

2036 COUNTY RD 39, SOUTHAMPTON

Southampton Professional Office Building

Headquarters Opportunity with Highway Exposure & Private Parking



COMPASS
COMMERCIAL



Prominent Location with Strong Accessibility – Strategically positioned along Southampton’s commercial corridor, this **6,000sf** professional **office building** offers unmatched accessibility while maintaining a discreet and private setting. The property spans **1.232 acres**, benefitting from exposure to over 47,000 vehicles per day and direct proximity to Stony Brook Southampton, Shinnecock Hills Golf Club, and the surrounding South Fork communities.

Modern Office Building Designed for Efficiency – The building features multiple private office suites, conference rooms, lounges, and flexible open-plan areas across **two primary levels, plus a third-floor storage level**. Two entrances provide convenient circulation and client access, while manicured landscaping and **37 on-site parking spaces** enhance functionality and presentation.

Infrastructure & Resiliency for Critical Operations – The property’s **24/7 backup generator** ensures continuous operation during outages, reinforcing its appeal as a medical, corporate, or professional headquarters. Updated systems and abundant on-site parking further support daily operations and high-volume users.

Grandfathered Office Use in R40 Zoning – Zoned R40 (Residential), the property benefits from a preexisting nonconforming office use that allows for continued professional, medical, or institutional operations—an extremely rare attribute in this part of Southampton. This designation ensures both long-term viability and strategic flexibility for future ownership.

Ideal for Owner-User or Investment – With its size, location, and infrastructure, the building offers flexibility for single or multi-tenant occupancy. Highway exposure, modern systems, and grandfathered commercial use make this an ideal acquisition for a firm seeking a flagship headquarters in Southampton’s business district.

Asking Price:
\$2,750,000

Inquire with the Hamptons Commercial Real Estate team for additional information.

