



30 Nugent St

30 Nugent St, Southampton, NY 11968

COMMERCIAL REALTY CONSULTANTS, INC.

Tom Dzwilewski

Commercial Realty Consultants LLC
10 Seaman Pl, Deer Park, NY 11729
info@commercialrealtyconsulting.com
(516) 885-3446



30 Nugent St

\$35.00 /SF/YR

Just off of main street as you enter town. Front and back entrances. Approximately 15 shared parking spots. Close to public parking. Lots of natural light & skylights. Open design with desk build-ins, offices, conference room and bathrooms on the first floor with a partial finished basement. New roof....

- Excellent buildout for real estate, financial services, marketing group and other professional service companies. Various retail stores.



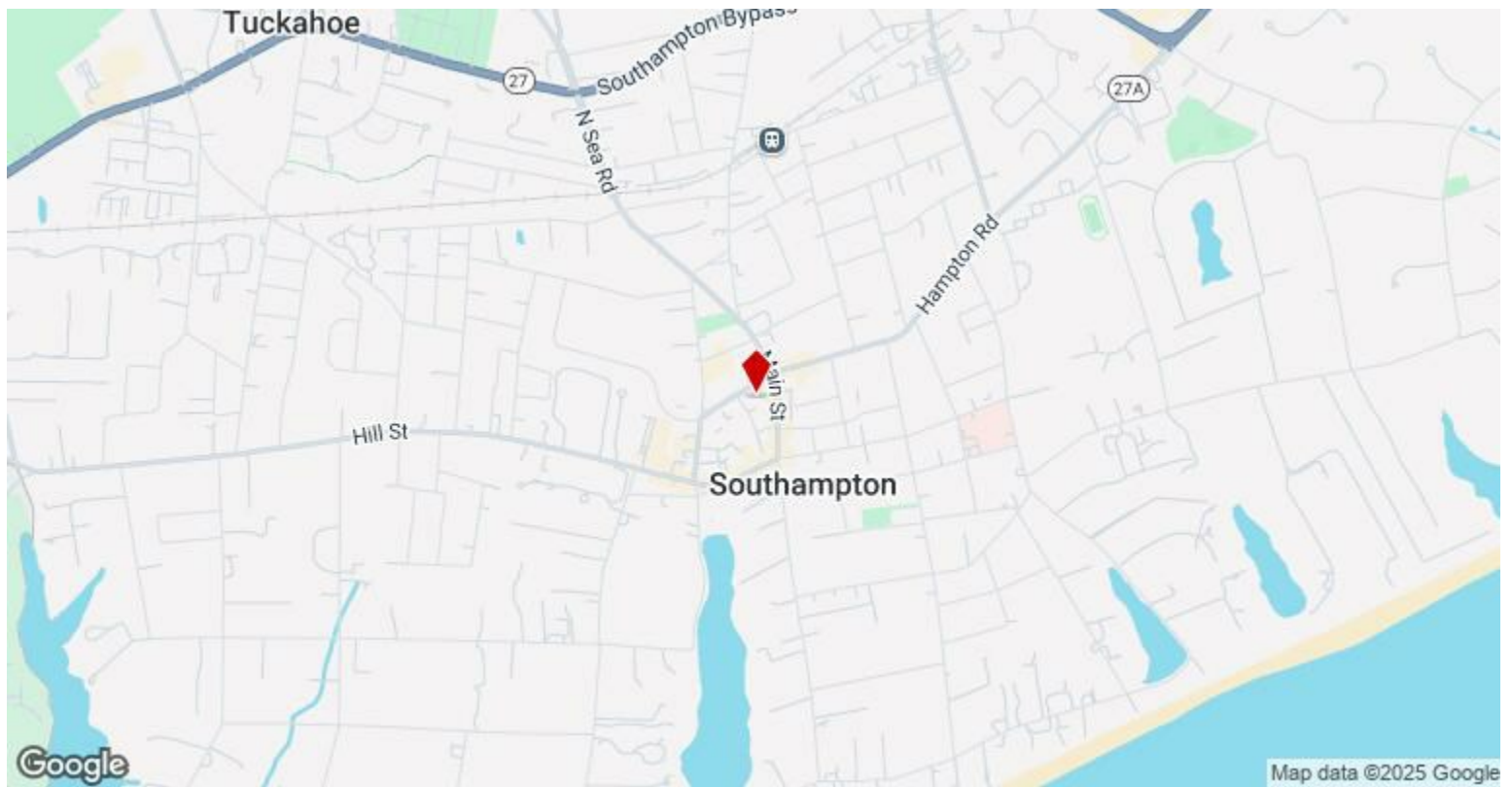
Rental Rate:	\$35.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	3,500 SF
Year Built:	1999
Walk Score ®:	68 (Somewhat Walkable)
Taxes:	\$0.27 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$2.92 /SF/MO

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1st Floor

Space Available	3,500 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	[object Object]
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Prime office location in the heart of Southampton Village!! Ideal location perfectly equipped for large organization. Includes large 1st floor showroom space with additional rear office space along with 2 private single/separate offices. Complete with 2 baths, large private boardroom and plenty of storage space. Includes additional separate and private rear entrance, all turnkey and ready for a new tenant!



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Property Photos



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Building Photo



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