

AN OFFICE LEASE OPPORTUNITY

1010 24TH AVE NW

NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC

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ER Equity
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SINCE 1981



OFFERING SUMMARY

Available (Suite 105):	832 SF
Lease Rate:	\$14.00/SF NNN
NNN Rate:	\$5.87/SF
Lot Size:	0.65 Acres
Building Size:	7,017 SF
Year Built:	2007
Roof Replaced:	2022
Parking:	20 Spaces
Zoning:	C-1 (Local Commercial)

PROPERTY HIGHLIGHTS

- Office For Lease in Northwest Norman's Quorum Office Park
- Great Central Location off W Robinson Street and 24th Ave NW with Easy I-35 Access
- Traffic Counts (vehicles/day): 24th Ave NW - 18,743 | W Robinson St - 29,584
- Nearby Businesses Include: Target, Homeland, BancFirst, Embassy Suites, Taco Bell, Starbucks, 7-Eleven, and more
- Office Features a Dedicated Entrance, Multiple Private Offices, a Restroom & Shower, and Ample Storage Space
- Tenant Responsible for Utilities

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,182	25,025	46,513
Total Population	7,124	63,509	116,683
Average HH Income	\$94,839	\$101,374	\$93,929

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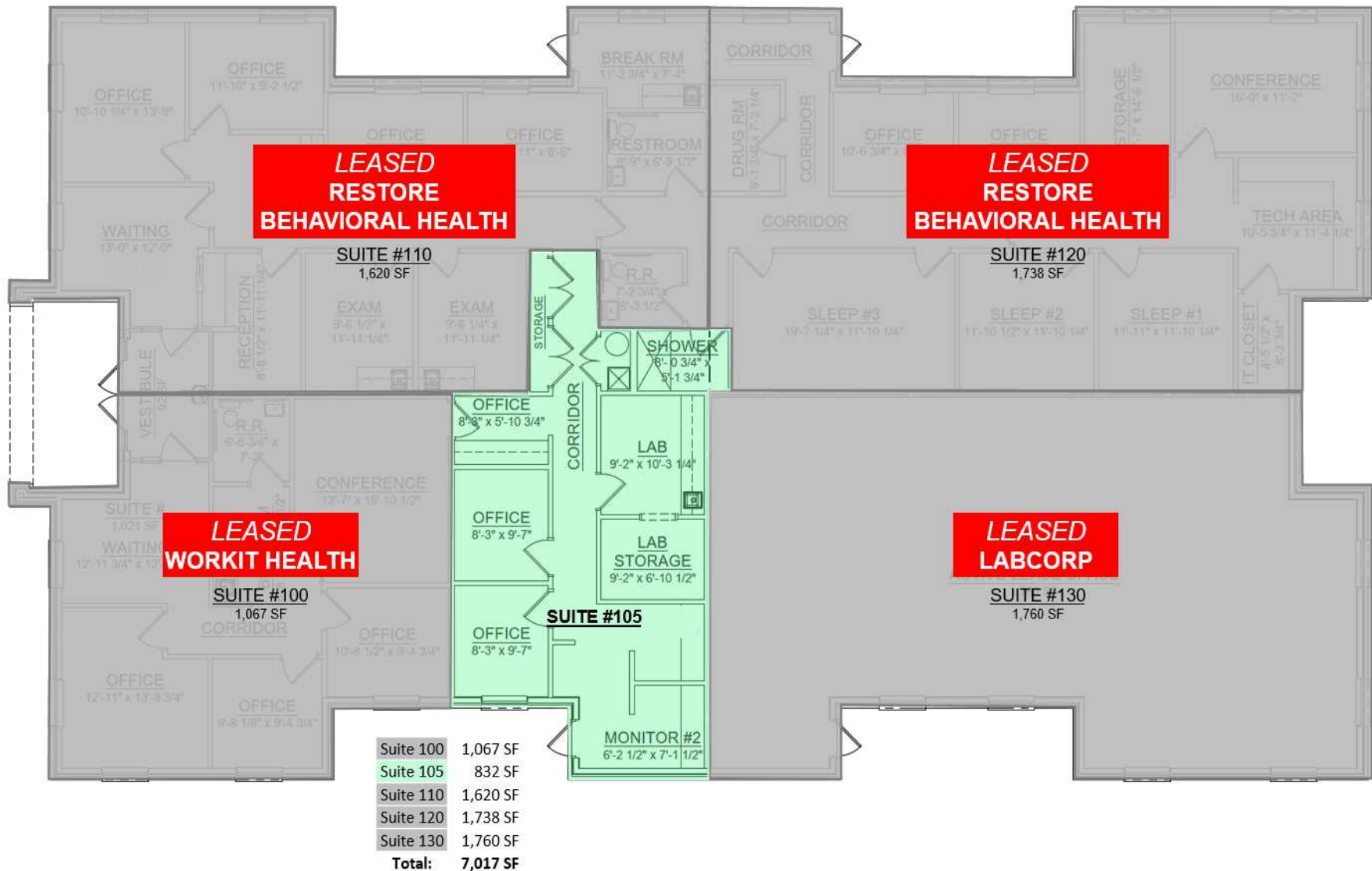
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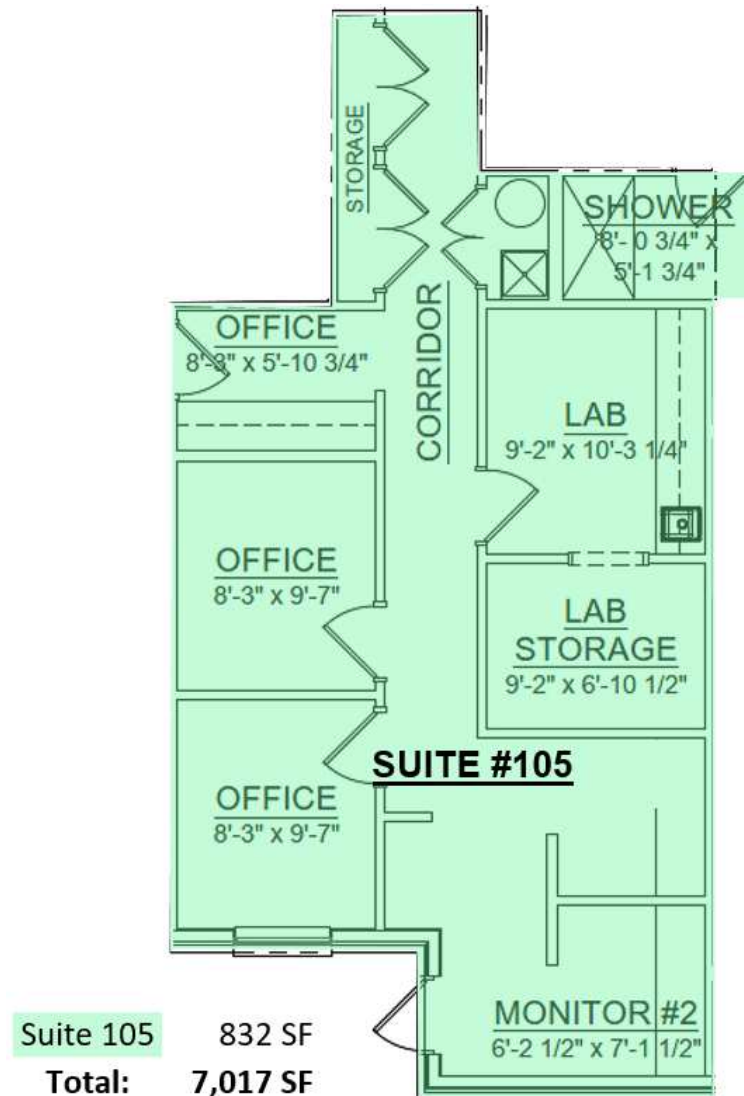
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