



452 FIRST ST · HOBOKEN, NEW JERSEY

630 SF *Prime* Commercial Space

SIZE
±630 SF

MONTHLY RENT
\$4,250

AVAILABILITY
Immediate

APPROVED USES
Medical · Office
Retail · Wellness

PROPERTY OVERVIEW

Position your business at 452 First Street in the heart of Hoboken — a highly efficient, street-level commercial space previously occupied by a diagnostics practice. The space arrives fully built out with a welcoming reception area, multiple private rooms, a full kitchenette, private ADA-accessible restroom with designer tile, and dedicated support space. Upgraded electrical panel. Original hardwood flooring throughout. Available for immediate occupancy.

KEY HIGHLIGHTS

- 452 First St — prime Hoboken street-level location
- Large glass storefront with maximum street visibility
- Full kitchenette with sink & upper cabinetry
- Turnkey medical buildout — move-in ready, day one
- Reception area with multiple private treatment rooms
- ADA-accessible private restroom with designer tile
- Restored hardwood flooring throughout open areas
- Upgraded electrical panel
- Dense Hoboken residential neighborhood — built-in customer base

SCHEDULE A SHOWING

Available for Immediate Occupancy

452 FIRST ST · HOBOKEN, NJ 07030
PHONE (917) 622-8444
RENT \$4,250 / Mo
SIZE ±630 SF

Space Highlights



MAIN OPEN SPACE



STOREFRONT & RECEPTION



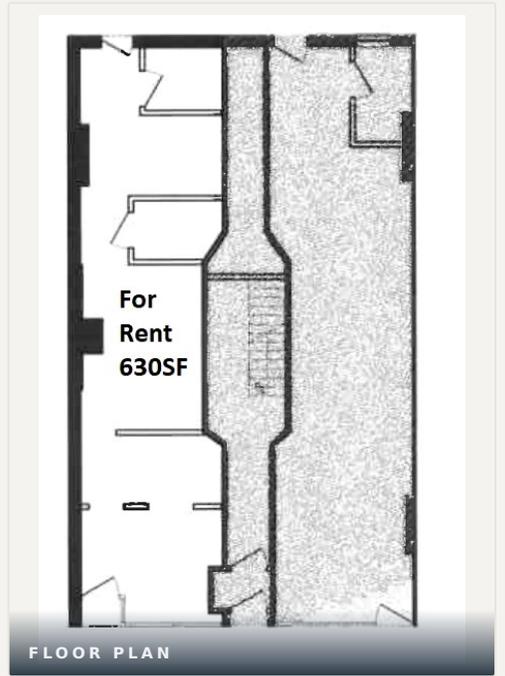
FULL KITCHENETTE



ADA RESTROOM



WORK SPACE & ENTRY CORRIDOR



For Rent
630SF

FLOOR PLAN

PROPERTY FEATURES

- ✓ Street-level storefront & high visibility
- ✓ Full kitchenette with sink & cabinetry
- ✓ Multiple private treatment rooms
- ✓ ADA-accessible designer restroom
- ✓ Hardwood flooring throughout
- ✓ Upgraded dedicated electrical panel
- ✓ HVAC system in place
- ✓ Flexible, configurable layout

452 First St, Hoboken, NJ · Street-Level Commercial



LISTING REPRESENTATIVE

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