



1004 MONTAUK HIGHWAY • WATER MILL, NEW YORK

New Medical Office Building Development

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A rare opportunity to lease brand-new medical office space in the heart of the Hamptons. This to-be-built property sits on .96 acres along Montauk Highway, strategically positioned between Southampton and Bridgehampton in the sought-after community of Water Mill.

Property Highlights

- Up to 9,450 SF available for lease
 - **Level 1:** 3,150 SF – Medical Office Space
 - **Level 2:** 3,150 SF – Medical Office Space
 - **Lower Level:** 3,150 SF – Storage or Support Services
- Built-to-suit option available
- Modern construction designed for medical use
- All floors accessible via elevator and stairwell
- Ample on-site parking: 41 parking spaces

Transportation & Accessibility

- Conveniently located on Montauk Highway (Route 27), the main east-west corridor of the Hamptons
- Easy access to Southampton, Bridgehampton, and East Hampton
- The Long Island Rail Road (LIRR) stops in both Southampton and Bridgehampton, connecting directly to New York City
- Hampton Jitney and Hampton Luxury Liner provide frequent bus service between Manhattan and the East End
- Regional airports at East Hampton, Gabreski (Westhampton) and MacArthur (Islip)



LOCATION

WATER MILL, NEW YORK
EAST END, LONG ISLAND

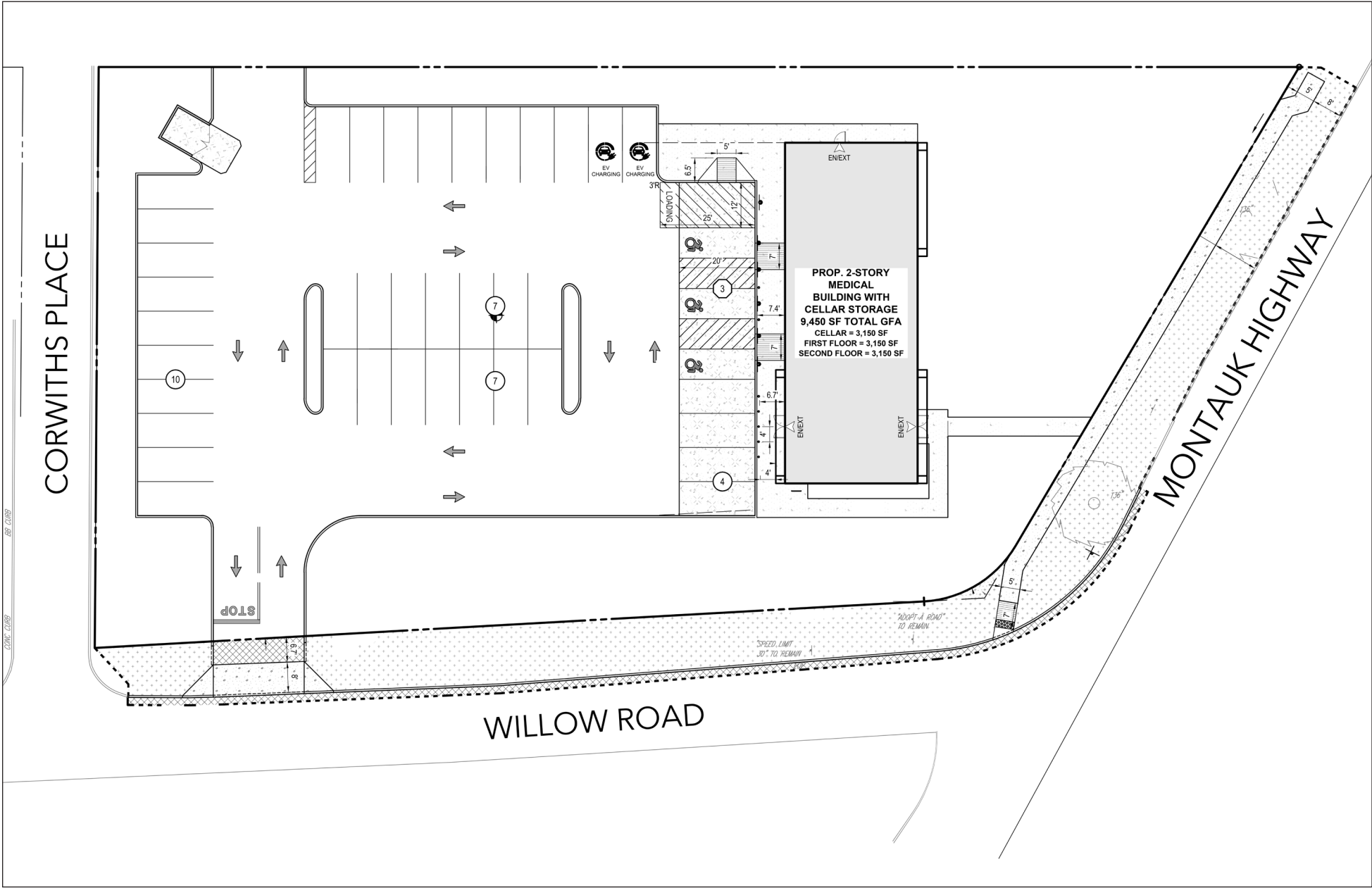
Location

Water Mill is known for its balance of seclusion and culture. Just minutes from both Southampton and Bridgehampton, the area offers a blend of expansive estates, family-friendly attractions, and world-class destinations such as the Parrish Art Museum. Physicians and healthcare providers here can serve a vibrant community while enjoying all the Hamptons lifestyle has to offer.



