

# FOR LEASE

480 24th Ave NW,  
Suite 146-156  
Norman, OK 73069



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Suite SF: 7,685 SF**

**Lease Rate: \$18 SF/YR**

**NNN Rate: \$4.50 SF/YR**

**Zoning: C-2**

**Year Built: 2010**

**Traffic Count: 18,451**

**Building Size: 85,726 SF**

## Property Overview

Suite 146-156 at Madison Square offers 7,685 SF of expansive office space designed for larger users. The layout includes three large open areas previously configured with cubicles, six private offices, and a utility closet, providing flexibility for a variety of office setups. Additional features include five restrooms and two kitchenettes, offering convenience for employees and clients alike. This suite is ideal for companies seeking a sizable, functional space in a high-visibility NW Norman location with room to grow and customize.

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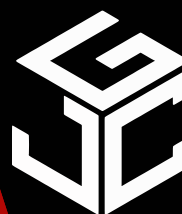


**BRICK & BEAM**  
REALTY

**Sally Allen**  
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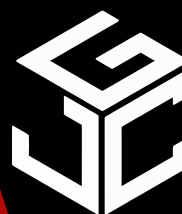


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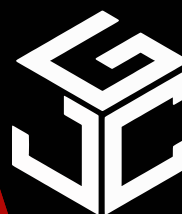


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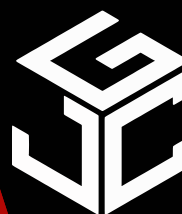


