

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

AVAILABLE SF

AVAILABLE 12/1/2026:	161 Madison Avenue
	Suite 210 - 1,530 RSF
AVAILABLE 2/1/2027:	163 Madison Avenue
	Suite 405 - 4,739 RSF
AVAILABLE 3/1/2027:	161 Madison Avenue
	Suite 207 - 4,303 RSF

COMPLEX AMENITIES

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

ASKING RENTAL RATE: \$27.00 PSF + TE

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

Doug Rowe
drowe@lee-associates.com
D 973.319.5233 | C 646.483.0501



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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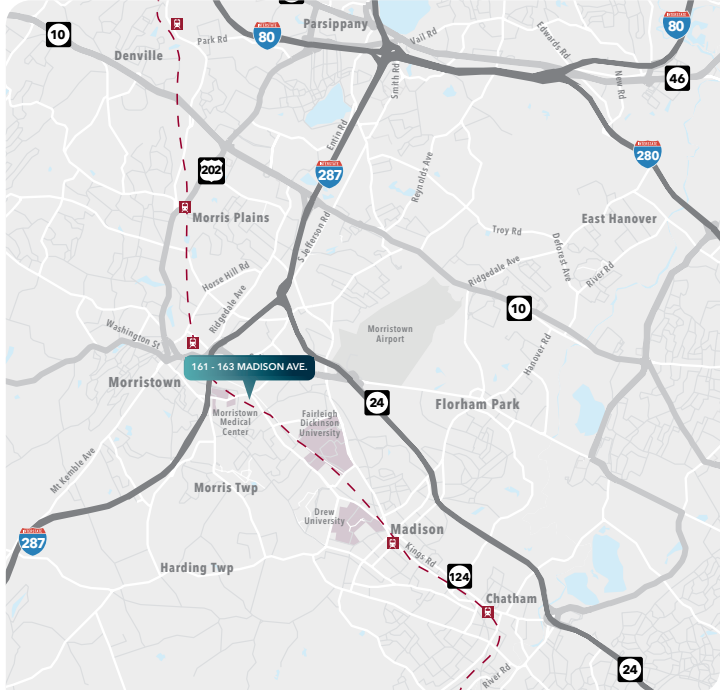
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LOCATION FEATURES

- Located on prestigious Madison Avenue in Morristown
- Minutes to shopping, banking, and restaurants
- Direct access to Routes 287, 24, 202 & 10
- Minutes to Morristown and Convent Station 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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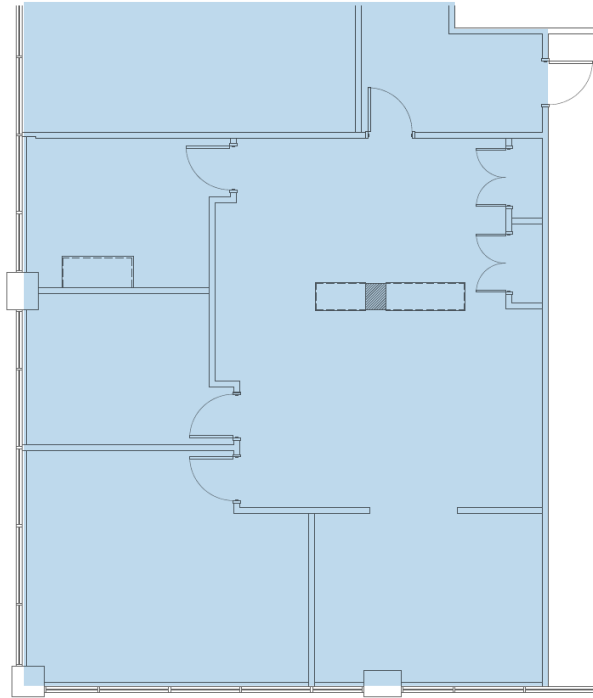
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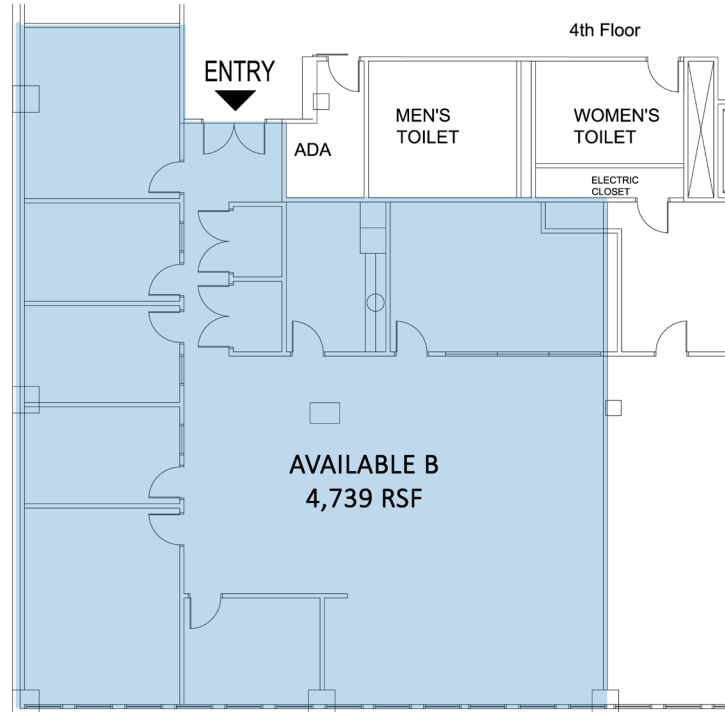
Occupancy: December 1, 2026

