

# 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

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**SPACES AVAILABLE:**      **163 Madison Avenue**  
1<sup>st</sup> Floor - 4,033 RSF

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**ASKING RENTAL RATE:**      \$27.00 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)

### 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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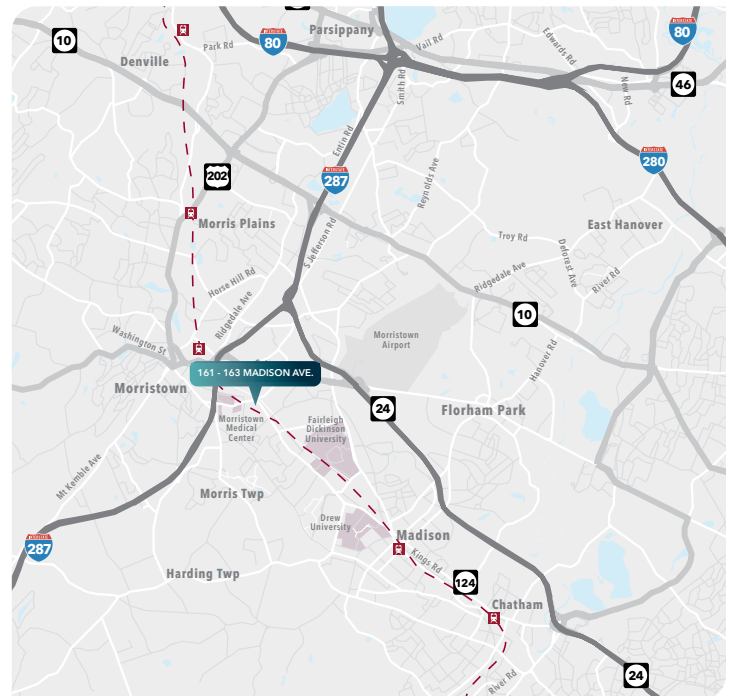
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### LOCATION FEATURES

- Located on 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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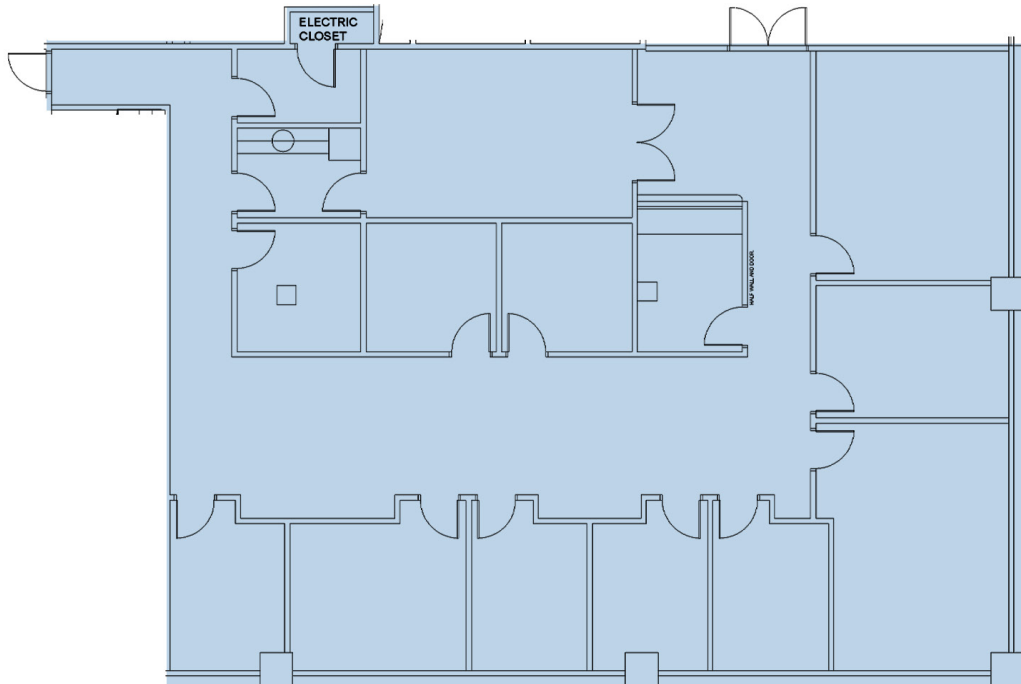


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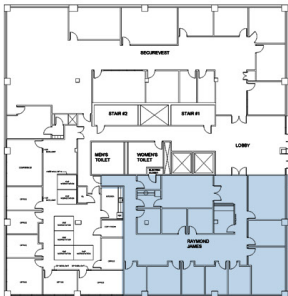
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### KEY PLAN:



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

**Occupancy: Q1 2026**

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