

# 80 RIVER STREET

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80 River is 50,000 square foot treasure that is home to retail and office tenants. A playful blend of old-world and modern amenities include, Elevator, original exposed brick walls and loft-like spaces, some suites offer dazzling views of Manhattan and the Hudson River. Perfectly situated in the downtown Hoboken business district, just steps from the Downtown Hoboken Transit Hub. Transportation includes, PATH, Ferry Terminal, Taxis, NJ Transit Trains and Buses.



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**MARIDIAN**  
PROPERTIES

Maridian Properties  
70 Hudson Street PH 7 | Hoboken, NJ 07030  
201.222.1062 | [maridianproperties.com](http://maridianproperties.com) | [info@hobokenofficespace.com](mailto:info@hobokenofficespace.com)

Suite 4B | Floor: 4  
Space Available: 2600 RSF  
Rental Rate: \$43.00 - \$45.00  
Date Available: June 1, 2020  
Service Type: Modified Gross  
Space Use: Office  
Lease Term: Negotiable

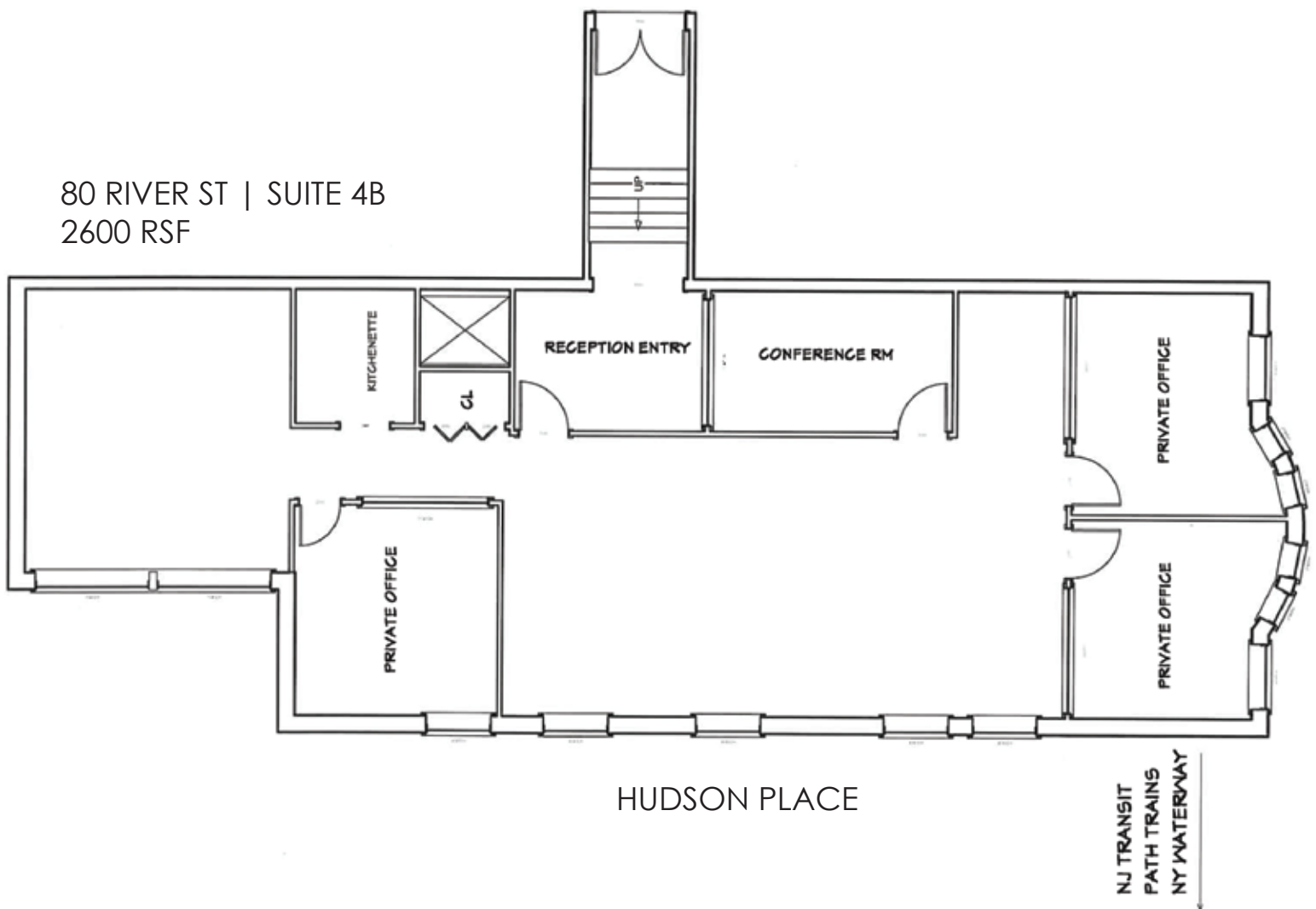
2600 RSF - Expansive and beautiful corner office space with beautiful NYC views and South East exposures. Premium build out with open, airy space and private offices and conference rooms. Features include hardwood floors, glass door entries glass conference room, private kitchen, tons of windows and natural light, CAC, recessed lighting and an eye catching private entry foyer. Beautiful lobby that will impress your clients, and an easily accessible location directly across from Downtown Hoboken Transit Hub.