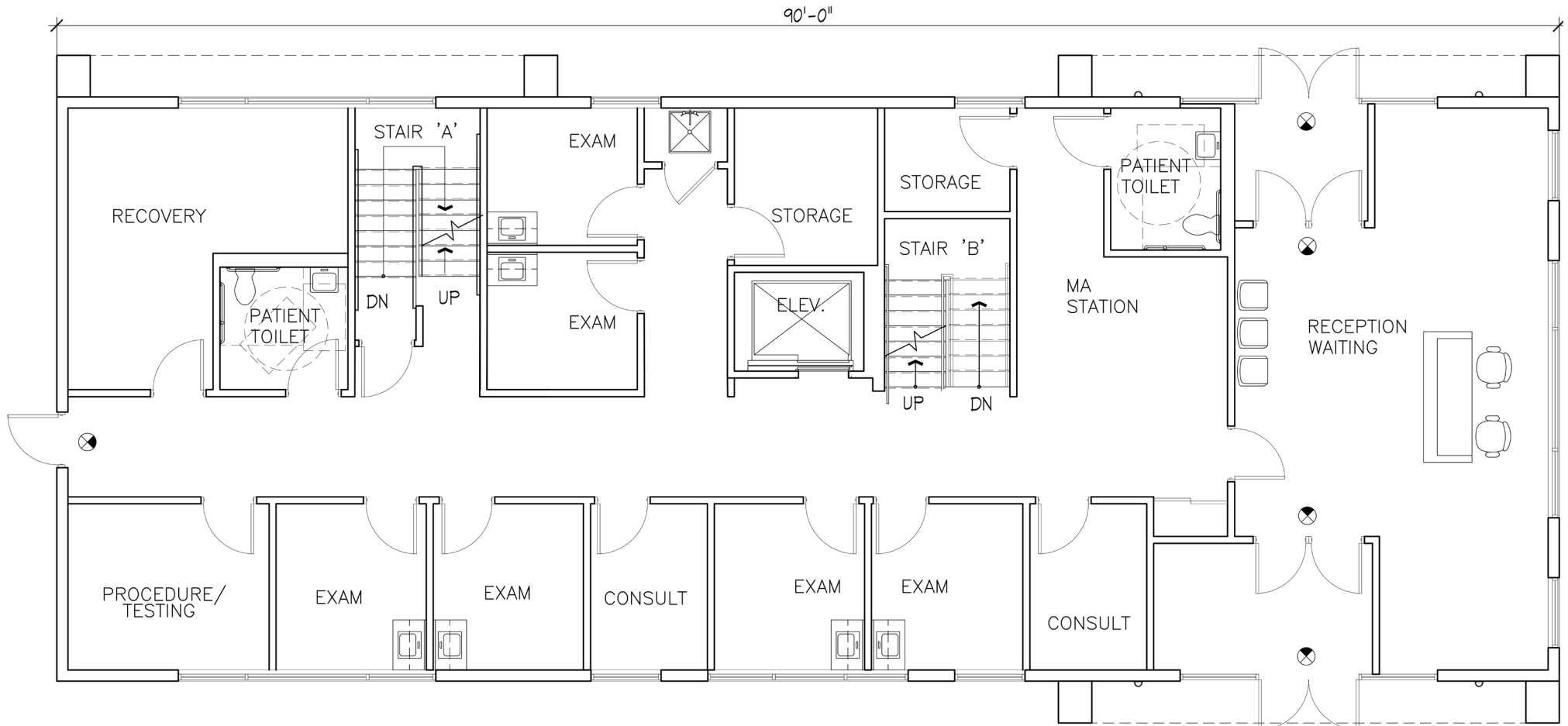
SITE MAP

WATER MILL, NEW YORK
EAST END, LONG ISLAND



PROPOSED SINGLE TENANT LAYOUT

WATER MILL, NEW YORK
EAST END, LONG ISLAND

