



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 access with elevator service to all floors

Property Overview

This multi tenant office property is located on Long Island's North shore. 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. On-site storage space is available.

Offering Summary

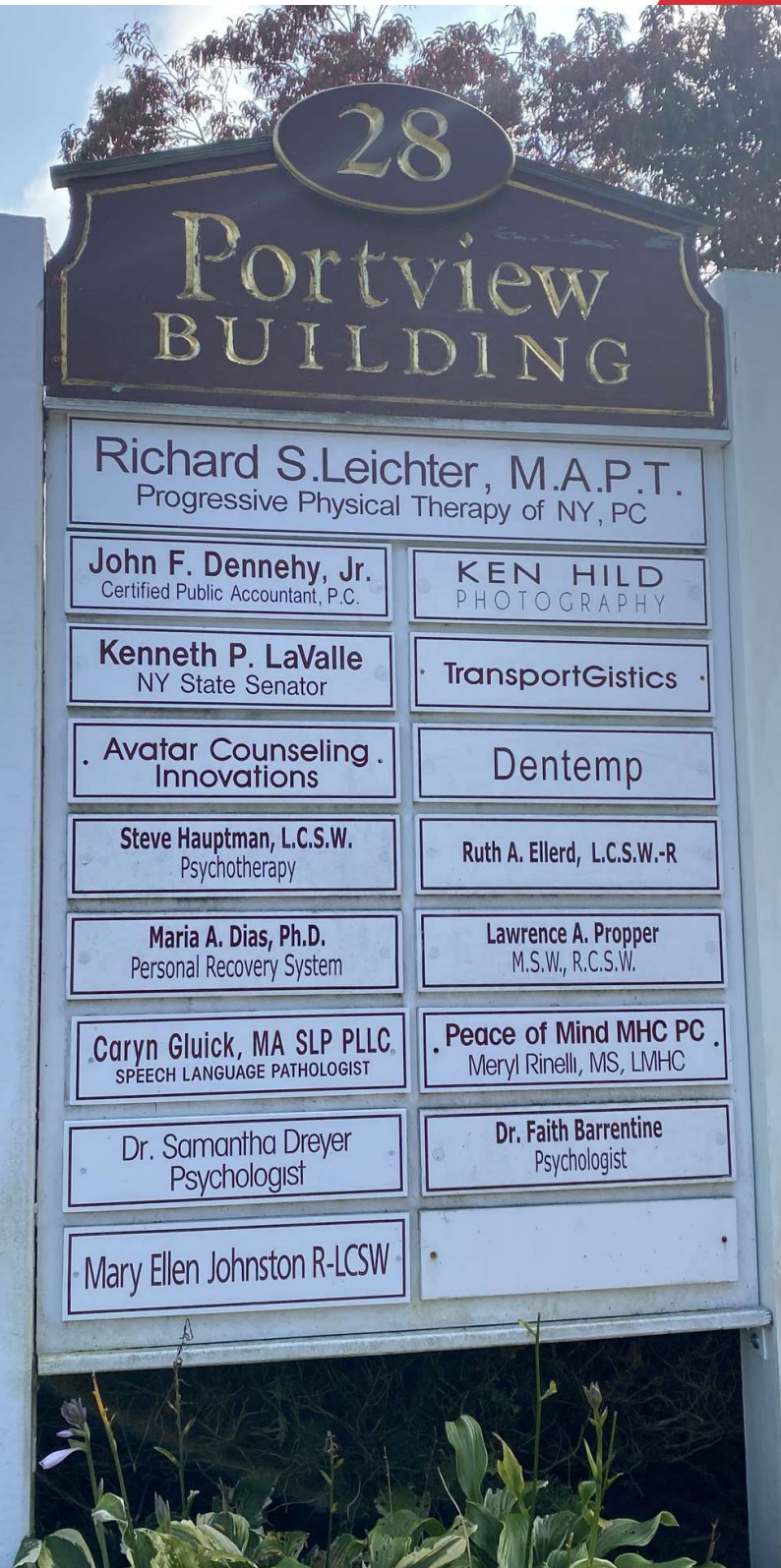
Lease Rate:	\$24.00 SF/yr + utilities
Available Offices:	770 - 2,080 SF
Occupancy:	86%
Lot Size:	0.95 Acres

For More Information

Marian Campi-Conde

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Property Description

Multi tenant office property located on Long Island's North shore. High occupancy quality, long term tenants. Corner property along North Country Road highly visible in close proximity to local area hospitals and Port Jefferson Village.

