

**Office**

**Exclusive Listing**

**Lease**

**The Portview Building  
28 North Country Road  
Mount Sinai, NY 11766**



**Property Information**

<b>Min Size:</b>	1,800
<b>Max Size:</b>	1,800
<b>GLA:</b>	15,000
<b>Sale Price:</b>	
<b>Lease Rate PSF:</b>	\$12.95
<b>Lease Type:</b>	+ Cleanng
<b>Electric PSF:</b>	3.25
<b>CAM PSF:</b>	
<b>Possession:</b>	Immediate
<b>Office size:</b>	
<b>Floor:</b>	2
<b>Ceiling Hgt:</b>	
<b>Fuel:</b>	Gas
<b>Sprinklered:</b>	0
<b>Power:</b>	0
<b>Loading Docks:</b>	0
<b>Drive Ins:</b>	0
<b>Parking:</b>	40 cars
<b>RE Taxes:</b>	
<b>Lot Size (Acres):</b>	0.95
<b>Zoning:</b>	

Last remaining space available. Lower level space available. Former Data Center. Heavy Fiber Optic Capacity. Generator. The Portview Building is a multi-tenant office building located on the North Shore of Long Island, just east of Port Jefferson Village in the Hamlet of Mt. Sinai. The significant building features are as follows: \*Located in an upscale white collar community. \*Attractive building with well landscaped property. \*Good tenant signage. \*Ample Parking. \*Elevator servicing all three levels of building. \*Suites are separately metered for gas and electric. \*Medical use . \*Good floor to window ratio. \*Back up generator. \*Fiber optic data cabling in place - Lighttower OC-12 Optical ring & Lightpath Optical Ethernet ring. \*24 hour access with security camera system

**For Information, please contact:** Lee Rosner, CCIM SIOR (631)761-6886 Direct Dial Email [irosner@cbcli.com](mailto:irosner@cbcli.com)

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