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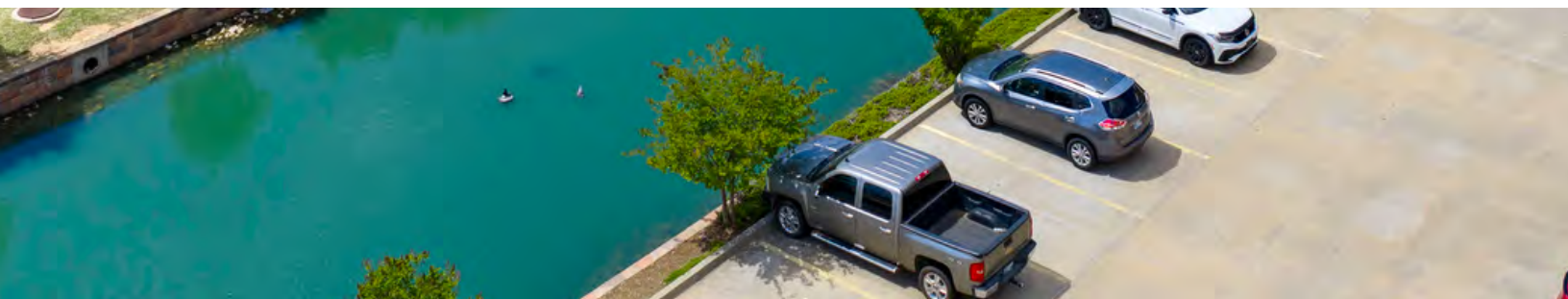
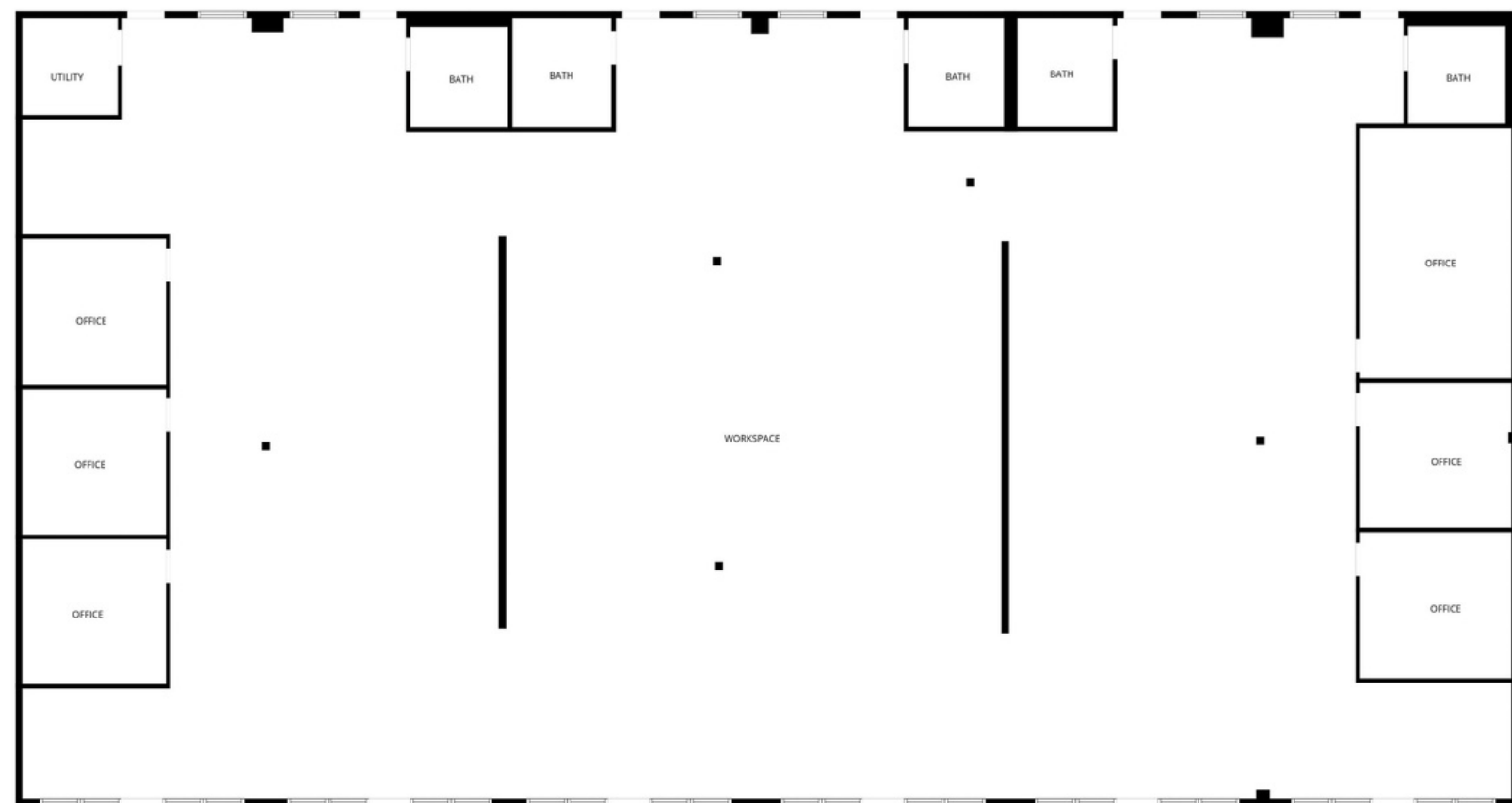