Location Description

Located on the southeast corner of N. 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

Beautifully landscaped grounds located on 1 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 public spaces. Elevator access to all suites, with on-site storage space available.

Parking Description

On site parking with direct access from Shore Road.

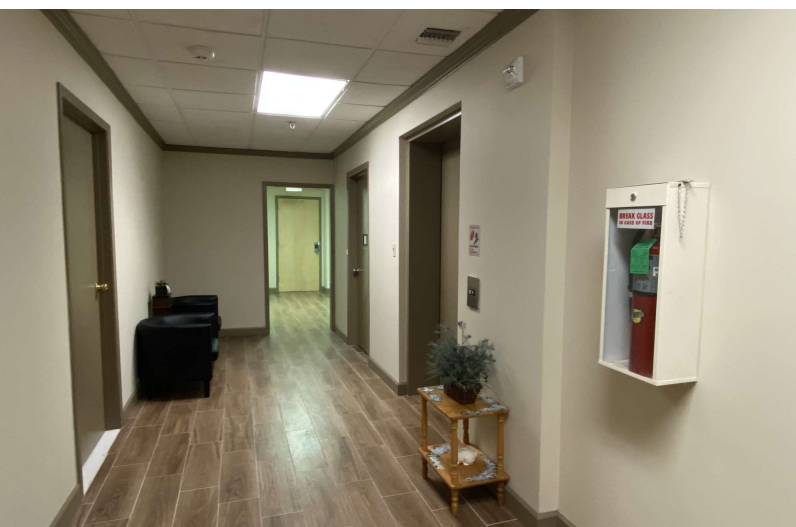
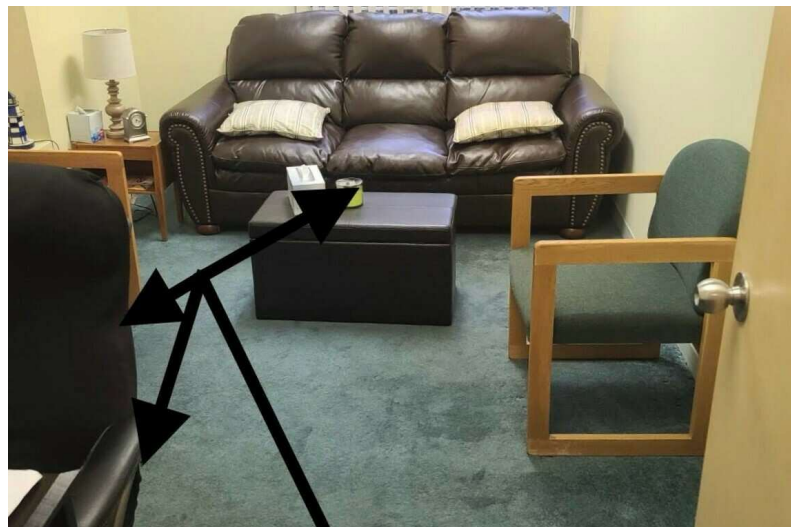
Utilities Description

Utilities are billed direct or on a per square foot basis.

