

55 NEWTOWN LN, EAST HAMPTON

East Hampton Village Office Investment

Fully Renovated Commercial Condominium with Stable Income



COMPASS
COMMERCIAL



INVESTMENT SNAPSHOT:

Asking Price	\$2,500,000	Configuration	8 Private Office Units
NOI	~\$150,000	Occupancy	Stabilized, Minimal Historical Vacancy
Cap Rate	~6.0%	Condition	Fully Renovated, Turn-Key
Size	±2,000 SF		

Prime Village Location — Situated on Newtown Lane in the core of East Hampton Village's business district, this fully renovated commercial condominium offers a rare opportunity to acquire a **stabilized investment** in one of the Hamptons' most sought-after commercial corridors. Steps from the Village's marquee retail, dining, and services, the location supports consistent occupancy and enduring value.

Turnkey Configuration with Modern Finishes — The property comprises **eight private office units** sharing a central kitchen and two bathrooms, creating an efficient, collaborative environment for professionals. Each office has been thoughtfully upgraded with high-quality finishes & built-in furnishings — a clean, contemporary aesthetic with broad tenant appeal.

Proven Income with Long-Term Stability — With minimal historical vacancy and net operating **income of approximately \$150,000 per year**, the offering presents a reliable, low-maintenance investment in a supply-constrained market. Whether held for stabilized income or restructured for owner-occupancy, the East Hampton Village office market offers sustained tenant demand and exceptional fundamentals.

In Good Company - Newtown Lane neighbors include Brunello Cucinelli, Zimmermann, Channel, Louis Vuitton, Eric Emanuel, Capital One Bank, Cittanuova, Amber Waves, and Verizon.

Asking Price: \$2,500,000

Contact the Hamptons Commercial RE Team for additional information.

Offered as a commercial condominium (second-floor office). Common charges and additional financial detail available on request.



Key Details

THE SPACE

- Private offices ranging from 100 to 350 SF
- Fully furnished, WiFi, & Weekly Cleaning
- Natural Light – windows in all offices
- Communal Kitchen; refrigerator, microwave, toaster, & coffee maker
- 2 Bathrooms

INTERIOR DESIGN

- Newly designed 1st floor entry vestibule
- New white oak flooring
- New communal kitchen (custom cabinetry, high-end appliances, & stone counters)
- New modern tiled bathrooms
- New LED recessed lighting
- New shiplap paneling, doors & trim throughout the space



