

OFFICE BUILDING FOR SALE OR LEASE

1010 24TH AVE NW

NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

(405) 640-6167 cell

EQUITY COMMERCIAL REALTY ADVISORS, LLC

jjhatfield@ccim.net



OFFERING SUMMARY

Total Available SF:	4,191 SF
Suite 105:	690 SF
Suite 110:	1,751 SF
Suite 120:	1,750 SF
Sale Price:	\$1,370,500
Lease Rate:	\$14.00/SF NNN
NNN Rate:	\$6.55/SF
Lot Size:	0.65 Acres
Building Size:	7,018 SF
Year Built:	2007
Roof Replaced:	2022
Parking:	20 Spaces
Zoning:	C-1 (Local Commercial)

PROPERTY HIGHLIGHTS

- Office Building For Sale or 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.
- Offices Feature Dedicated Entrances, a Waiting/Receptionist Area, a Break Room, Large Conference Rooms, Restrooms, Spacious Private Offices, and Ample Storage Space.
- Flexible Size Opportunities - Available Suites can be Separated or Combined | Tenant Responsible for Utilities

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,127	25,001	46,407
Total Population	6,943	63,661	116,592
Average HH Income	\$91,164	\$97,427	\$90,644

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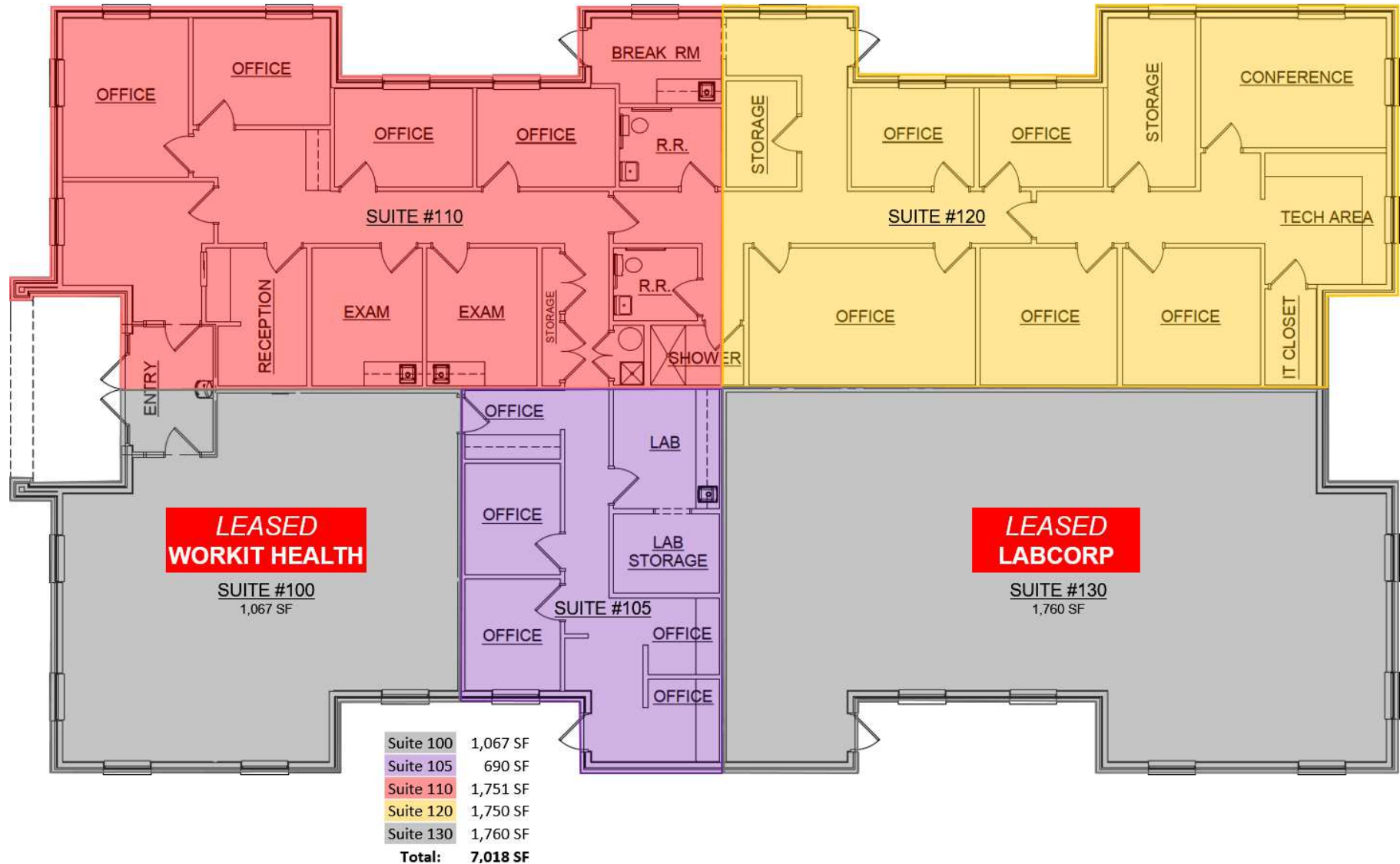
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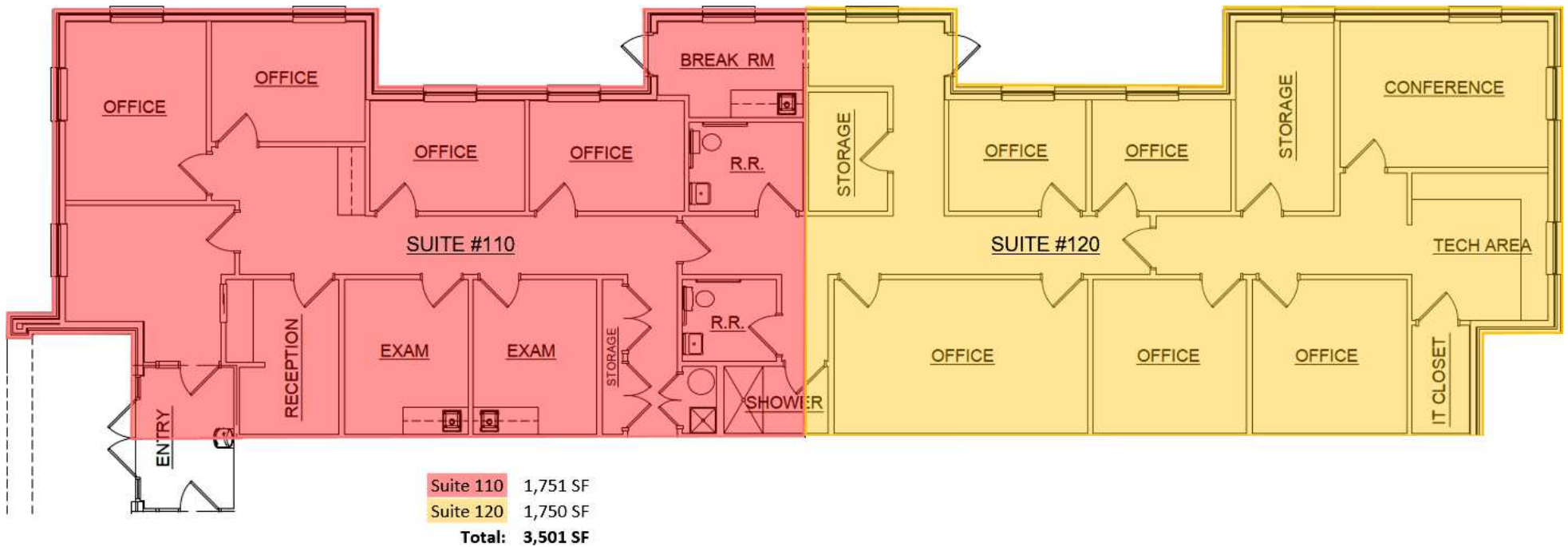
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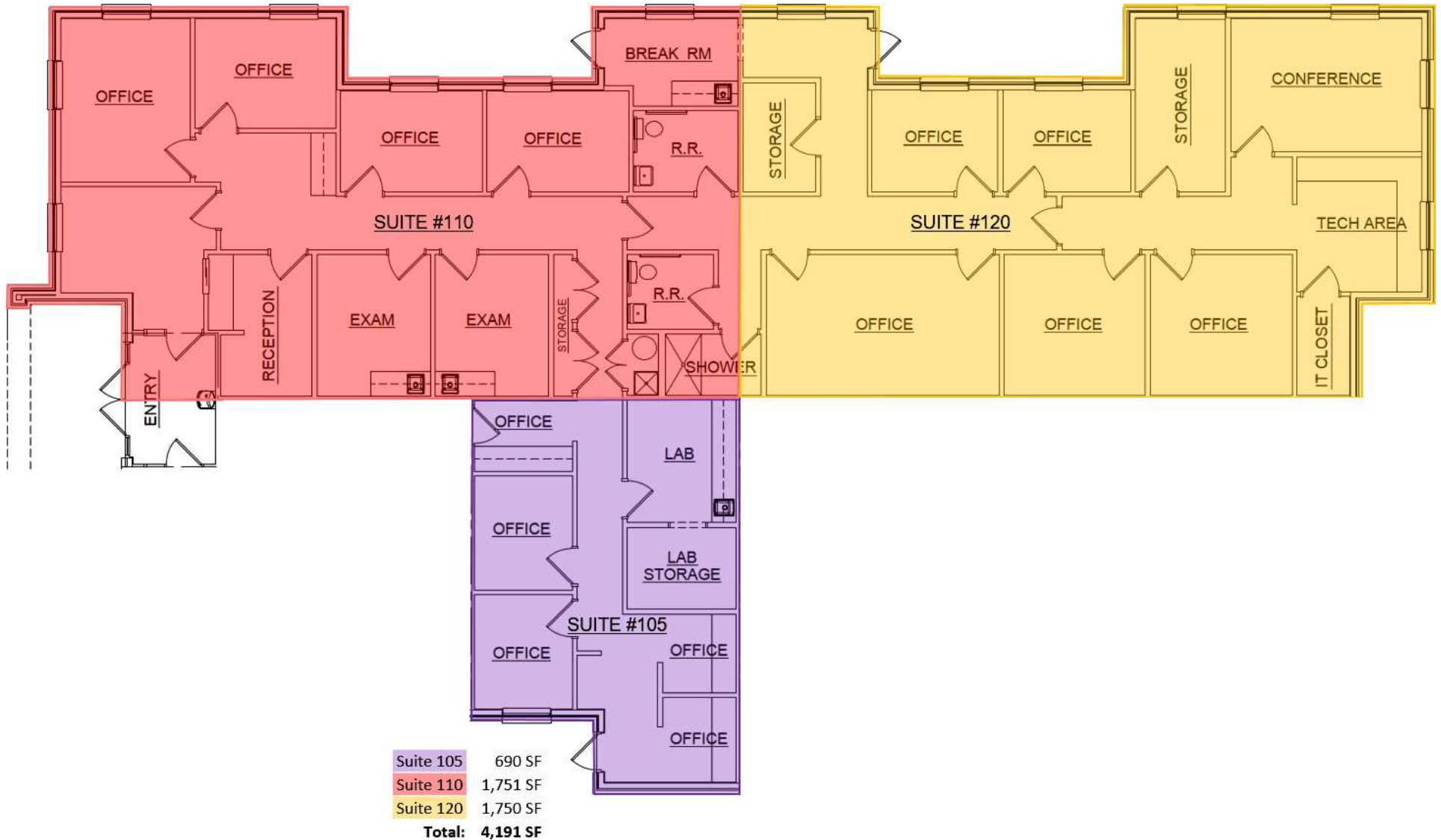
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