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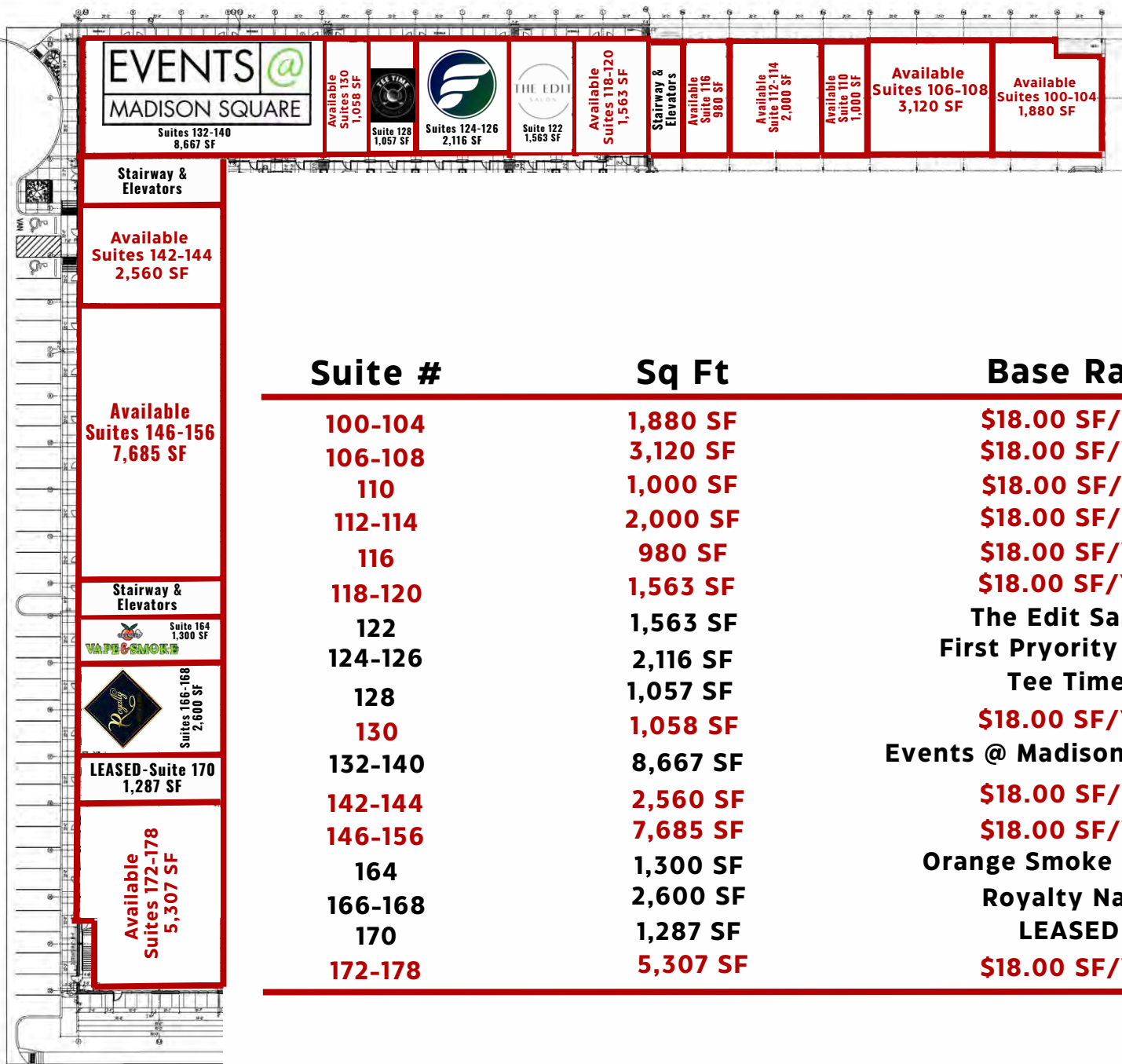
## First Floor Suites 100-178