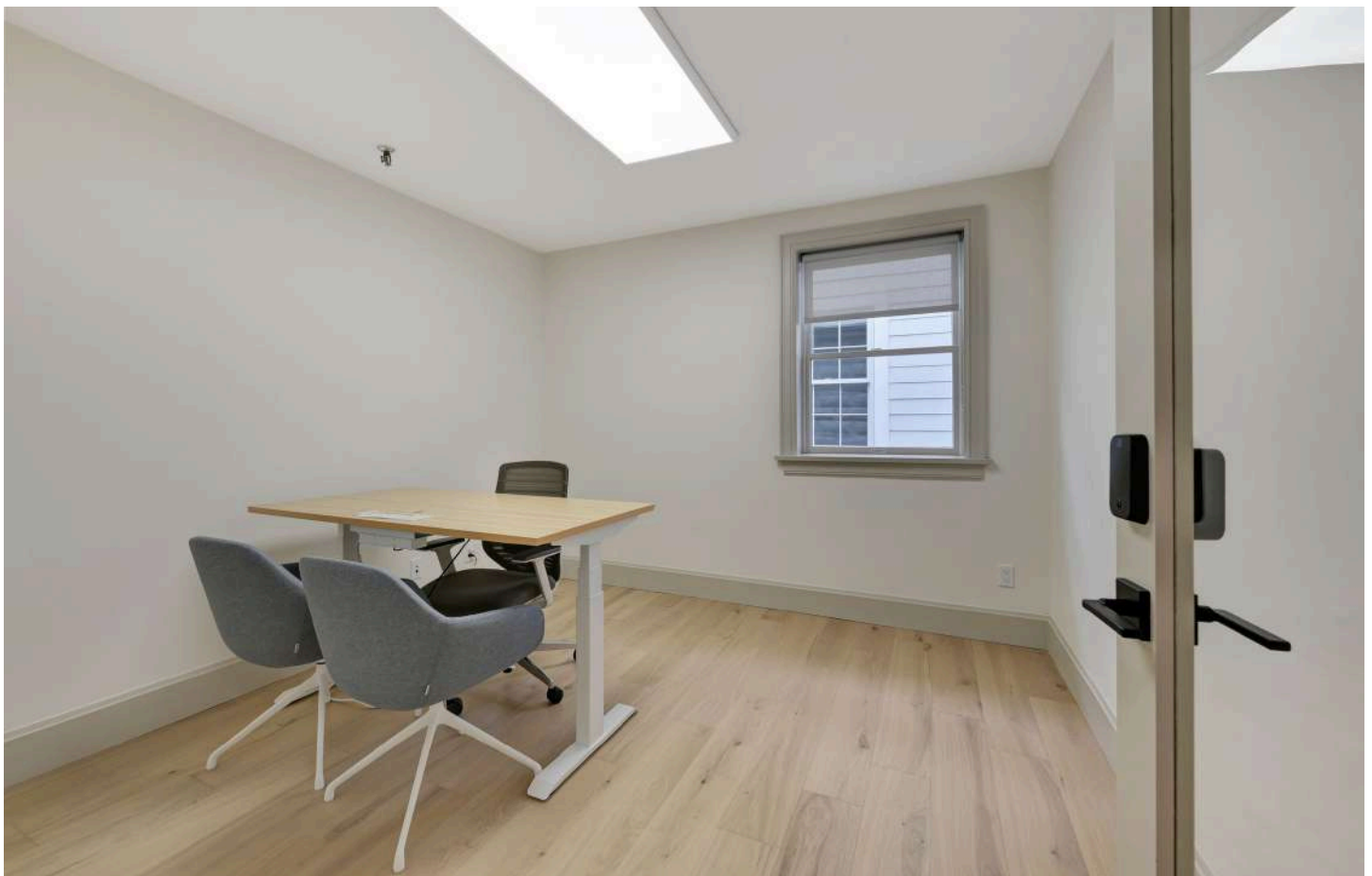
OFFICE TECHNOLOGY

- 1GB WiFi & Internet hardwired with CAT6 and a Ubiquiti WiFi AP
- UniFi Touch Phone next-generation interactive desktop smartphone
- Smart Locks
- ButterflyMX SMART ACCESS Video Intercom

FURNISHED OFFICES

- Jarvis L-Shaped Standing Desk
- Ergonomic Desk Chair
- Sidekick File Cabinet
- Beam LED Desk Lamp