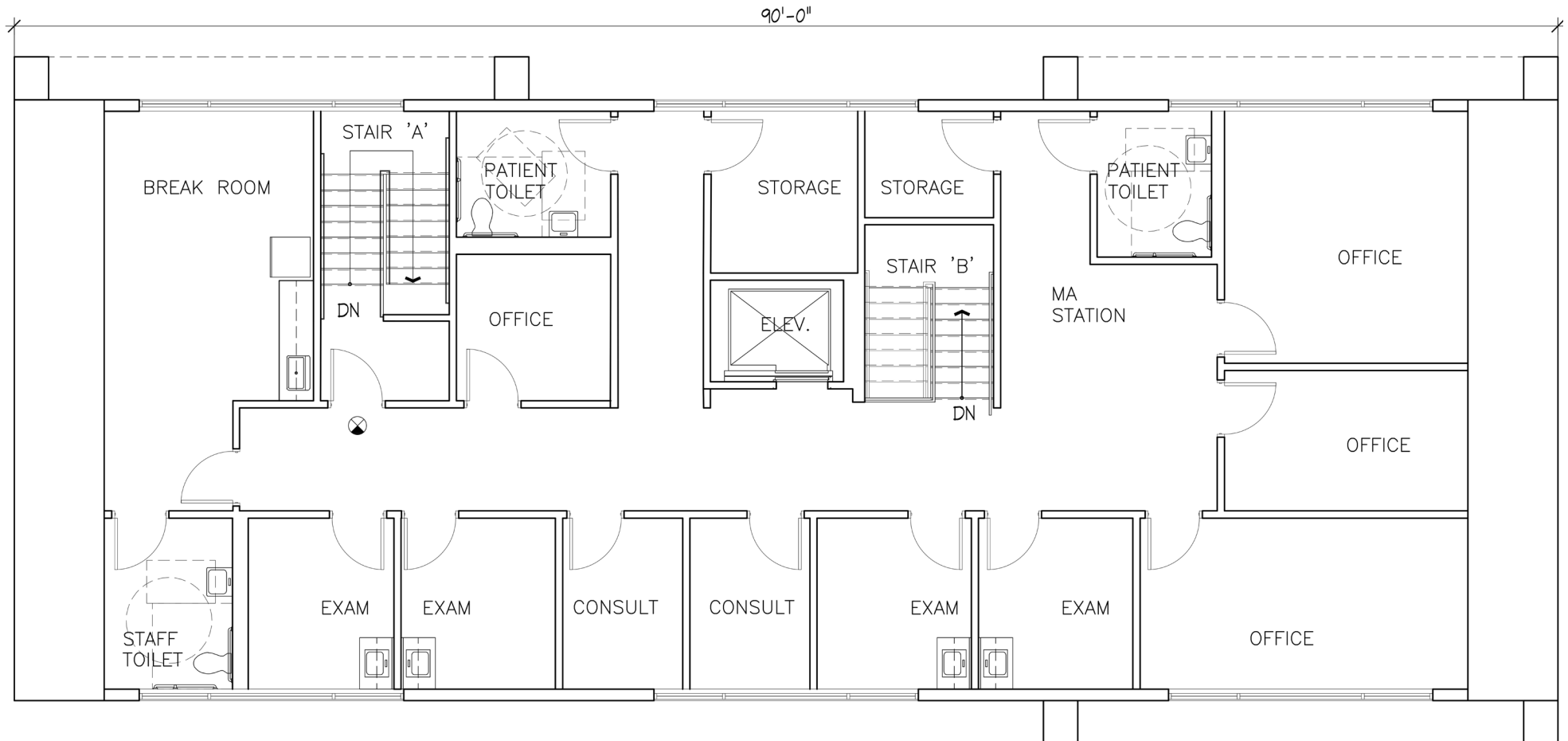


Level 1

- Waiting and Reception Area
- Six Exam Rooms
- Procedure Room
- Recovery Room
- Two Offices/Consults
- Nurses' Station
- Two Storage Rooms
- Two ADA Restrooms