Power Description

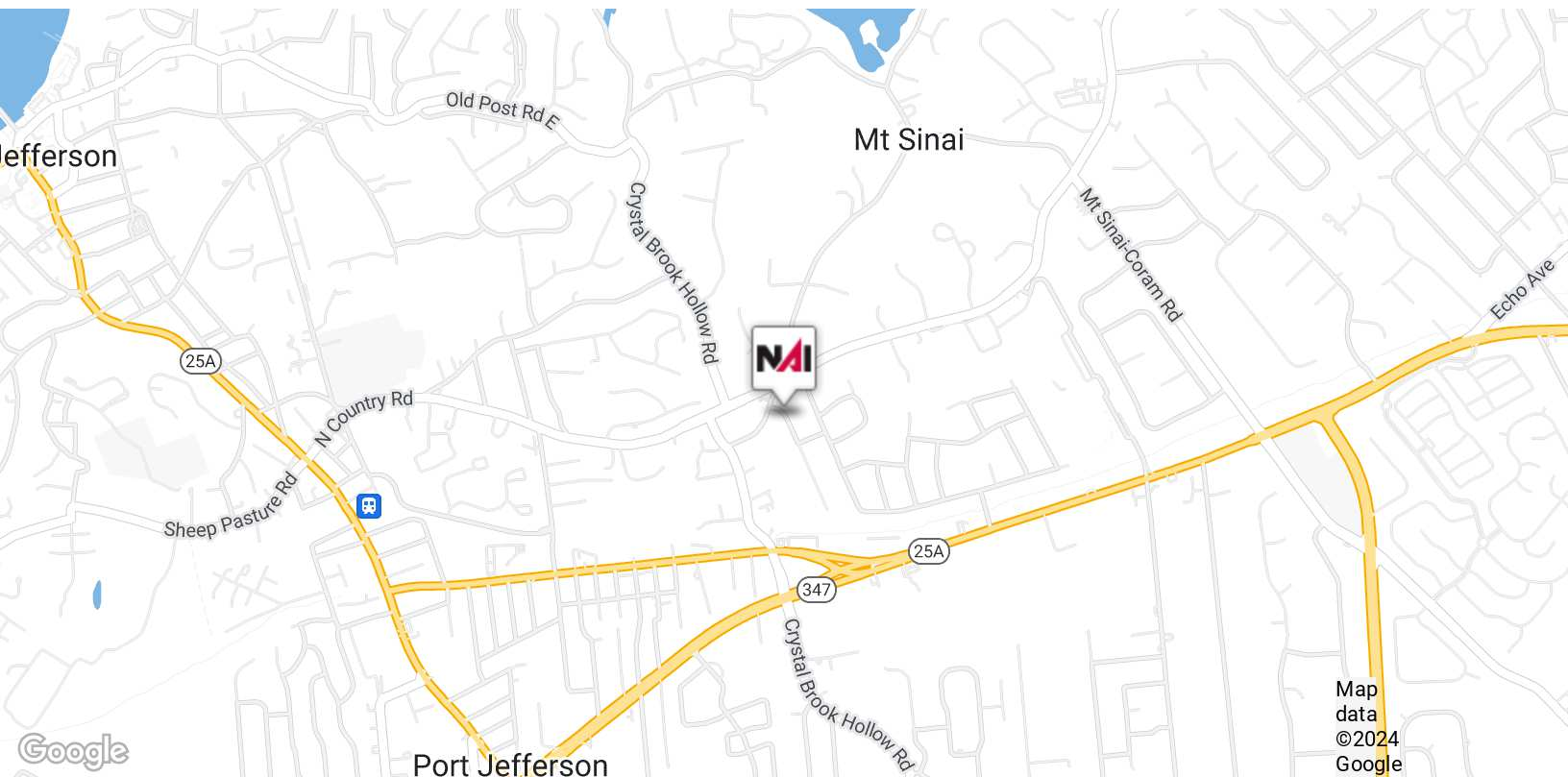