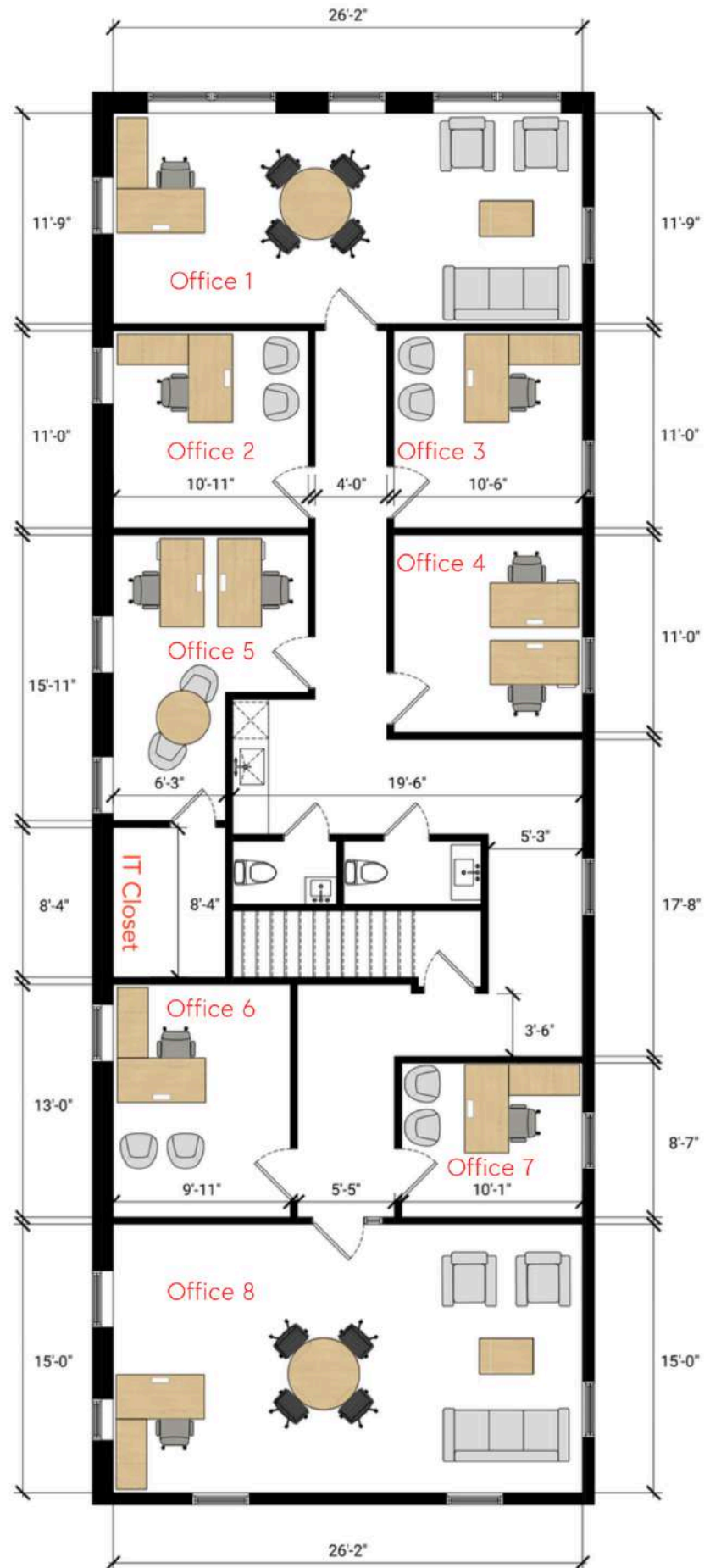




Floor Plans

55

Newtown Ln,
East Hampton



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

Apprx SqFt:
2,000

East Hampton Village



MAIN ST

- 1 Tutto Caffé
- 2 Corcoran
- 3 Starbucks Coffee
- 5 Aviator Nation
- 6 Reformation Beach House
- 7 Stoney Clover Lane
- 8 Chase Bank
- 9 White's Apothecary
- 10 LVIS
- 11 The Palm
- 12 Alice & Olivia
- 13 Zadig & Voltaire
- 14 Tom Snyder
- 15 Unsubscribed
- 16 Dylan's Candy Bar
- 17 Dayton Ritz & Osborne
- 18 Restoration Hardware
- 19 Bluemercury
- 20 Compass
- 21 Bonne Nuit
- 22 Eres
- 23 Leonard Frisbie
- 24 Drawing Room Gallery
- 25 Jennifer Miller Jewelry
- 26 Jones Road Beauty
- 27 VALENTINO
- 28 Manolo Blahnik
- 29 Vince
- 30 Warby Parker
- 31 Town & Country

NEWTOWN LN

- 32 Nili Lotan
- 33 Polo Ralph Lauren
- 34 Obligato
- 35 Set Point Tennis
- 36 Regal UA Theater
- 37 Loro Piana
- 38 BookHampton
- 39 Lululemon
- 40 Vilebrequin
- 41 Ralph Lauren
- 42 Brown Harris
- 43 Douglas Elliman
- 44 Wolford
- 45 Loewe
- 46 J. Crew
- 47 Optyx
- 48 Sothebys
- 49 Roller Rabbit
- 50 Mayfair Rocks
- 51 Louis Vuitton
- 52 Village Bistro
- 53 London Jewelers
- 54 Room & Board
- 55 Stop & Shop
- 56 Kumiso Sushi
- 57 Breezin' Up
- 58 Golden Goose
- 59 Scoop & Waffle
- 60 Prada

PARK PL

- 61 Eric Firestone Gallery
- 62 Bank of America
- 63 Henry Lehr
- 64 Derek Lam 10 Crosby
- 65 Me + Em
- 66 Diptyque
- 67 Gucci
- 68 True Value Hardware
- 69 Tenet
- 70 The Monogram Shop
- 71 The Golden Pear Cafe
- 72 Sam's Restaurant
- 73 The Little
- 74 Zimmermann
- 75 West Out East Home
- 76 STAUD Sea
- 77 Cittanuova
- 78 Capital One Bank
- 79 A La Mode Shoppe
- 80 rag & bone
- 81 Brunello Cucinelli
- 82 Zegna
- 83 Eric Emanuel
- 84 Shoe-Inn
- 85 JAMES PERSE
- 86 Peserico
- 87 Black Sheep Knitworks
- 88 Clic Fashion
- 89 A.L.C.
- 90 Oliver Peoples
- 91 Orlebar Brown
- 92 Re/Done

RAILROAD AVE

- 93 Sant Ambroeus
- 94 Everything But Water
- 95 Stevenson's
- 96 Veronica Beard
- 97 Staud
- 98 Isabel Marant
- 99 Kirna Zabete
- 100 Cult Gaia
- 101 The UPS Store
- 102 Tech Hampton
- 103 Wittendale's Florist & Greenhouses
- 104 N. Zappola & Associates
- 105 Zakura's Takeaway
- 106 Hampton Chutney Co.
- 107 The Sweet Spot
- 108 East Hampton Barber
- 109 Bermuda Party Rentals
- 110 Special Effects Salon
- 111 M&T Bank
- 112 Curated by Thuyen
- 113 deMauro + deMauro
- 114 Rental Gallery
- 115 Facing The Future Orthodontics
- 116 Harper's Books Inc
- 117 Halsey McKay
- 118 Hamptons International Film Festival
- 119 Isaac Osborne House
- 120 Ben Krupinski Builder
- 121 Sunshine Boutique

