



HAMPTONS COMMERCIAL  
REAL ESTATE TEAM

# FOR LEASE

## 1 Mariner Dr, Southampton



### Industrial Flex Suites Available

Office + Workshop/Storage + Upstairs Offices + Dojo Space

Now offering four separate spaces within this ±2,800sf two-level industrial unit - ideal for tenants who want a smaller footprint without sacrificing functionality. The layout is organized around a tall atrium entry with an open staircase, creating clean circulation and clear separation between office and flex uses.

**1st Fl Office** – A bright, client-friendly office suite with south-facing windows, well suited for a professional office or trade business headquarters.

**1st Fl Flex** – A versatile back area that can function as modified storage, workshop space, or light fitness.

**2nd Fl Offices** – Two connected upstairs offices with south-facing windows, providing strong natural light and a quiet, elevated work environment. Private bathroom.

**2nd Fl Dojo** – A dedicated upper-level open area previously used as a dojo-style training space, suitable for fitness, studio, or flexible commercial use.

### Surrounding Neighbors:

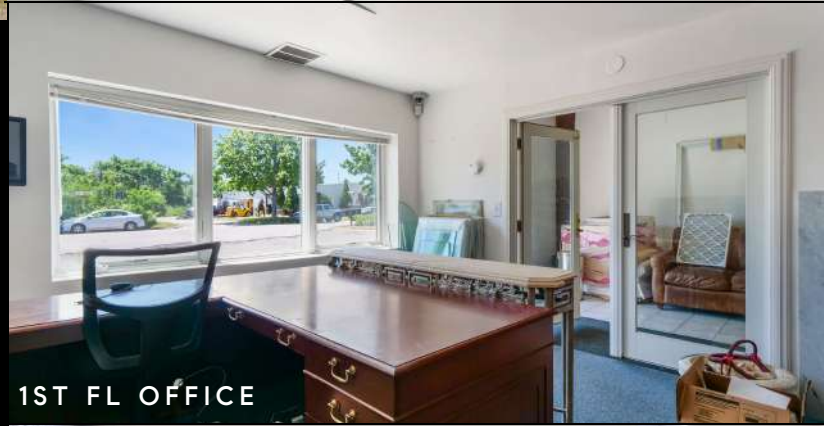
Parrish Art Museum, REVCO, Hampton Jitney, Porsche, Southampton Social Club, Riverhead Building Supply

**\$1,000/mo**  
1ST FL OFFICE

**\$3,000/mo**  
1ST FL FLEX

**\$2,000/mo**  
2ND FL OFFICES

**\$3,000/mo**  
2ND FL DOJO



1ST FL OFFICE



1ST FL FLEX

RENDERING



2ND FL DOJO



2ND FL OFFICES

### The Hamptons Commercial Real Estate Team

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