

MORRISTOWN PLAZA

161 - 163 MADISON AVENUE, MORRISTOWN, NJ 07960

OFFICE SPACE FOR LEASE



PROPERTY OVERVIEW

TOTAL BUILDING SF: **161 Madison Avenue**
33,921 RSF
163 Madison Avenue
88,182 RSF

SPACES AVAILABLE: **163 Madison Avenue**
1st Floor - 4,033 RSF
2nd Floor - 4,340 RSF

ASKING RENTAL RATE: \$27.00 PSF + PSF TE

COMPLEX AMENITIES

High-end Grab-and- Go Cafe
Fitness Center
Conferencing Center
On-Site Maintenance
Outdoor Plaza Seating
On-Site Banking (PNC Bank)

***Common area renovations are complete
& Café is open!***

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Suzanne M. Kiall
skiall@lee-associates.com
D 973.396.2800

Doug Rowe
drowe@lee-associates.com
D 973.319.5233



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

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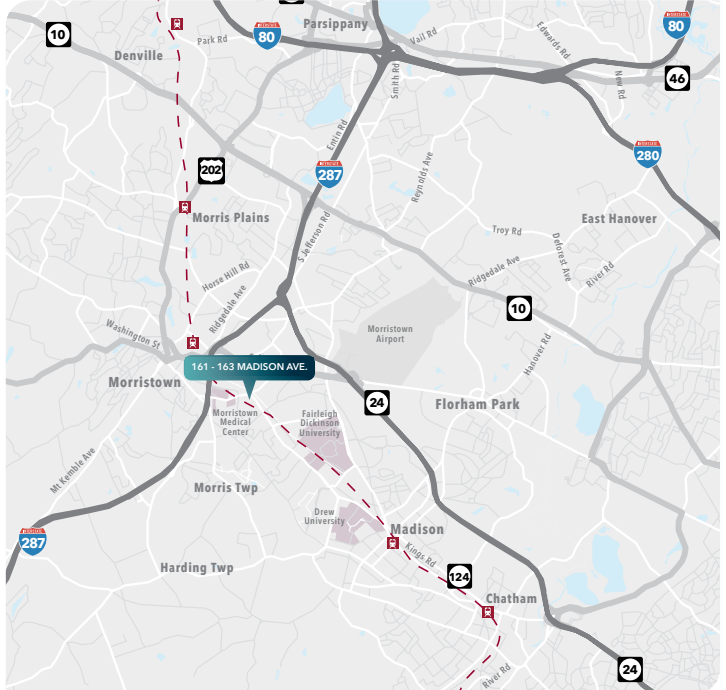
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LOCATION FEATURES

- Located on premier Madison Avenue in Morristown
- Minutes to shopping, banking, and restaurants
- Direct access to Routes 287, 24, 202 & 10
- Minutes to Morristown and Convent Train Stations
- Walking distance to Morristown Medical Center
- 34 Minutes to Holland Tunnel
- 24 Minutes to Newark Liberty International Airport
- 5 Minutes to Morristown Airport



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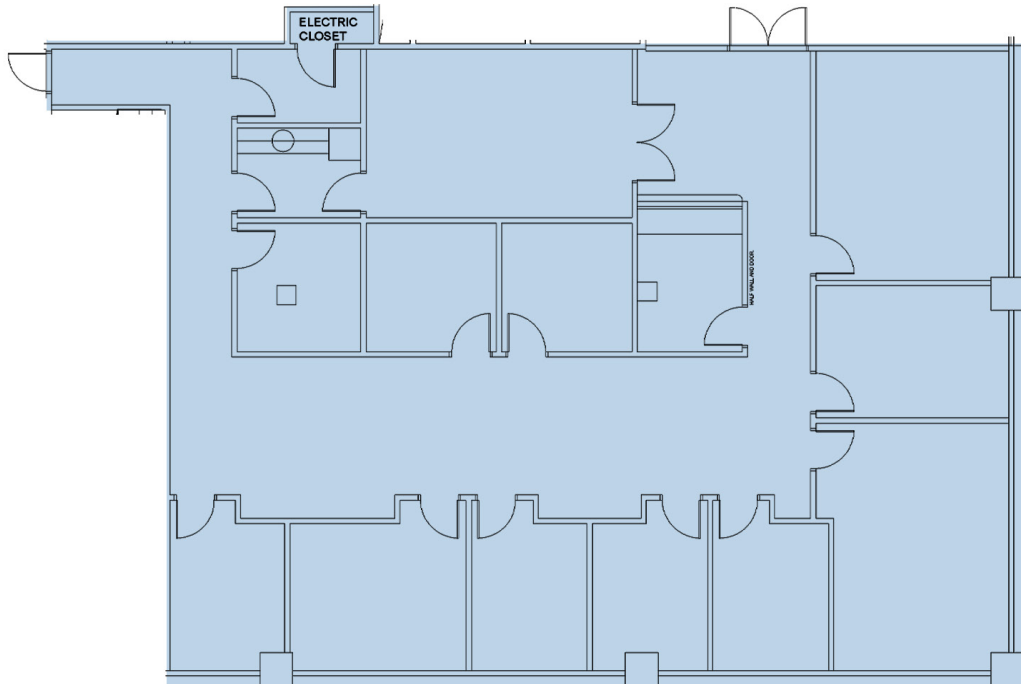