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**Second Floor  
Suites 210-272**



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**Suites 210-272  
39,983 SF of Available  
Contiguous Space**

**Executive Suites  
Fully Leased**

## **Suite #**

## **Sq Ft**

## **Base Rate**

|         |           |               |
|---------|-----------|---------------|
| 210     | 1,007 SF  | \$15.00 SF/YR |
| 212     | 1,007 SF  | \$15.00 SF/YR |
| 214     | 1,007 SF  | \$15.00 SF/YR |
| 216     | 1,237 SF  | \$15.00 SF/YR |
| 218     | 1,027 SF  | \$15.00 SF/YR |
| 220     | 1,048 SF  | \$15.00 SF/YR |
| 222     | 1,048 SF  | \$15.00 SF/YR |
| 224     | 1,048 SF  | \$15.00 SF/YR |
| 226     | 1,048 SF  | \$15.00 SF/YR |
| 228     | 1,048 SF  | \$15.00 SF/YR |
| 230     | 1,048 SF  | \$15.00 SF/YR |
| 232-246 | 6,904 SF  | \$15.00 SF/YR |
| 248-258 | 10,306 SF | \$15.00 SF/YR |
| 260-266 | 7,000 SF  | \$15.00 SF/YR |
| 268-272 | 4,200 SF  | \$15.00 SF/YR |

