



HAMPTONS COMMERCIAL RE
ADVISORY TEAM

FOR LEASE

138 Main St
Sag Harbor



Prime Main Street Office Suite **Second-Floor Space in Central Sag Harbor**

Premier Sag Harbor Opportunity - Situated in a landmark corner building in the heart of downtown Sag Harbor, this prominent **1,711sf** second-floor suite is an exceptional opportunity for corporate, creative, or professional firms seeking prestige in an iconic Village location.

Versatile Layout & Flow - The footprint includes 1,232sf of dedicated office space alongside 479sf of shared hallway and common area. Thoughtfully configured with **6 private offices, an executive conference room, 2 powder rooms, & a copy room** that easily converts into a 7th office, the space offers seamless flow from office to office. For tenants desiring a more open-concept feel, many of the interior walls can be removed.

Abundant Light & Secluded Privacy - Positioned on a prime corner parcel with zero obstruction to the south, the interior is flooded with continuous southern light throughout the day. The suite overlooks an unfinished terrace, delivering open views, added sunlight, and a rare degree of privacy right in the village center.

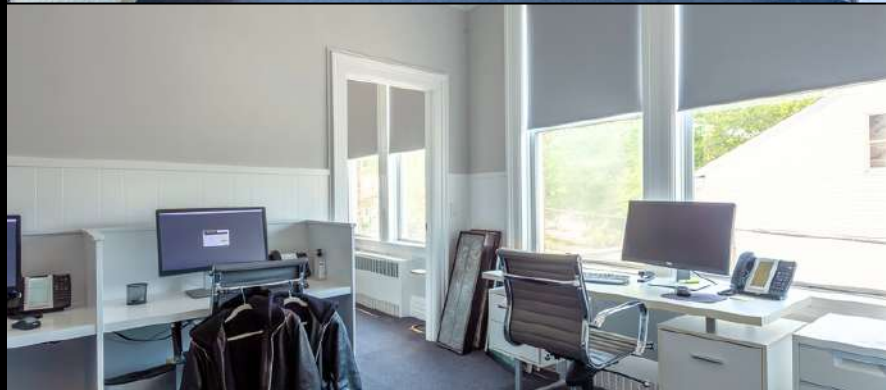
Iconic Location & Access - Clients and staff enter via a distinguished shared front entrance and grand staircase directly off Main Street. Situated steps from Sag Harbor's premier dining, retail, and cultural hubs, this offering delivers high-profile placement in an effortless working environment.

\$140,000 / yr + NNN

Base Rent

1,711

Square Feet



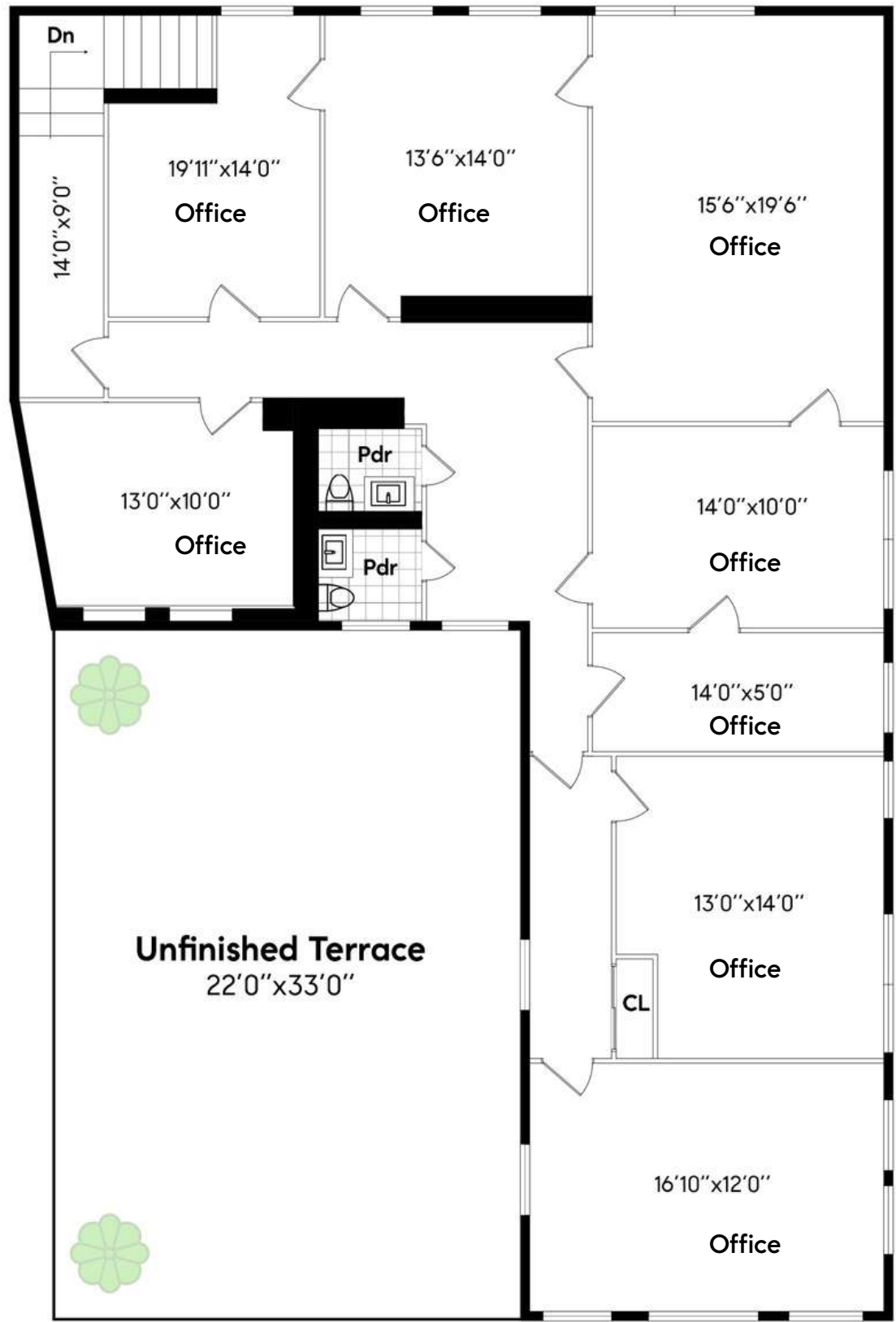
The Hamptons Commercial Real Estate Team

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Nestkeeper SqFt:

1,232

Remaining Offices SqFt:

479

Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The information contained herein should not be relied upon as to the accuracy and completeness of the details shown.