



Harbor Construction Management to complete North Shore Professional Center in Port Jefferson Village

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North Shore Professional Center, North Country Rd., directly across from John T. Mather Memorial Hospital, offers custom space with up to date technology and high visibility. The center is also close to St. Charles Hospital, Stony Brook Hospital and Stony Brook University, the Long Island Railroad, public transportation and major roadways. Many restaurants and shops are within walking distance and the Port Jefferson railroad is 100 yards from the South end of the complex. A child day-care facility borders the west property line along with several restaurants. Beautiful, scenic and historic Port Jefferson is less than a mile away, with quaint shops and the ferry to Bridgeport, Connecticut. The beautifully landscaped ten-acre complex will include three office buildings, a Bank of Smithtown branch with a drive-through; food services, walking/jogging trails and ample parking. The Center is bordered to the south by Highland Boulevard, to the west by Oakland Avenue, and to the north by North Country Road. A tree-line buffers the complex on the south and west sides. An area of open fields to the south is to remain in its natural state.

North Shore Professional Center will consist of four separate buildings: 125 Oakland Ave., a 36,000 s/f, three story renovated building at the center of the site with access from Oakland Ave., Perry St. and Highland Blvd., occupancy May, 2008; 70 North Country Rd., a 35,000 s/f, new three story building on North Country Rd., directly opposite John T. Mather Memorial Hospital, occupancy August 2008; Highland Blvd., a 25,380 s/f, new three story building, located at the south end of the site, occupancy summer 2009. Bank of Smithtown plans to construct a 3,500 s/f, single story building with drive through access, located to the west of 70 North Country Rd., with an anticipated occupancy date of October 2008. The design of the bank compliments the architecture of the complex and the adjoining areas.

During site excavation in August 2007, a 20 foot piece of a wooden boat keel was discovered at a depth of 30 feet. The oak and cedar remnant was part of a sailing vessel and could date back to the late 1800s, according to a preliminary examination by historical experts, when Port Jefferson was one of the largest wooden ship building centers in the country. The Port Times Record article of August 30, 2007, by Dave Willinger, describes the excavation of this artifact. This artifact was donated to the Long Island Seaport and Eco Center in Port Jefferson by Robert Frey, president and CEO of Harbor Construction Management LLC, manager of the property.

North Shore Professional Center is zoned for eighty percent medical and twenty percent professional tenants. In addition to a number of physician and other medical offices, the future tenants are expected to include a full service gym, a food establishment and a pharmacy.

North Shore Professional Realty, LP is the owner of the project. Harbor Construction Management, LLC is a full service real estate development and construction firm and is providing project management and construction services. Corporate finance and financing arrangements for the

project were handled by Harbor Financial Management, LLC.

We look forward to the opportunity to provide the community with a neighborhood high technology medical and professional center that offers a multitude of benefits and conveniences.

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