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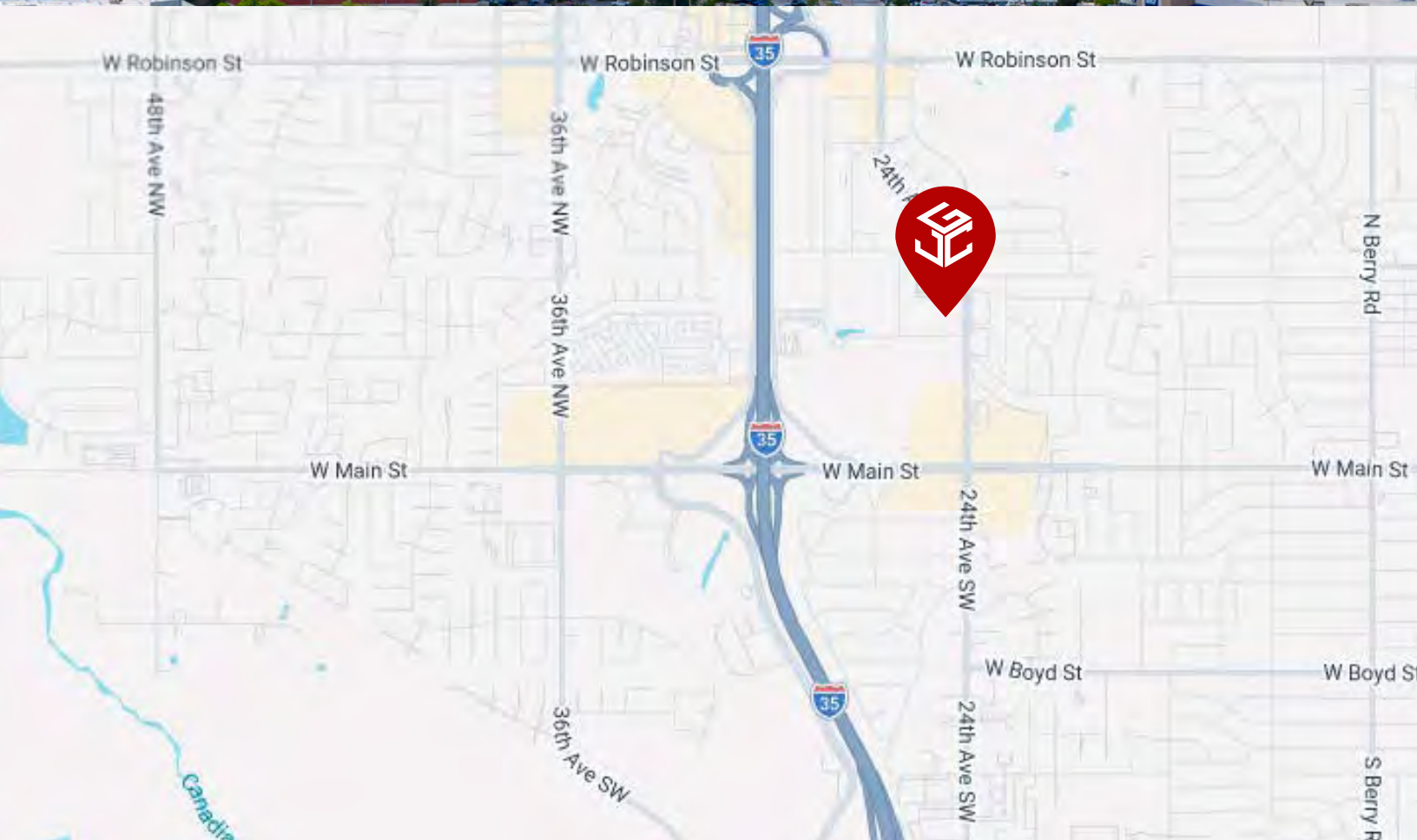
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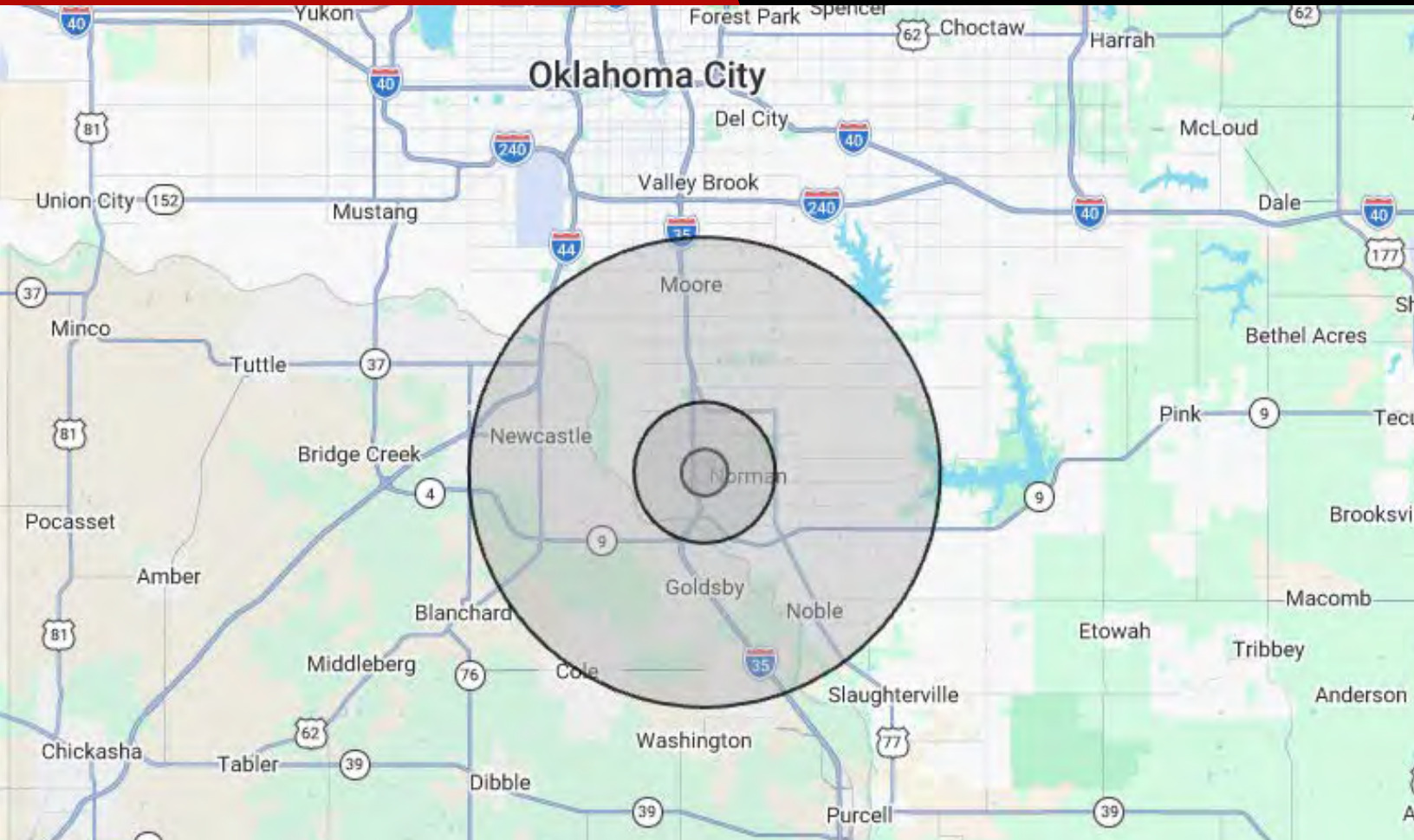
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## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

|                        |           |           |           |
|------------------------|-----------|-----------|-----------|
| Population             | 7,158     | 68,829    | 250,126   |
| Average Age            | 40        | 32        | 35        |
| Employment             | 9,453     | 70,865    | 118,888   |
| Households             | 3,196     | 26,766    | 96,363    |
| Ave. Household Income  | \$72,333  | \$81,299  | \$85,537  |
| Median Household Value | \$191,041 | \$222,962 | \$199,560 |

## Traffic Count

## Average Daily Volume

**18,451 Vehicles**

Demographic data provided by CoStar

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