

+/-1,788 SF GROUND FLOOR OFFICE SPACE

907 Main Street | Port Jefferson, New York 11777

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



907 Main Street | Port Jefferson, New York 11777

Total Building Size:	3,400 SF	Lot Size:	0.25 Acres
Available SF:	+/-1,788 SF	Floor:	Ground Floor Unit
Heat:	Oil Heat	Cooling:	Central Air
Parking:	+/- 11 Spaces	Lease Rate:	\$4,350.00 Per Month

For more information, please contact Michael Murphy and Michele Sanchez

Property Overview

Strategically positioned at the highly visible corner of Main Street and Myrtle Avenue, this exceptional office opportunity offers a prestigious business address in the heart of Port Jefferson. Combining outstanding exposure, convenience, and a flexible layout, this turnkey space is ideal for professional, medical, consulting, creative, and service-oriented users. The thoughtfully designed floor plan features four private offices, a large conference room, a welcoming reception/lobby area, two restrooms, and a kitchenette. A spacious open work area currently accommodates multiple workstations and can easily be reconfigured to create additional private offices or collaborative workspace.

A substantial basement storage area provides valuable ancillary space, and existing furnishings may be available for a seamless move-in transition. The interior has been exceptionally well maintained and features high-end finishes throughout, creating a polished and professional environment. The space is truly move-in ready, offering a clean, modern aesthetic with attractive improvements that require little to no additional investment by a new tenant or owner.

Located just minutes from the Port Jefferson waterfront and downtown business district, tenants and visitors enjoy convenient access to a wide variety of amenities, including renowned restaurants, cafés, boutiques, retail shops, banks, professional services, the marina, harbor front parks, and year-round community attractions. The property is also conveniently situated near the Port Jefferson Ferry, providing direct connectivity to Connecticut, as well as the Port Jefferson LIRR Station, offering excellent regional access. The location is particularly well-suited for medical and healthcare-related users, with close proximity to St. Charles Hospital, Mather Hospital, and Stony Brook University Hospital, along with numerous surrounding medical office and healthcare facilities.

This outstanding corner location combines visibility, convenience, and flexibility, making it an exceptional opportunity for businesses seeking a prominent presence in Port Jefferson.

Exclusively represented by:

Michael G. Murphy

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Michele Sanchez

Licensed Real Estate Salesperson
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COMPLETE HIGHLIGHTS

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Property Highlights

- Highly Visible Corner Location at Main Street & Myrtle Avenue in the heart of Port Jefferson Village
- Turnkey Office Layout featuring 4 private offices, conference room, reception area, open workspace, kitchenette, and 2 restrooms
- Walkable Village Setting just steps from restaurants, shops, marina, harborfront amenities, the Port Jefferson Ferry, and LIRR Station
- Excellent Medical Corridor Access with close proximity to St. Charles Hospital, Mather Hospital, Stony Brook University Hospital, and surrounding healthcare providers

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EXTERIOR PHOTOS

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INTERIOR PHOTOS



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ADDITIONAL PHOTOS

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Michael G. Murphy

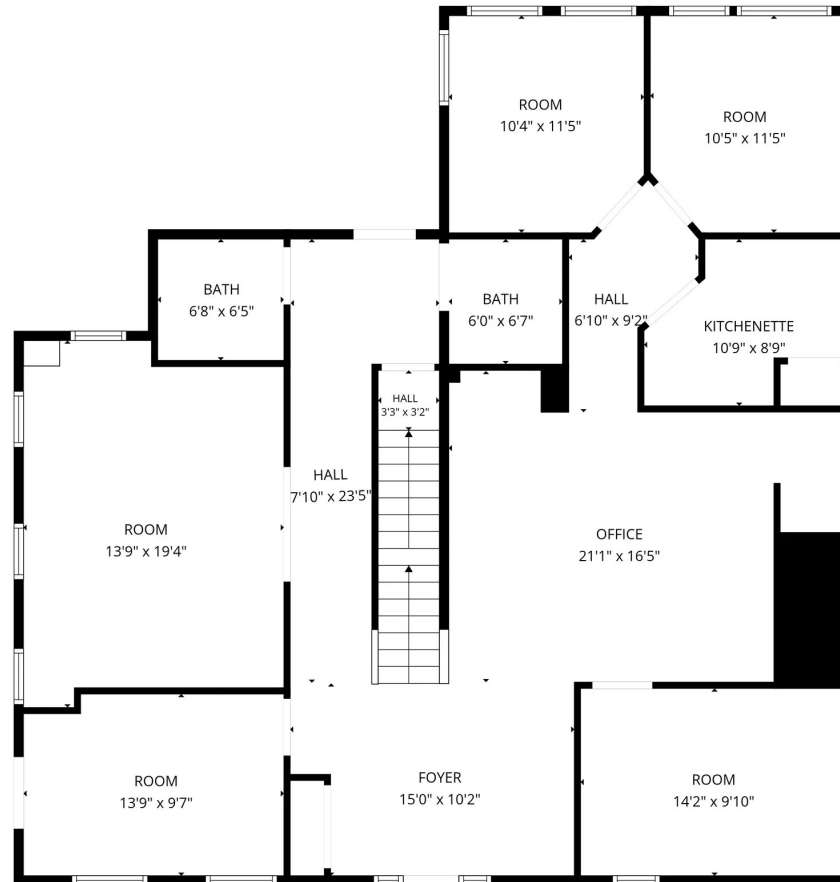
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FLOOR PLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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RETAIL MAP

