

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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.

MORRISTOWN PLAZA

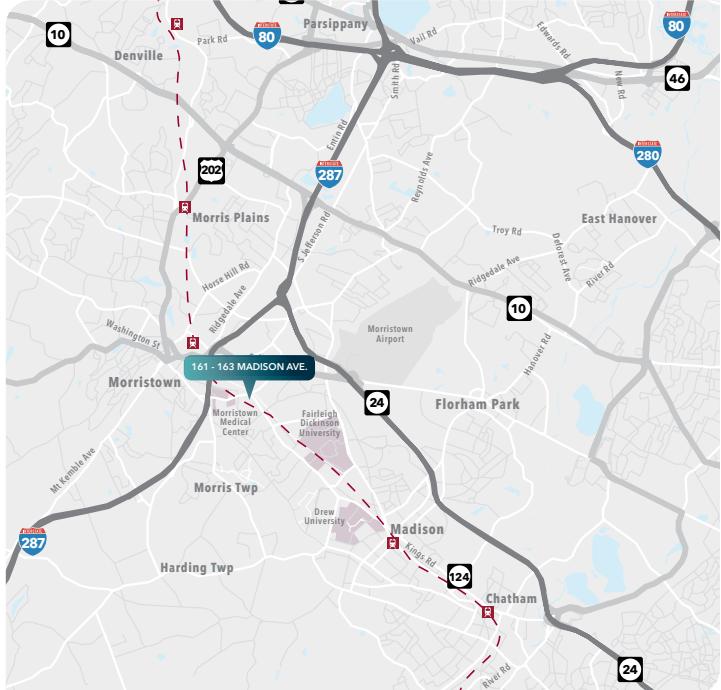
161 - 163 MADISON AVENUE, MORRISTOWN, NJ 07960

OFFICE SPACE FOR LEASE



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



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

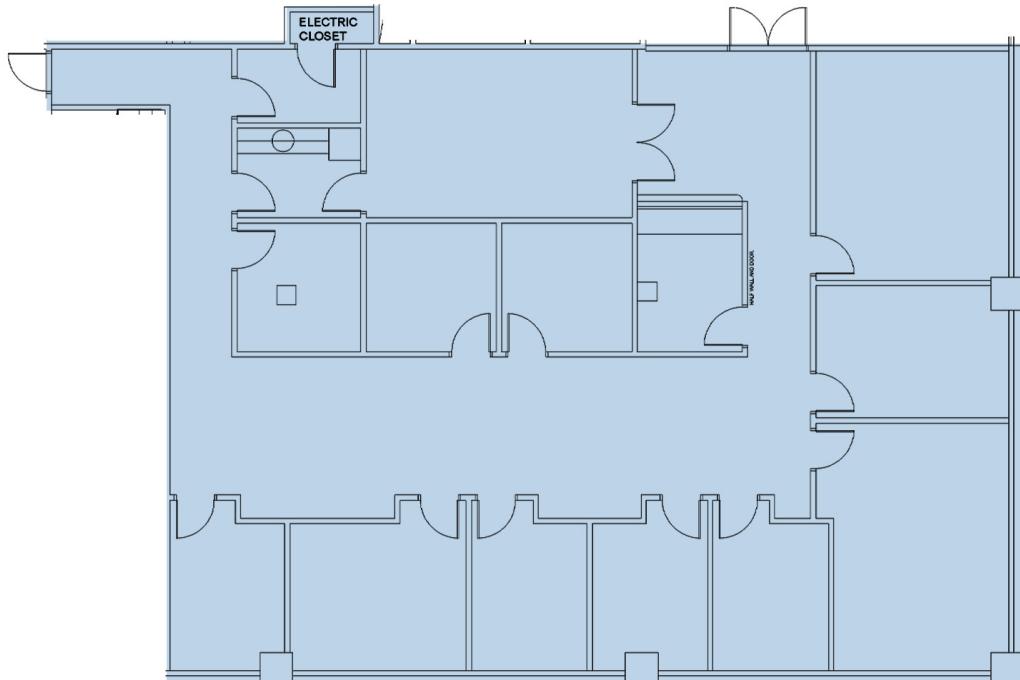
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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.

