



# MADISON AVENUE MEDICAL PLAZA

310 MADISON AVENUE, MORRISTOWN, NJ



**2,158 – 17,170 SF**

Class A Medical Space  
Available in Morristown

Owned and managed by



# BUILDING HIGHLIGHTS

310 Madison Avenue is an ideal location for medical professionals, just one mile off of Exit 35 of I-287, creating easy access to all of the regions major roadways.



Adjacent to the Convent Train Station (NJ Transit – NYC midtown direct)



Easy access to I-287 and Routes 24 and 10



+/- 3 minutes to Morristown Medical Center



Prime location in greater Morristown's medical corridor



Covered & surface parking over 4 per 1,000 SF



Full floor availability, or can be divided



Located on the highly trafficked Madison Avenue



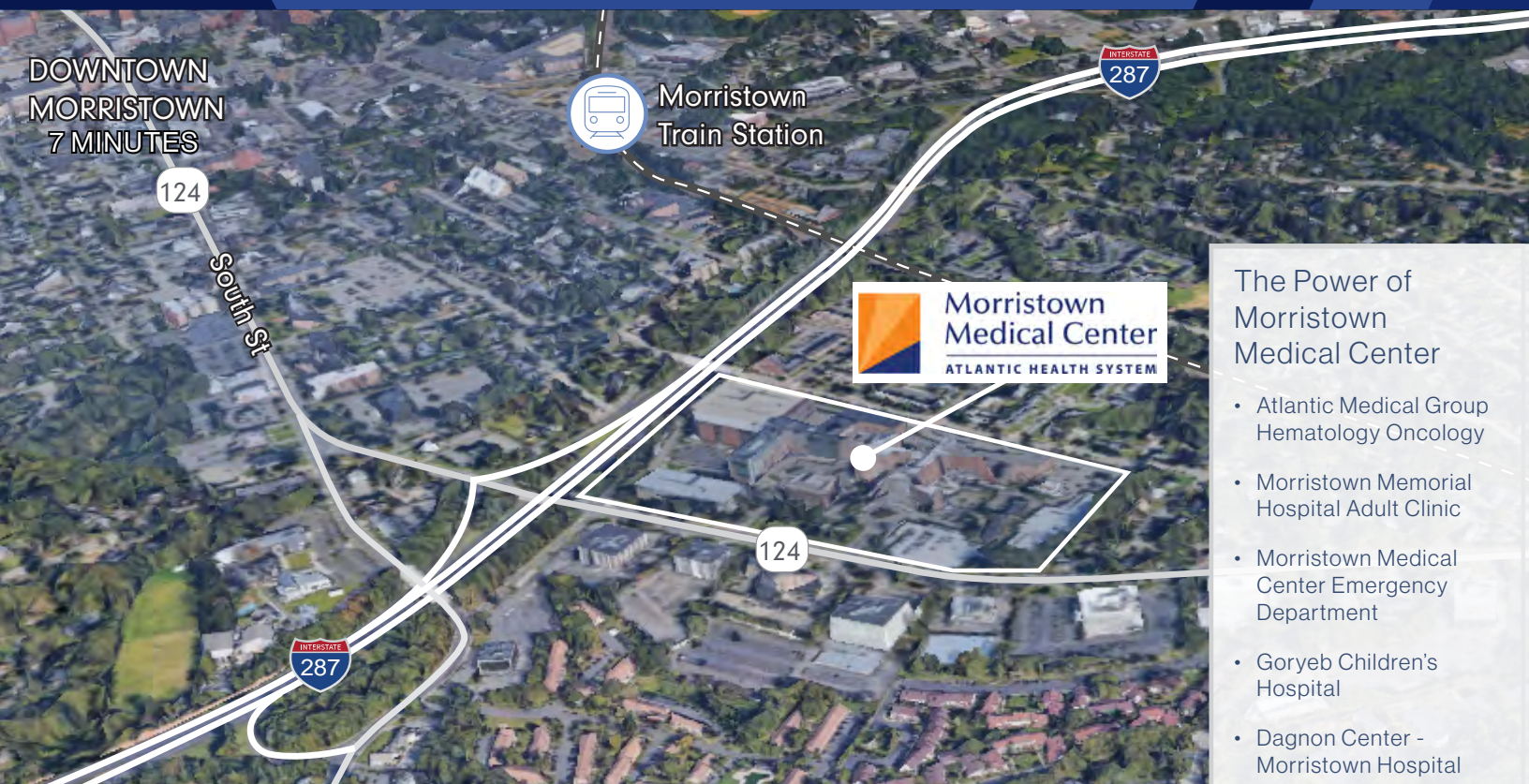
Exterior building signage for full floor user







