

313 THREE MILE HARBOR RD, EAST HAMPTON

Premier Waterfront Dining & Event Venue

Gorgeous Sunset Views On Spectacular Grounds



COMPASS
COMMERCIAL



EHP Resort & Marina Offers Premier Waterfront Restaurant

An exceptional leasing opportunity at EHP Resort & Marina; a world-class waterfront restaurant is available for a new high-end operator to join one of the Hamptons' most prestigious destinations.

Stunning Waterfront Location with Epic Sunsets - - Perched between two world-class marinas, EHP Resort & Marina and the adjacent Maidstone Harbor, this **5,366sf** restaurant boasts panoramic water views and epic sunsets over Three Mile Harbor. With a prime waterfront location and expansive outdoor dining areas, this venue creates the perfect ambiance for memorable dining experiences. The indoor/outdoor seating areas, including roll-up marine glass windows, allow guests to fully immerse themselves in the breathtaking surroundings.

The property features approximately **+150 dining seats** across beautifully designed indoor spaces & extensive outdoor lounges, providing flexibility for both casual dining and exclusive private events.

Perfect for Weddings and Private Events - - The stunning waterfront venue, with its rolling lawns and garden spaces, is a perfect backdrop for private events, birthdays, weddings, anniversaries, and celebrations. With its idyllic harbor views, spectacular sunsets, and spacious event layout, this location offers a one-of-a-kind setting for hosting unforgettable moments. Whether it's an intimate dinner or a grand celebration, the venue promises to deliver extraordinary experiences.

Exclusive Partnership with EHP Resort & Marina - - As part of EHP Resort & Marina, the restaurant will benefit from an exclusive partnership, receiving prominent marketing within the resort's offerings. This ensures a built-in clientele of high-end resort guests, marina members, and visitors from the surrounding marinas, making it a prime opportunity for a distinguished Manhattan restaurant to extend its reach into the Hamptons' upscale market.

Unmatched Accessibility & Prestige - - Guests can arrive at the restaurant by boat, thanks to the on-site marina, or by car. For those seeking ultimate convenience, private planes and helicopters can land at the nearby East Hampton Airport, making this perfect for an elite clientele.

EHP Resort & Marina is making this offering available to a renowned restaurant group to make their mark on this premier luxury enclave.

Surrounding Neighbors:

EHP Resort & Marina, Buongiorno Coffee, Maidstone Harbor Marina, Three Mile Harbor Marina, Si Si Mediterranean Restaurant, Halsey Marina, Gardiner's Marina

Contact the Hamptons Commercial RE Team for additional information.

