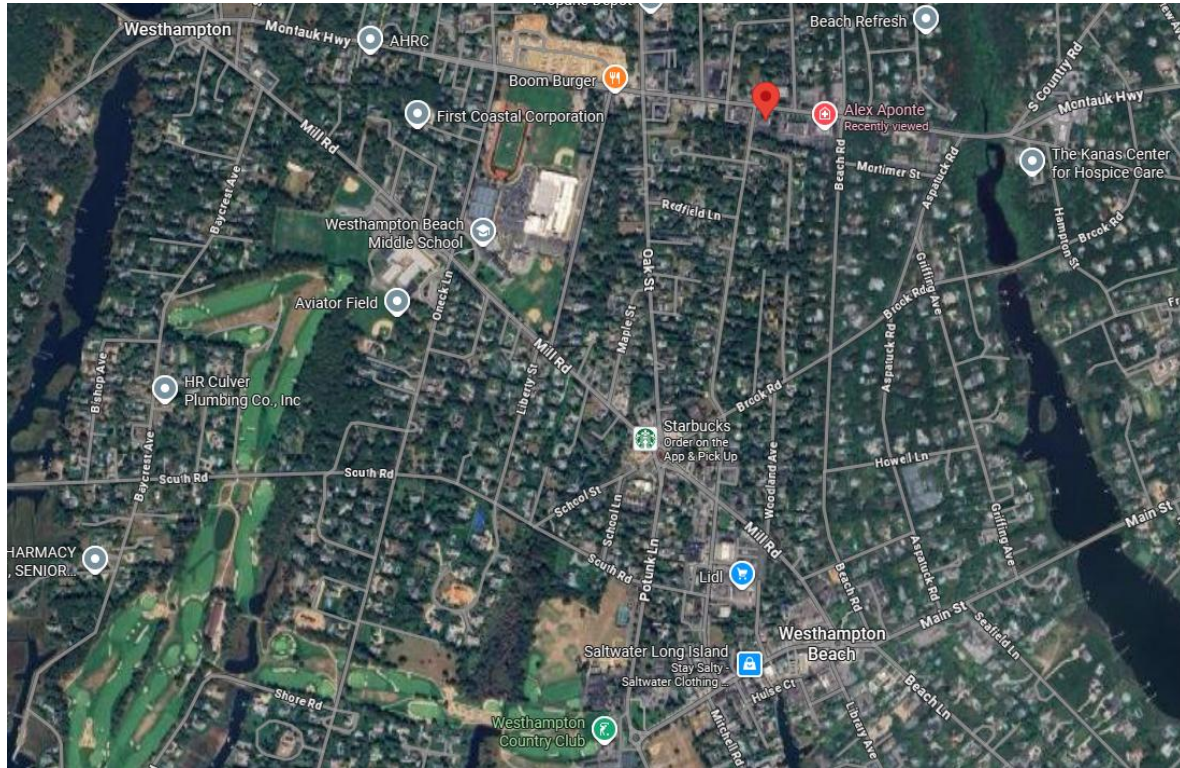
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Overhead & Maps



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