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80 RIVER ST | SUITE 4B  
 2600 RSF



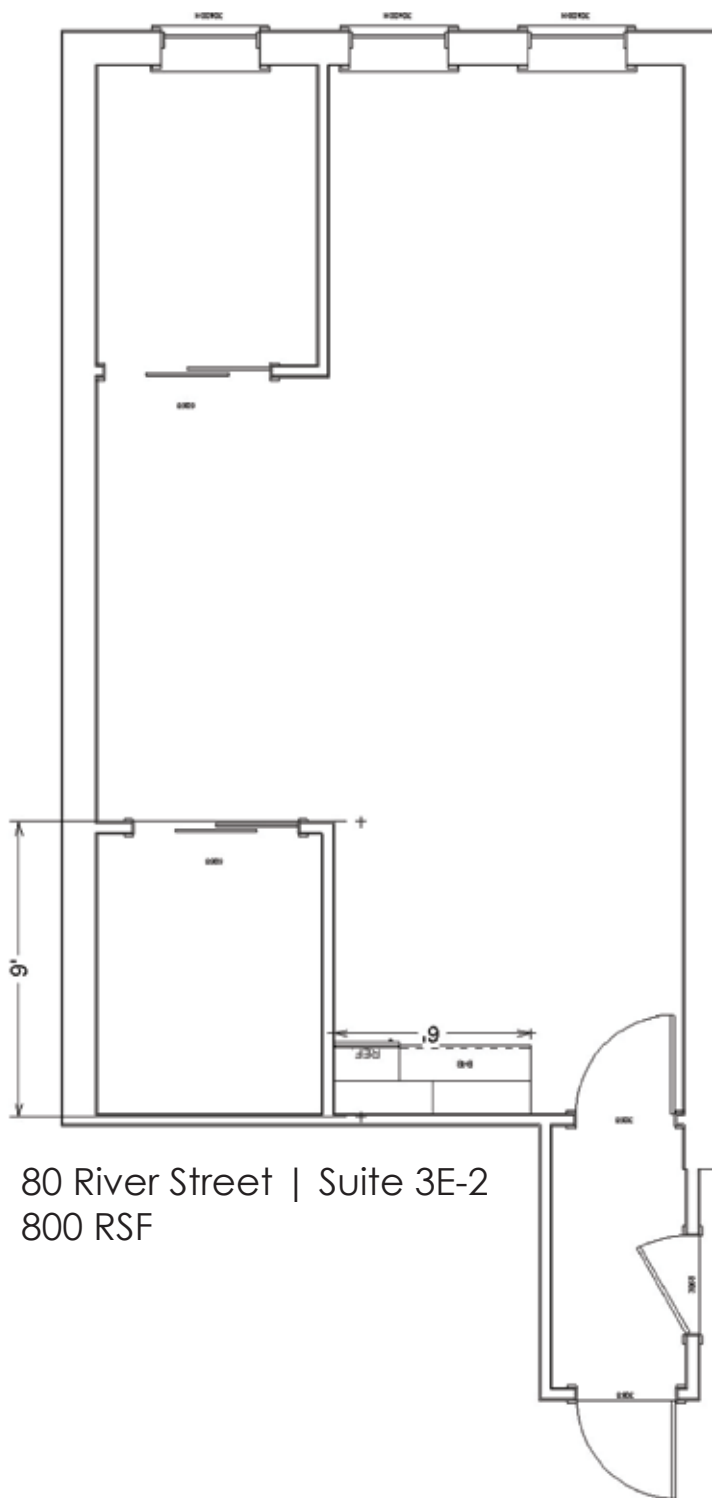


Suite 3E 2 | Floor: 3  
Space Available: 800 RSF  
Rental Rate: \$3300.00 Monthly  
Date Available: May 1, 2020  
Service Type: Modified Gross  
Space Use: Office  
Lease Term: Negotiable

800 RSF - Great office space with big box layout. Two private glass offices that are on opposite sides of the suite. Features include hardwood floors, new bar & cabinetry, CAC, plenty of light and great location. Monthly Rent includes Electric, AC, Heat and CAM. Asking : \$3300.00/ Monthly



River Street



80 River Street | Suite 3E-2  
800 RSF

Suite 301



Suite 301 -Common Waiting Area



Professional Office Space | 225 SQ RSF Available

