

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

425 COUNTY ROAD 39A

SOUTHAMPTON, NEW YORK



CUSHMAN &
WAKEFIELD

LONG ISLAND
INVESTMENT SALES TEAM



FOR SALE | FULLY LEASED MULTI-TENANT OFFICE INVESTMENT
±12,214 SF | 10 OFFICE SUITES | 50 SURFACE PARKING SPACES

EXECUTIVE SUMMARY

ASKING PRICE: \$7,250,000

As exclusive agent, **Cushman & Wakefield** is pleased to offer for sale **425 County Road 39A**, a fully leased, multi-tenant office investment strategically positioned along Southampton's established County Road 39 commercial corridor.

425 County Road 39A comprises approximately 12,214 square feet across 0.95 acres and features 10 office suites, elevator access and approximately 50 on-site surface parking spaces. The diversified rent roll includes professional, financial, legal, medical, construction and creative-service users, with no individual tenant occupying more than 15.6% of the building. This combination of compact suite sizes and broad tenant representation limits exposure to any single occupant or industry.

The offering provides immediate cash flow supported by 100% occupancy, scheduled rent growth across nine of the ten office leases and expirations extending through January 2031.

With an established location, significant on-site parking and a basis below several recent East End office transactions, **425 County Road 39A** represents a compelling opportunity to acquire a stabilized Southampton office asset with durable income and long-term leasing flexibility.



◇ THE OFFERING

Address	425 County Road 39A, Southampton, NY
Property Type	Multi-Tenant Office
Occupancy	100%
Office Suites	10
Total Building Size	±12,214 SF
Site Area	±0.95 Acres
Parking	±50 Surface Spaces
Year Built	2001
Zoning	Highway Business
Section / Block / Lot	132 / 2 / 32.5

◇ FINANCIAL SNAPSHOT



EFFECTIVE GROSS ANNUAL INCOME

\$540,245



TOTAL EXPENSES

\$104,874



NET OPERATING INCOME

\$435,371

| INVESTMENT *HIGHLIGHTS*



01

FULLY LEASED SOUTHAMPTON OFFICE ASSET

- 100% occupied multi-tenant office property comprising ±12,214 SF
- Ten office suites provide a diversified and durable occupancy profile
- Rare opportunity to acquire a stabilized commercial asset in the Southampton market



02

DIVERSIFIED TENANCY & CONTRACTUAL RENT GROWTH

- Tenant roster spans financial services, legal, medical, construction, creative and property-related businesses
- No individual tenant occupies more than 15.6% of the building
- Nine of ten office leases provide scheduled rent growth, with expirations extending through January 2031



03

STRATEGIC COUNTY ROAD 39 POSITION

- Located along Southampton's established commercial corridor
- Convenient access to Southampton Village, Water Mill, Bridgehampton and surrounding Hamptons communities
- Prominent monument signage provides visibility along one of the area's principal commercial routes