TAX ID #: 473689 177.000-0002-058.001

2024 TOWN TAX BILL: \$15,751.70













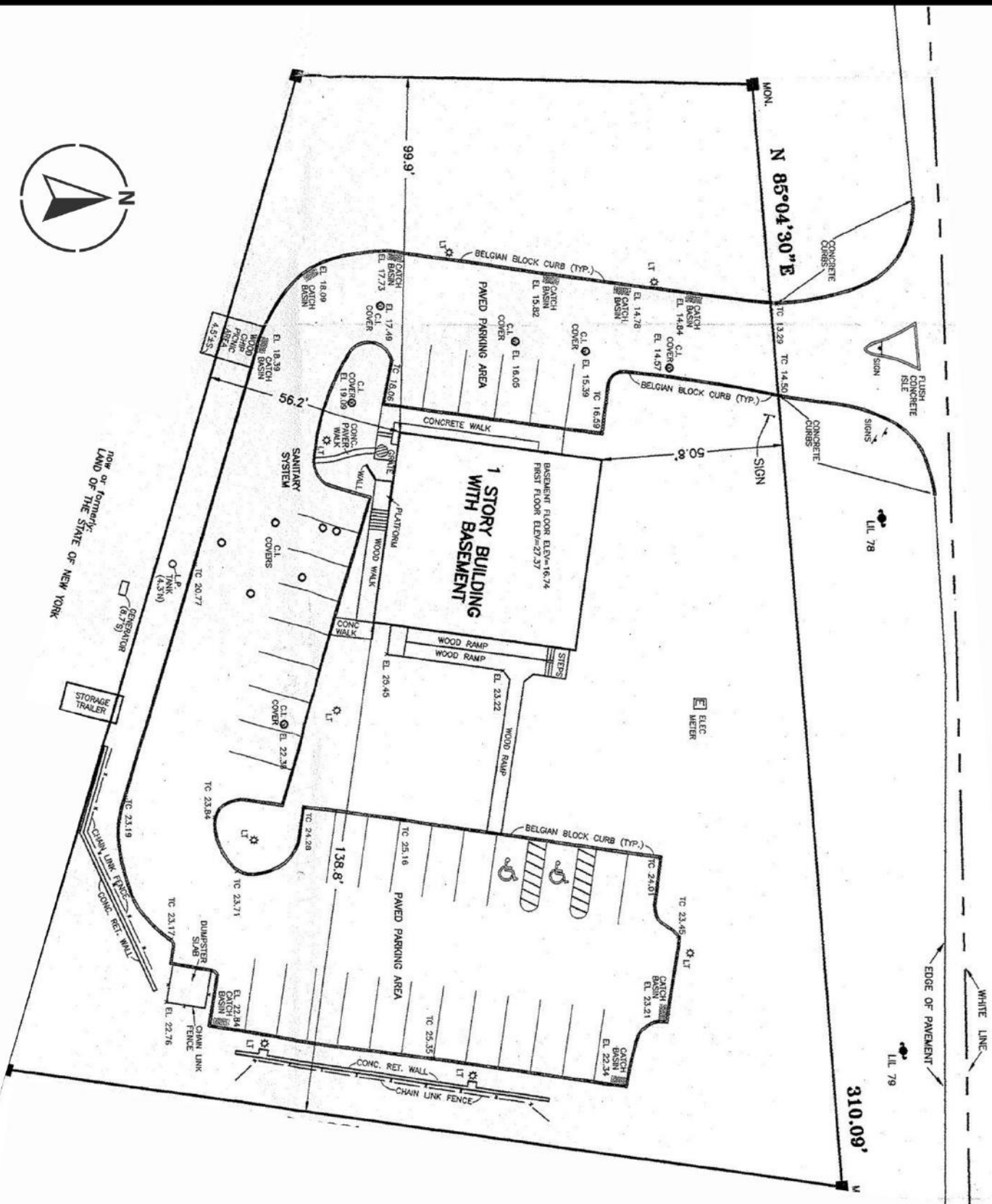


Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx SqFt:
2,915**



Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
 REAL ESTATE TEAM**

**Apprx Acreage:
 1.232**



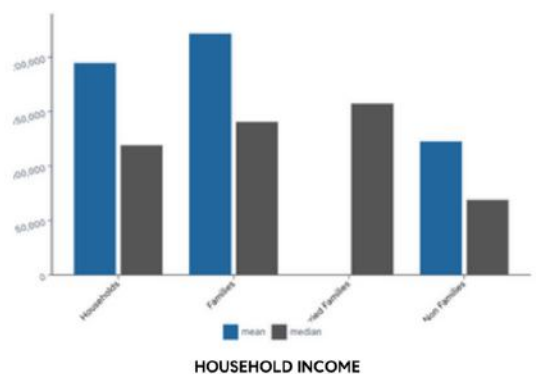
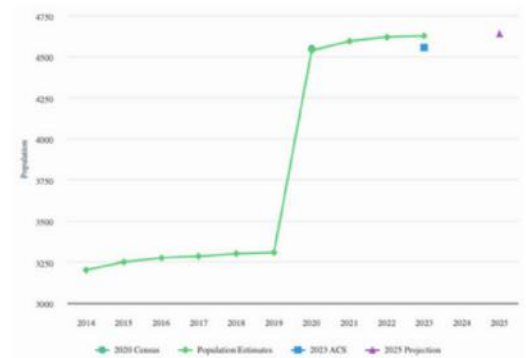
SOUTHAMPTON

Southampton is the largest hamlet within the Town of Southampton, located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

As of 2023, Southampton has a population of 4,627, with an average household income of \$194,861. Southampton is currently growing at a rate of 0.2% annually, and its population is projected to increase to 4,641 in 2025.

Visitors can explore the charming boutique stores of Main Street, ranging from luxury fashion retailers to quaint home decor shops. History enthusiasts can step back in time at landmarks such as the Southampton Historical Museum or the Halsey House, a beautifully preserved colonial homestead. For those who prefer outdoor activities, Coopers Beach offers stunning ocean views, while local parks such as Agawam Park provide scenic spaces for picnics, walks, and family-friendly events.

The area is home to a variety of iconic restaurants and cafés, serving everything from fresh seafood to artisanal coffee. Southampton's culinary scene is a perfect complement to its sophisticated appeal, with a broad range of options for all connoisseurs.



PARKS

ACCOMODATION

ATTRACTIONS

SHOPPING

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> • Agawam Park • Lola Prentice Memorial Park • Downs Family Park • Coopers Beach • Richard L. Fowler Nature Walk | <ul style="list-style-type: none"> • Southampton Inn • The 1708 House • Harpoon House • Villa Southampton Village • Southampton Village Motel | <ul style="list-style-type: none"> • Southampton Arts Center • Parrish Art Museum • Southampton History Museum • Southampton Cultural Center • Tate's Bake Shop | <ul style="list-style-type: none"> • Flying Point Surf & Sport • Hildreth's • TENET • London Jewelers • Ralph Lauren |
|---|--|--|---|

COMPASS COMMERCIAL



Hal Zwick

Lic. R.E. Salesperson
631.678.2460
hal.zwick@compass.com

Jeffrey Sztorc

Lic. R.E. Salesperson
631.903.5022
jeffrey.sztorc@compass.com

Sean Deery

Lic. R.E. Salesperson



HAMPTONS COMMERCIAL RE
ADVISORY TEAM