PANTIGO RD

- 122 Les Toiles Du Soleil
- 123 The Party Shoppe
- 124 Eberjey
- 125 Gubbins
- 126 Verizon
- 127 New York Pilates
- 128 Park Pl Wines & Liquors
- 129 Smokey Buns
- 130 CLIC HOME
- 131 AT&T
- 132 Fierro's Pizza
- 133 John Papa's Cafe
- 134 Stone Source
- 135 Marina St Barth
- 136 Latin Express Corp
- 137 EH Business Service
- 138 Carelle
- 139 AB NY Gallery
- 140 Amber Waves
- 141 ConnectOne Bank
- 142 Double RL
- 143 58 Park Place (Vacant)

THE CIRCLE

- 144 Blue & Cream
- 145 J. Mackey Gallery
- 146 Grey/Ven

GINGERBREAD LN

- 147 Riverhead Building Supply
- 148 Villa Italian Specialties
- 149 ID Hot Yoga
- 150 The White Room Gallery
- 151 Rosehip Partners
- 152 Lift Hampton
- 153 Abstract Builders
- 154 Riverhead Building Supply Kitchen Showroom

LUMBER LN

- 155 Citarella
- 156 YMCA
- 157 Philosofit
- 158 Hamptons Vinyl Wrap
- 159 East Hampton Appliance
- 160 East Hampton Kitchen

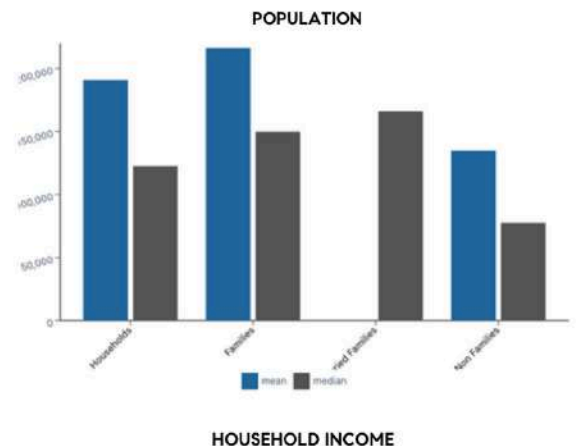
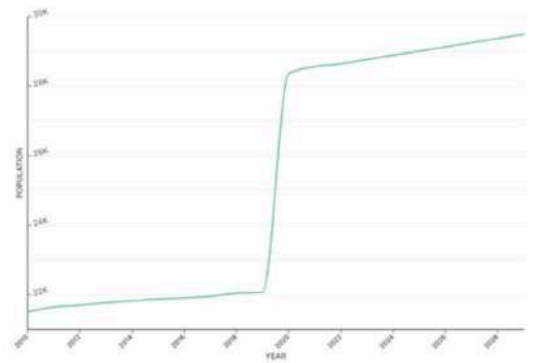


EAST HAMPTON

East Hampton is a Village within the Township of East Hampton located just 95 miles east of Manhattan. The area was settled in 1660 and was later incorporated as a village in 1920. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that East Hampton has attracts international appeal.

As of 2024, East Hampton has a population of 28,885, with an average household income of \$190,966. East Hampton is currently growing at a rate of 0.42% annually and its population has increased by 1.84% since the previous census in 2020.

East Hampton is known for its blend of history, entertainment, and natural beauty. Popular attractions include the iconic Main Beach, celebrated for its stunning ocean views, and the Guild Hall, a cultural center offering art exhibits and performances. History enthusiasts can visit the Mulford Farm, a preserved 17th-century homestead, or the Home Sweet Home Museum, believed to have inspired the famous song. The village is also home to a wide selection of boutique shops and gourmet restaurants, ranging from small locally-owned businesses to upscale establishments.



PARKS

- Cedar Point County Park
- Herrick Park
- Duck Pond
- Maidstone Park
- Buckstone Meadow Preserve

ACCOMODATION

- 1770 House
- The Baker House 1650
- LVD at The Maidstone
- Journey East Hampton
- Mill House Inn

ATTRACTIONS

- Guild Hall
- LongHouse Reserve
- Pollock-Krasner House
- Mulford Farm Museum
- Home Sweet Home Museum

SHOPPING

- Main Street
- Newtown Lane
- Park Place
- The Circle
- Railroad Ave

COMPASS COMMERCIAL



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