MORRISTOWN PLAZA

161 - 163 MADISON AVENUE, MORRISTOWN, NJ 07960

OFFICE SPACE FOR LEASE



KEY PLAN:



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

Occupancy: Q1 2026

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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.

MORRISTOWN PLAZA

161 - 163 MADISON AVENUE, MORRISTOWN, NJ 07960

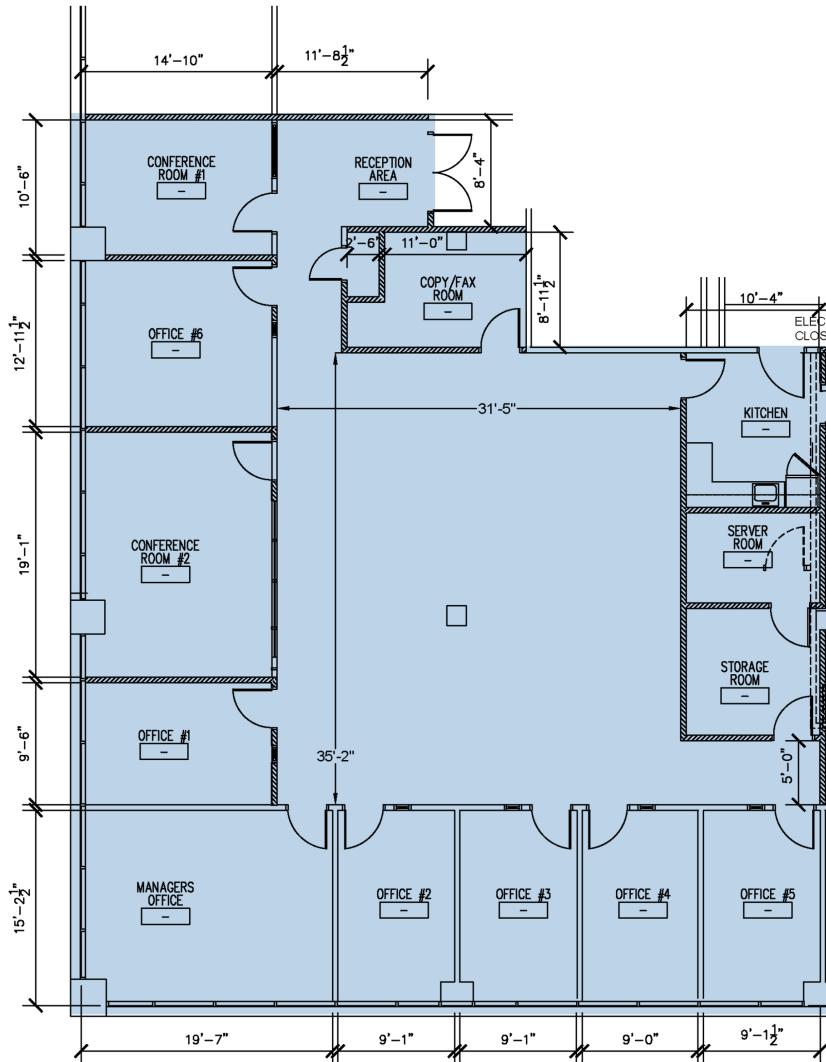
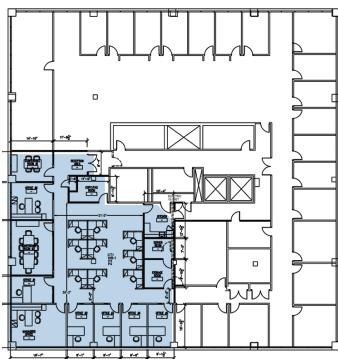
OFFICE SPACE FOR LEASE



AVAILABLE

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

KEY PLAN:



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

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

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.