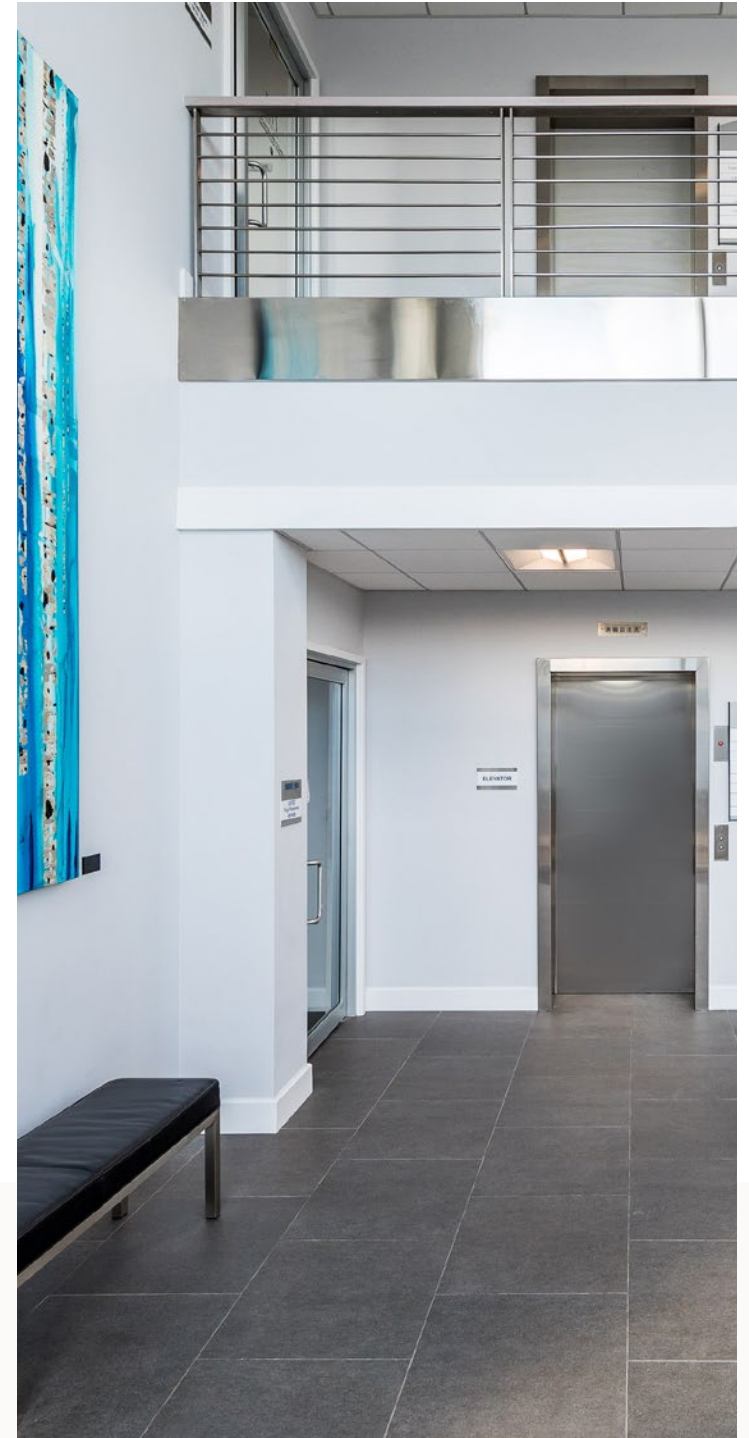


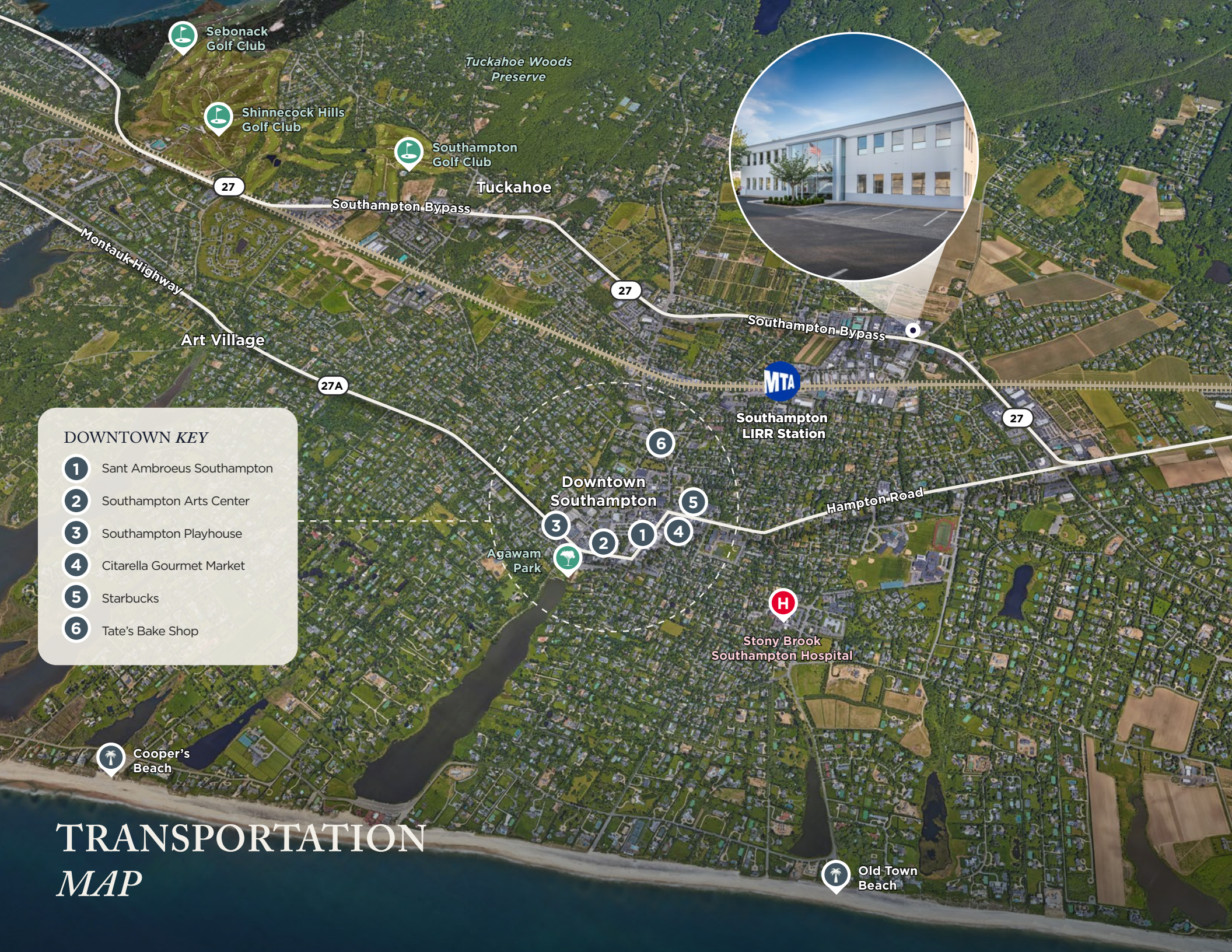
04

EXCEPTIONAL PARKING & FUNCTIONAL DESIGN

- Approximately 50 surface parking spaces provide a ratio of ±4.1 spaces per 1,000 SF
- Purpose-built in 2001 with elevator access, abundant natural light and flexible suite configurations
- Highway Business zoning supports the Property's long-term relevance to East End businesses and professional-service users







Sebonack
Golf Club



Shinnecock Hills
Golf Club



Southampton
Golf Club

Tuckahoe Woods
Preserve

Tuckahoe

Southampton Bypass

27

27

Southampton Bypass

27



Southampton
LIRR Station

Hampton Road

Stony Brook
Southampton Hospital

Old Town
Beach

Cooper's
Beach

Downtown
Southampton

DOWNTOWN KEY

- 1 Sant Ambroeus Southampton
- 2 Southampton Arts Center
- 3 Southampton Playhouse
- 4 Citarella Gourmet Market
- 5 Starbucks
- 6 Tate's Bake Shop

TRANSPORTATION MAP

425 COUNTY ROAD 39A

SOUTHAMPTON, NEW YORK

FOR MORE INFORMATION, PLEASE CONTACT

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