# LESS THAN 5 MINUTES FROM NEW JERSEY'S #1 HOSPITAL\*



## The Power of Morristown Medical Center

- Atlantic Medical Group Hematology Oncology
- Morristown Memorial Hospital Adult Clinic
- Morristown Medical Center Emergency Department
- Goryeb Children's Hospital
- Dagnon Center - Morristown Hospital





# PROMINENT MADISON AVENUE ADDRESS AND GREAT VISIBILITY



**NJ TRANSIT**

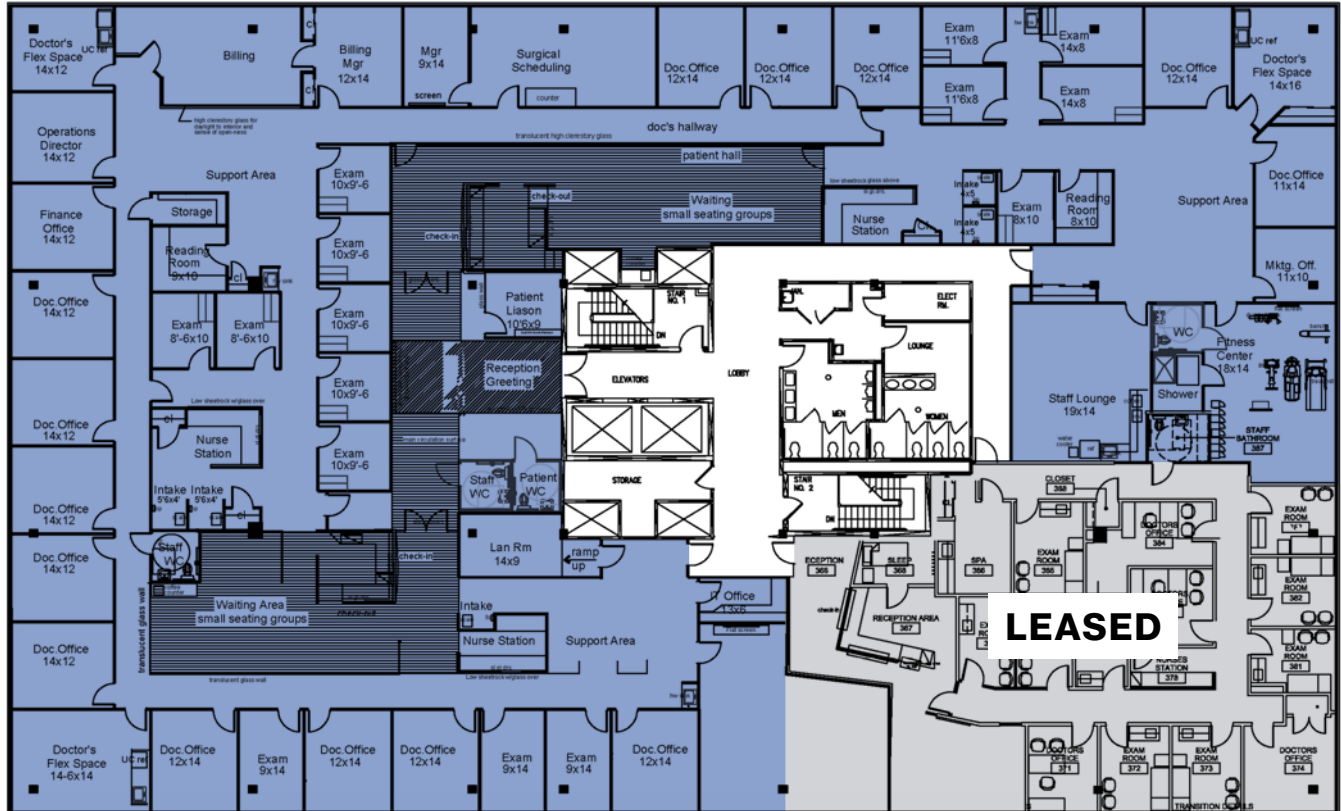


*\* Rated the number one hospital in New Jersey by U.S. News & World Report for five years in a row, Morristown Medical Center is a nationally-recognized leader in cardiology and heart surgery, orthopedics, obstetrics and gynecology, geriatrics, gastroenterology and GI surgery, pulmonology and lung surgery and urology. It is the only hospital in New Jersey named one of America's '50 Best Hospitals' for eight consecutive years by Healthgrades and one of the World's Best Hospitals (the 46th best hospital in the United States and number one in N.J.) by Newsweek. Morristown Medical Center was also ranked the top hospital with more than 350 beds in New Jersey by Castle Connolly, and Leapfrog recognized the Hospital with an 'A' hospital safety grade – its highest – fifteen consecutive times.*

**DOWNTOWN MADISON  
6 MINUTES**



