



Portview Building

28 N. Country Road

Mount Sinai, New York 11766

Property Highlights

- Locally owned & managed office property
- J2 commercial zoning
- On-site tenant and visitor parking
- 24/7 tenant access with elevator service to all floors

Under New Ownership | Tremendous Value

This office property is located on Long Island's North shore. It is well occupied with high quality, long-term tenants. Excellent suburban location with close proximity to John T. Mather Hospital, St. Charles Hospital, and Port Jefferson Village.

Offering Summary

Lease Rate	\$14.50 - \$21.00 RSF/yr
CAM + Utilities	3.50 PSF
Available Offices	770 - 2,080 RSF
Inquire About Our Climate Controlled Secure Storage Units	Available for Immediate Use

**For more information,
please contact:**

Marian Conde, Managing Director

NAI Long Island

O: 631 761 9628

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Property Description

This multi-tenant office property is located on Long Island's North shore and is occupied by many long-term local tenants. This is a highly visible corner property along North Country Road with close proximity to local area hospitals, Port Jefferson Village, and the Long Island Railroad.

Location Description

Located on the southeast corner of North Country Road and Shore Road. 1 mile east from Northwell's John T. Mather Hospital and 1.2 miles to St. Charles Hospital.

Site Description

The beautifully landscaped grounds are situated on one acre with plenty of secure, convenient parking for tenants and visitors.

Interior Description

A clean and modern atrium lobby and entrance features skylights to provide plenty of natural light to the building's public spaces. There is elevator access to all suites, including on-site storage spaces available.

Parking Description

On-site parking with direct access from Shore Road.

Utilities And CAM Description

Utilities and CAM at \$3.50 SF

Power Description

Gas & Electric Service and city sewer provided by the building.

On-Site Storage

Climate-Controlled Secure Storage Units

For further information & lease details, please inquire directly to NAI Long Island and the listing agent.

Marian Conde, Managing Director

(516) 474-7199 / mconde@nailongisland.com



LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	60 to 120 months
Total Space:	770 - 2,080 SF	Lease Rate:	\$14.50 - \$21.00 RSF/yr
		CAM / Utilities:	\$3.50 PSF

AVAILABLE SPACES

<u>Suite</u>	<u>Tenant</u>	<u>Size (SF)</u>	<u>Lease Type</u>	<u>Lease Rate</u>	<u>Description</u>
LL1	Available	770 - 2,080 SF	Modified Gross	\$14.50 SF/yr	2 private offices, centrally located reception area. New finishes. Ready for immediate occupancy
LL2	Available	1,310 SF	Modified Gross	\$14.50 SF/yr	Reception area, 1 private office, 2 storage closets, bullpen area with separate entrance

These suites may be leased together or separately