SUITE 210
AVAILABLE: 1,530 SF
161 MADISON AVE.
MORRISTOWN, NJ



Occupancy: February 1, 2027

SUITE 405
AVAILABLE: 4,739 SF
163 MADISON AVE.
MORRISTOWN, NJ



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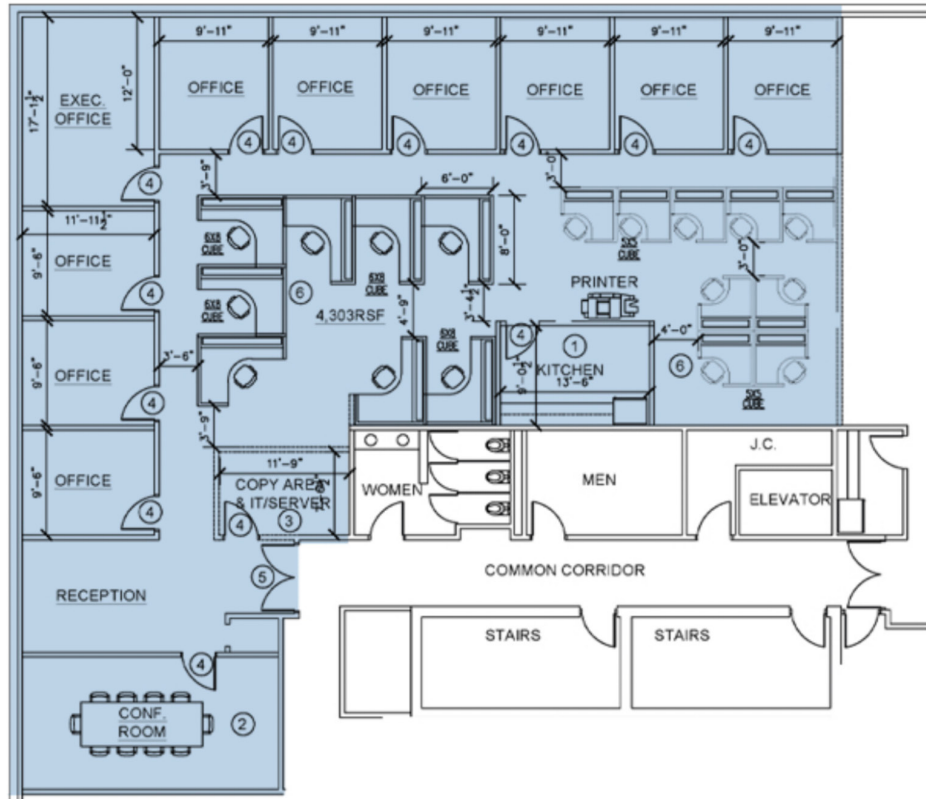
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Occupancy: March 1, 2027

SUITE 207
AVAILABLE: 4,303 SF
161 MADISON AVE.
MORRISTOWN, NJ



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