**17,170 SF**

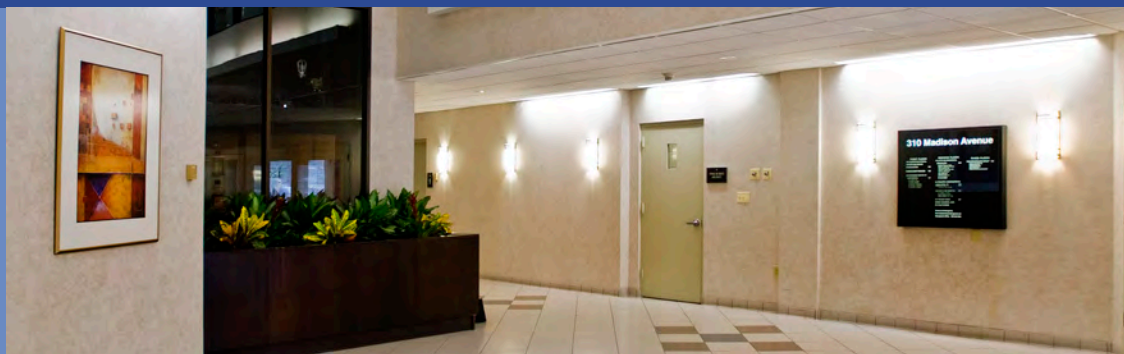


## Exterior Building Signage Available For A Full Floor User

The floor plan is divided into four main color-coded sections, each with a total area label:

- Green Section (4,684 SF):** Located on the left side, containing multiple offices (e.g., Office 12x14, Office 14x12), exam rooms (Exam 10x9-6, Exam 8-6x10), storage rooms, a nurse station, and a patient liaison room (10'6"x9').
- Blue Section (2,158 SF):** Located at the top right, containing offices (Office 12x14, Office 23x14), exam rooms (Exam 11'6"x6', Exam 11'6"x8', Exam 14x6'), a reading room (8'x10'), and a break area (22x20).
- Yellow Section (5,092 SF):** Located at the bottom left, containing offices (Office 12x14, Office 9x14), exam rooms (Exam 9x14, Exam 12x14), a lounge, a break area, and a large 'LEASED' area.
- Grey Section (3,002 SF):** Located on the right side, containing a lounge, a break area, and a large 'LEASED' area.

Other labeled areas include a central corridor, elevators, storage rooms, and a ramp up. The 'LEASED' area is prominently marked in the bottom right corner.







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For more information and to arrange a private tour, please contact leasing agent:

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