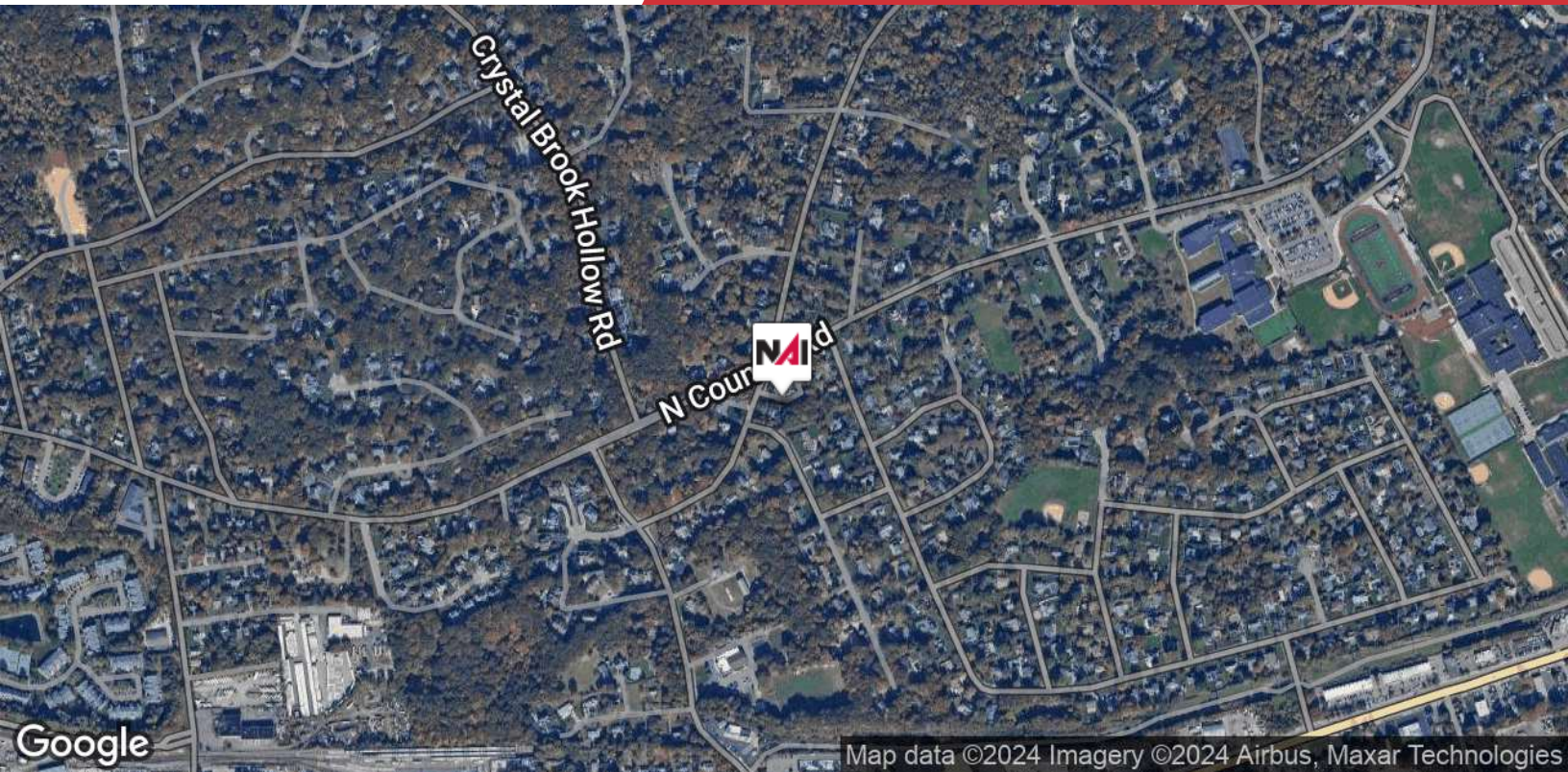
Gas & Electric Service and city sewer