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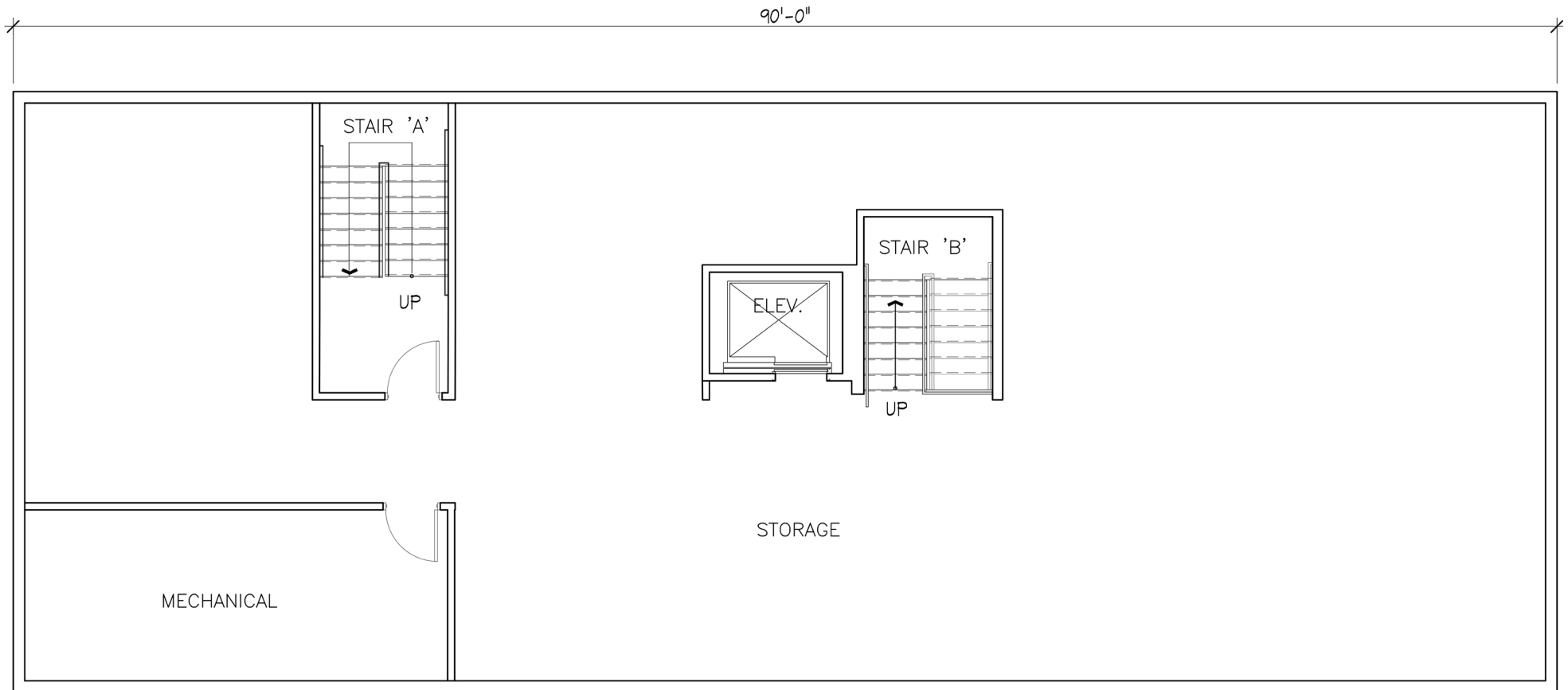


Level 2

- Four Exam Rooms
- Break Room
- Four Offices/Consults
- Nurses' Station
- Two Storage Rooms
- Three ADA Restrooms

PROPOSED SINGLE TENANT LAYOUT

WATER MILL, NEW YORK
EAST END, LONG ISLAND



LOWER LEVEL

- OFFICE/SUPPORT



WexlerHealthcareProperties.com

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