



# For lease

157 W Montauk Highway, Hampton Bays, NY  
5,942 SF Office / Medical / Retail Building

# Property specifications

## Address

157 W Montauk Highway, Hampton Bays, NY

## Availability

Building 1: 8,000 SF (Leased)

Building 2: 5,942 SF

## Use

Office, Medical or Retail

## Possession

Q1 2026

## Rental rate

Office: \$43.00 PSF NNN | Medical: \$48.00 PSF NNN

## Building features

- Part of a spacious beautifully landscaped 2-building campus
- Building 1 is fully leased; building 2 is available
- Building can be divided
- Have your own identity and signage on Montauk Highway
- 103 parking spaces (Ratio of 6.1/1,000 SF)

## Location

- Equi distant from 3 major markets: Westhampton, Southampton, and Riverhead
- Immediate access to the campus off Sunrise Highway Exit 65S
- Direct link to Riverhead on County Road 24
- Numerous restaurants and shopping nearby
- Hampton Bays LIRR Station nearby
- 9 miles from Stony Brook Southampton Hospital
- 10 miles from Peconic Bay Medical Center North Shore Hospital, Riverhead
- Direct access to suffolk county transit bus S92



# Site plan





## Demographics

### 2024 Population

2 miles	5 miles	10 miles
17,373	32,226	105,114

### Average Household Income

2 miles	5 miles	10 miles
\$140,314	\$139,336	\$133,990

### Medium Home Value

2 miles	5 miles	10 miles
\$718,309	\$730,912	\$751,852

**Joseph Lopresti**

*Executive Vice President*

joseph.lopresti@jll.com

+1 631 962 7384

**Dan Flynn**

*Vice President*

danj.flynn@jll.com

+1 631 962 7387