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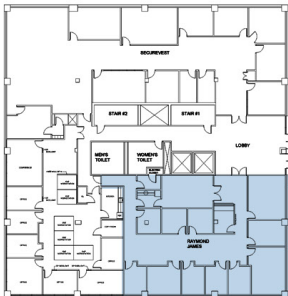
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KEY PLAN:



1ST FLOOR
AVAILABLE: 4,033 SF
163 MADISON AVE
MORRISTOWN, NJ.

Occupancy: Q1 2026

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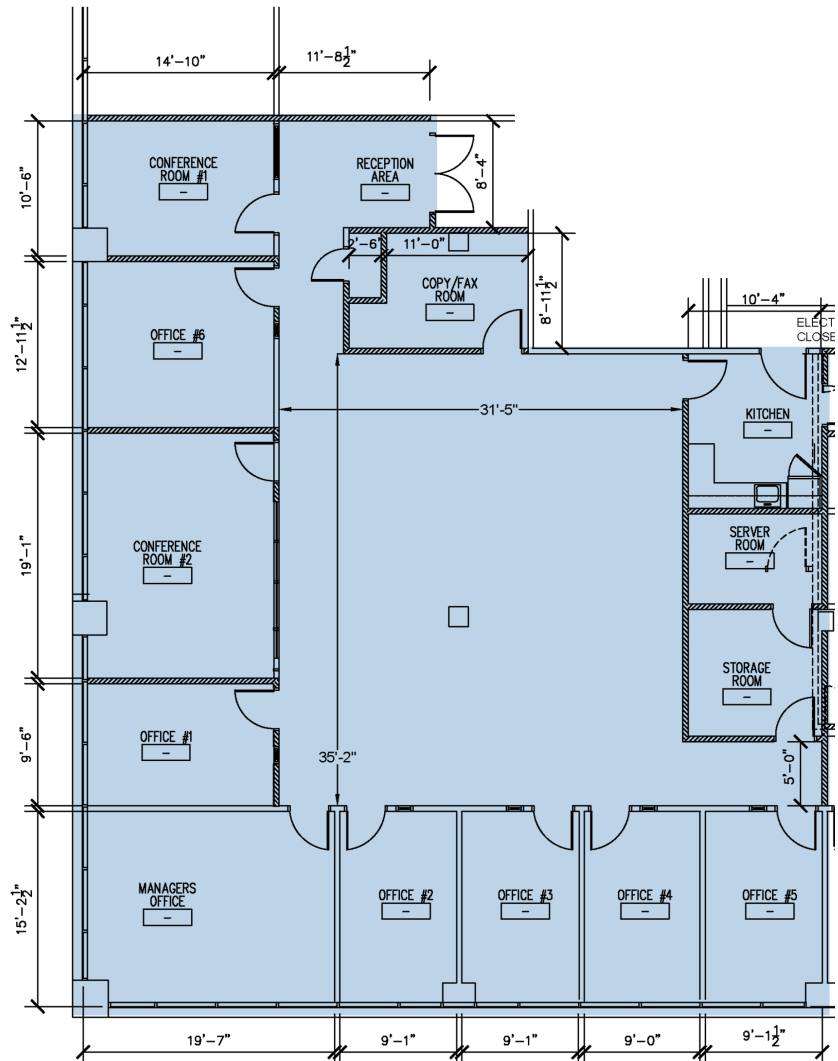
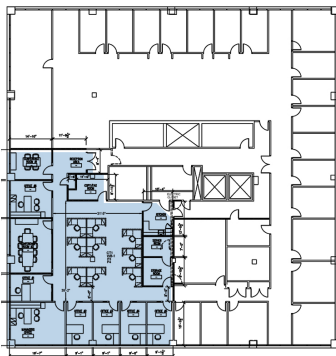
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OFFICE SPACE FOR LEASE



AVAILABLE
2ND FLOOR : 4,340 SF
163 MADISON AVE
MORRISTOWN, NJ.

KEY PLAN:



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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