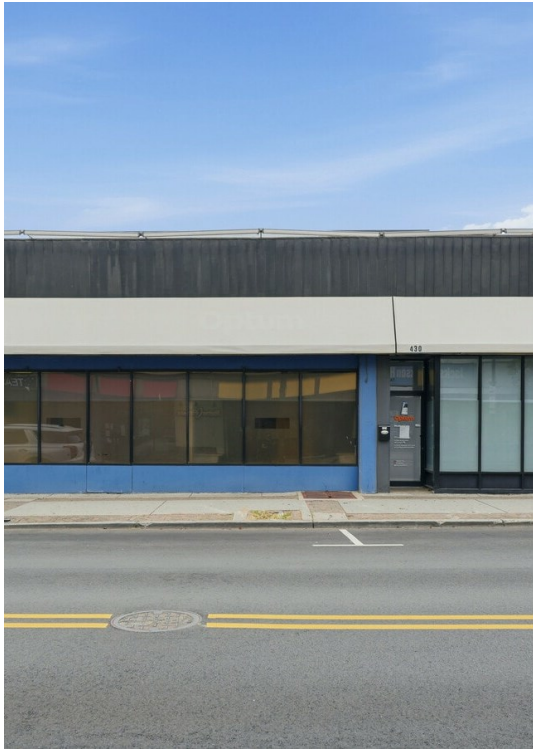




430-432 Broadway

430-432 Broadway, Bayonne, NJ 07002

Alan Zuckerman

Houlihan Lawrence Commercial
800 Westchester Ave, Rye Town, NY 10573
AZuckerman@HoulihanLawrence.com
(914) 798-4900



430-432 Broadway

\$25.00 /SF/YR

Premier Medical Office Opportunity on Bayonne's Main Commercial Corridor. Position your practice in one of Bayonne's most recognized and heavily traveled commercial locations. Situated directly on Broadway, the city's primary business district, 430-432 Broadway offers exceptional visibility, convenient patient access, and an established healthcare presence. Broadway serves as Bayonne's central north-south artery, carrying substantial daily traffic and providing excellent exposure for medical professionals. The corridor is well served by NJ Transit bus service, making the location easily accessible for patients who rely on public transportation. The surrounding neighborhood is densely populated, creating a strong and stable patient base. A significant advantage of this location is its proximity to RWJBarnabas Health at Bayonne, located just a few blocks away at 519 Broadway. This state-of-the-art outpatient healthcare center features a 24/7 Satellite Emergency Department operated by Jersey City Medical Center...

- Increased visibility within an established medical corridor.
- Opportunities for professional referrals and collaborative care
- The property is also surrounded by an established network of physicians, specialty practices, pharmacies, and allied healthcare providers.



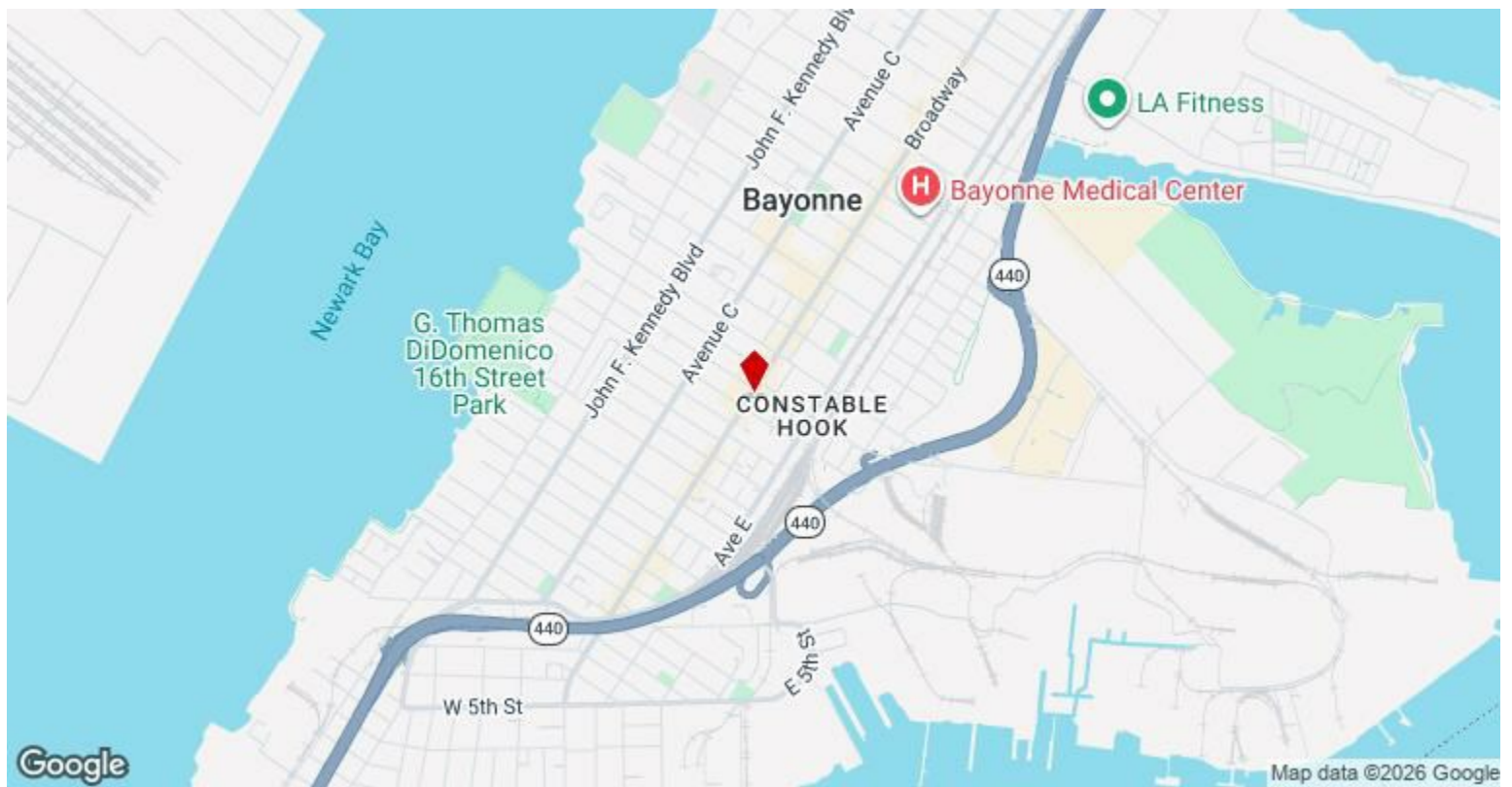
Rental Rate:	\$25.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	5,000 SF
Year Built:	1910
Walk Score ®:	80 (Very friendly)
Transit Score ®:	60 (Moderately friendly)
Rental Rate Mo:	\$2.08 /SF/MO

1

1st Floor

Space Available	5,000 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Over 14 treatment rooms plus Doctors offices. Move in ready condition. See the floor I plan for layout of facility. Most offices contain sinks. Three patient bathrooms.



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Property Photos



Property Photos



Property Photos



Property Photos



Typical bathroom



Corridor looking to 2nd entrance

Property Photos



2nd entrance and waiting room



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



TOTAL: 4600 sq. ft
1st floor: 4600 sq. ft

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