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



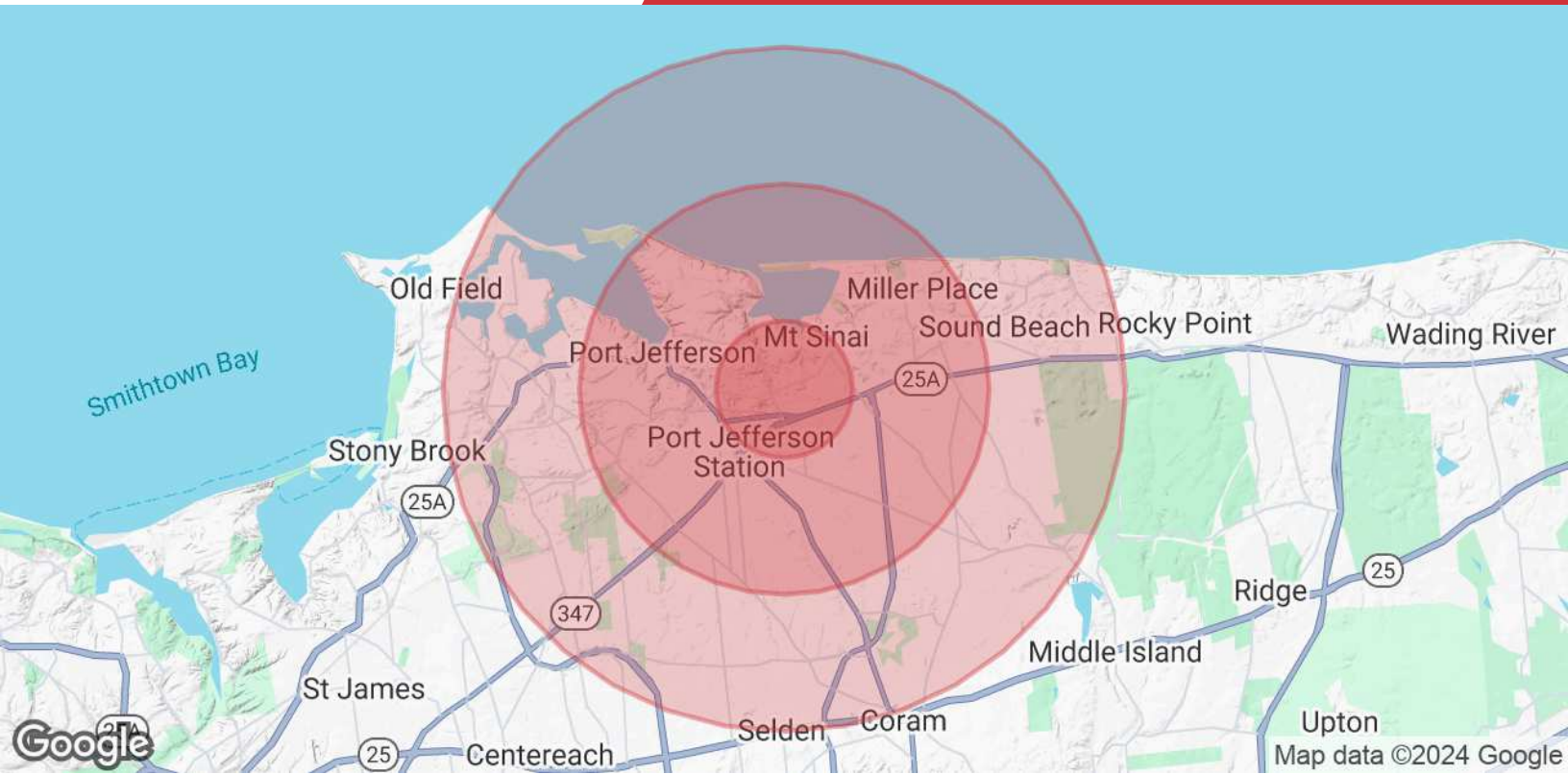
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1601 Veterans Memorial Highway, Suite 420
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,149	59,471	156,087
Average Age	43	44	41
Average Age (Male)	41	42	40
Average Age (Female)	44	45	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,321	21,601	50,943
# of Persons per HH	2.6	2.8	3.1
Average HH Income	\$177,606	\$170,605	\$167,906
Average House Value	\$746,545	\$634,902	\$588,811

Demographics data derived from AlphaMap



Marian Campi-Conde

Director

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Professional Background

Marian Campi-Conde is a licensed Commercial Investment and Real Estate Certified Specialist (CIRES) with NAI Long Island, specializing in office and industrial spaces on Long Island. With a career spanning over 30 years, she has represented owners, investors, tenants, and institutions in diverse commercial real estate asset types nationwide.

Marian's journey in commercial real estate began in Miami, Florida, where she served as Director of Leasing and Managing Director at One Biscayne Tower for Jaymont Properties. Upon her return to New York, she managed office buildings for The Galbreath Company, Metropolitan Life, and Goldman Sachs. She also led development projects in various U.S. markets, including Columbus, OH, and Philadelphia, PA, consistently surpassing client expectations and boosting occupancy rates with prestigious tenants.

A third-generation real estate professional from New Jersey, Marian's unique insight, honed through growing up in the industry, allows her to anticipate real estate trends and amass wealth through commercial real estate acquisition and management. Over her career, she has overseen the development, leasing, and sales of millions of square feet.

Marian has garnered numerous accolades as an industry leader, including her designation as Dade County's CRE industry designee for Leadership Miami, serving on the boards of the Greater Miami Chamber of Commerce and the Beacon Council, and holding leadership positions in industry organizations such as NYSCAR and CN-LIBOR. She is also an active member of CIBS, Long Island's Commercial Industrial Brokers Society.

Outside her commercial endeavors, Marian dedicates time to mentoring aspiring professionals in commercial real estate and advocating for animal rights through work with rescue and adoption groups. Her personal interests include outdoor activities like downhill skiing, equestrian jumping, polo, boating, and surfing.

Education

Bachelor of Science in Psychology, Hartford University

Bachelor of Arts in Sociology, Hartford University

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS) and (CIBS-W) Board Member and CIBS Designee
Commercial Network of the Long Island Board of Realtors (CN-LIBOR) - 2019 President Elect