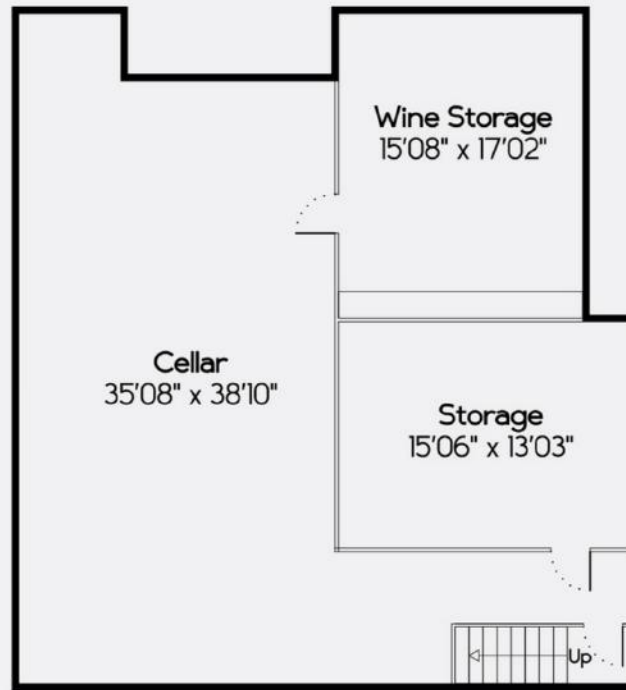
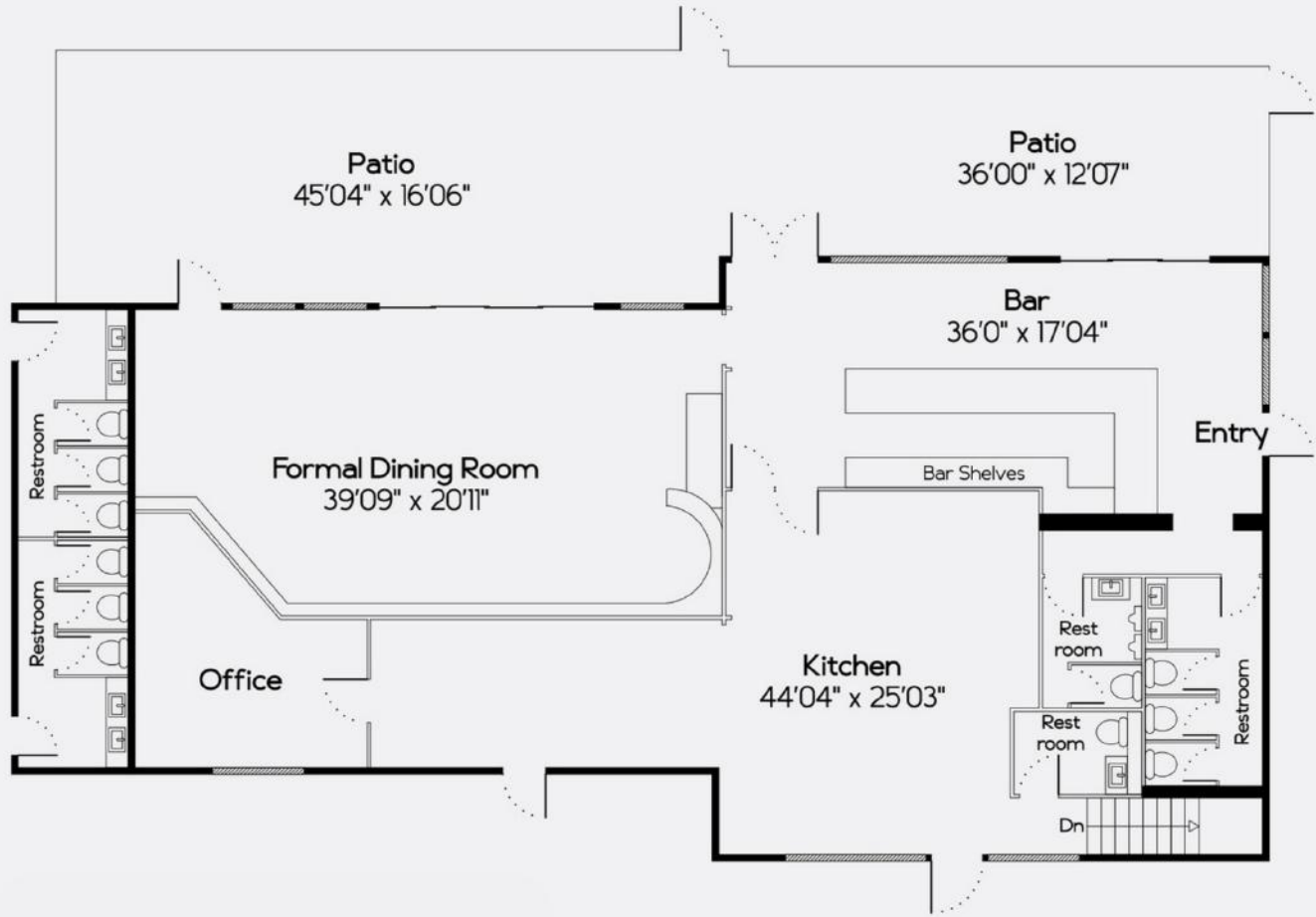












- Dining and Bar: 1,600 Sq Ft
- Covered Porch: 1,230 Sq Ft
- Kitchen: 820 Sq Ft
- Office: 220 Sq Ft
- Basement: 1,310 Sq Ft
- Marine Restrooms: 186 Sq Ft

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 plans.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx SqFt:
5,366**



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Apprx Acreage:
4.3



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