907 Main Street | Port Jefferson, New York 11777



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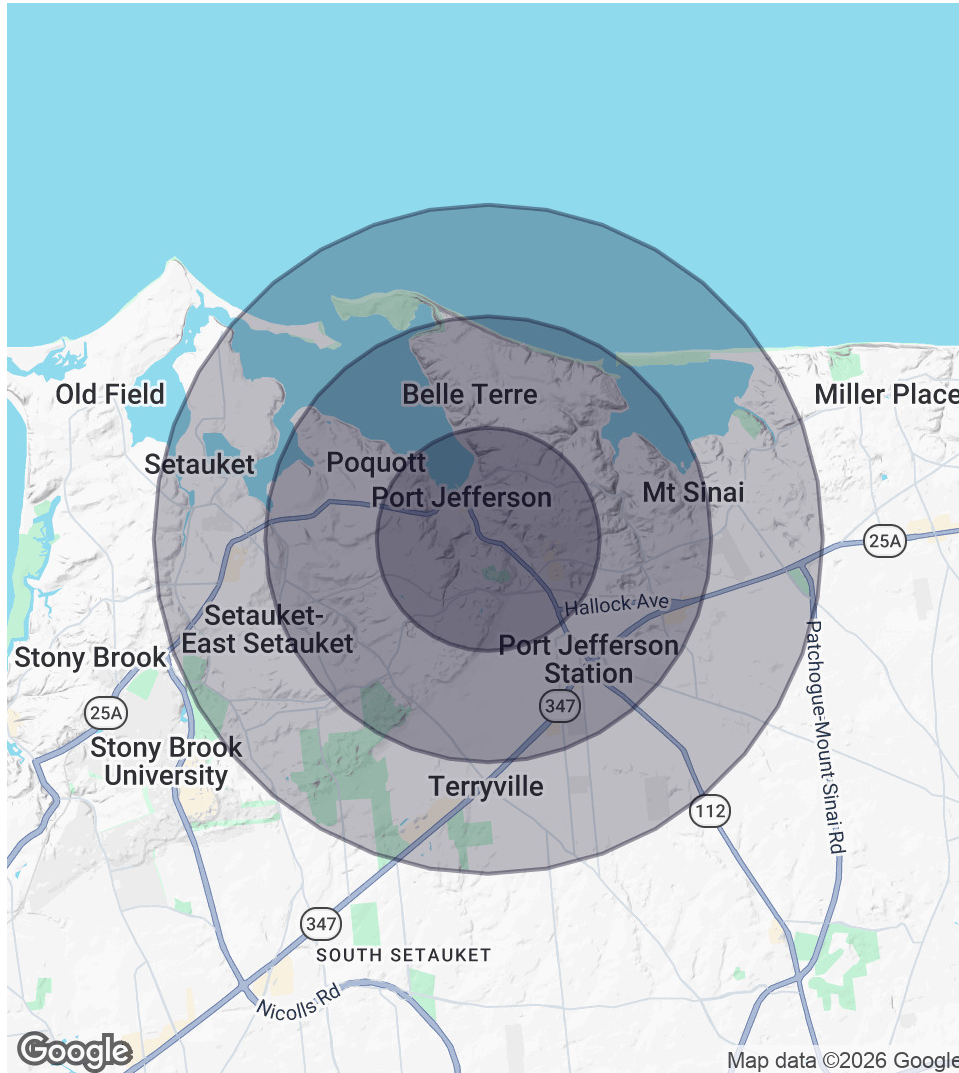
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DEMOGRAPHICS MAP & REPORT

907 Main Street | Port Jefferson, New York 11777



1 Mile Radius

Population

7,614

Households

3,070

Average HH Income

\$163,057

2 Miles Radius

Population

24,094

Households

8,869

Average HH Income

\$173,898

3 Miles Radius

Population

45,928

Households

16,405

Average HH Income

\$175,107

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We Are Commercial Real Estate

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