

FOR LEASE

480 24th Ave NW,
Suite 172-178
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Suite SF: 5,307 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 172-178 at Madison Square offers 5,307 SF of flexible space, formerly a gym and well-suited for fitness, wellness, office, or service users. The layout includes a reception area, two large open gym/workspace areas, and three private offices, providing a strong mix of open and private space. Additional features include a breakroom, two restrooms, two showers, and a utility room, making it ideal for operations that require locker room-style amenities. Located in a high-traffic NW Norman center, this suite offers excellent potential for a variety of uses.

Chris Johnson
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405.435.3572



BRICK & BEAM
REALTY

Sally Allen
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405.623.7920

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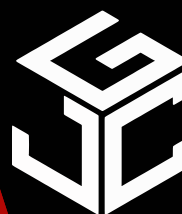


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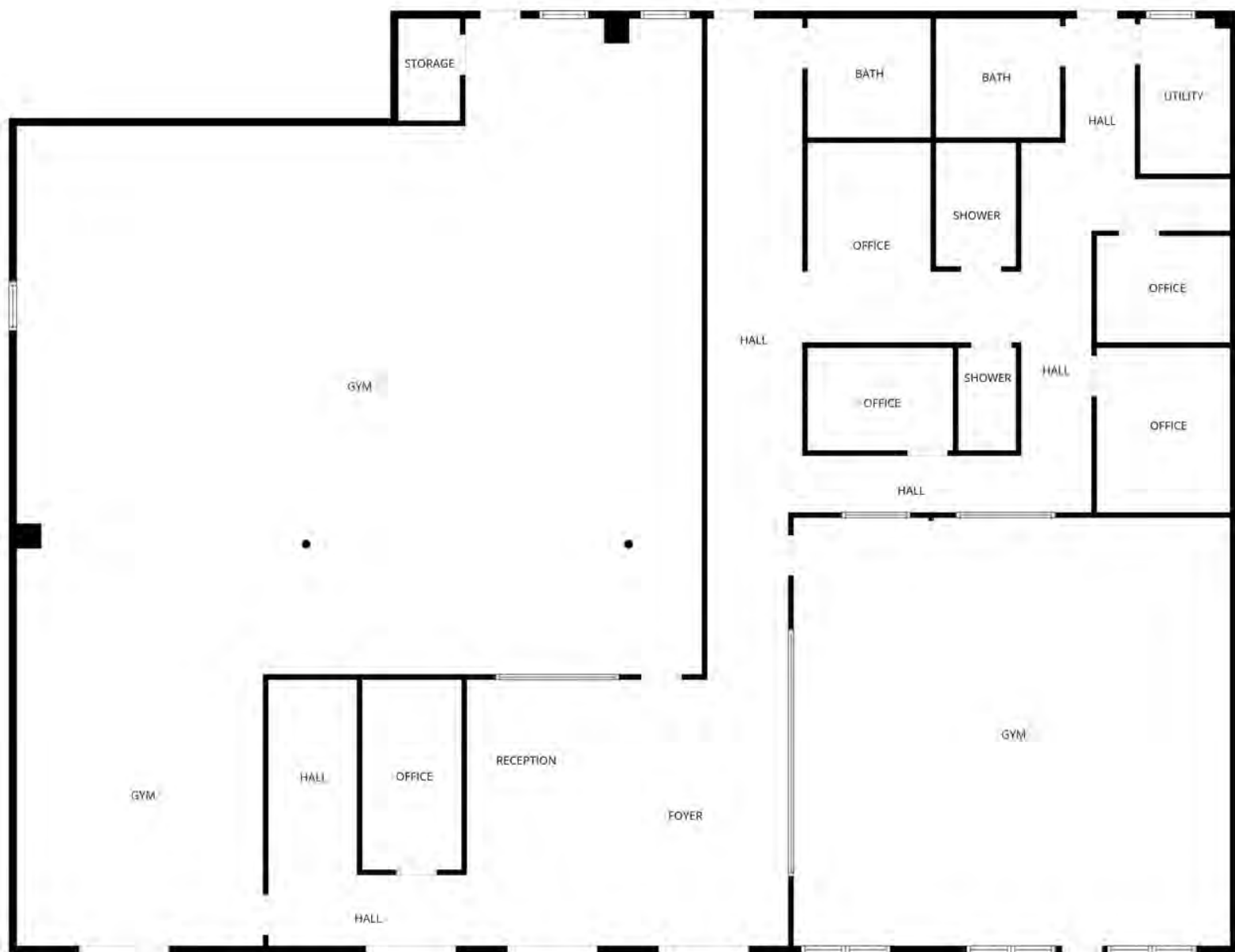
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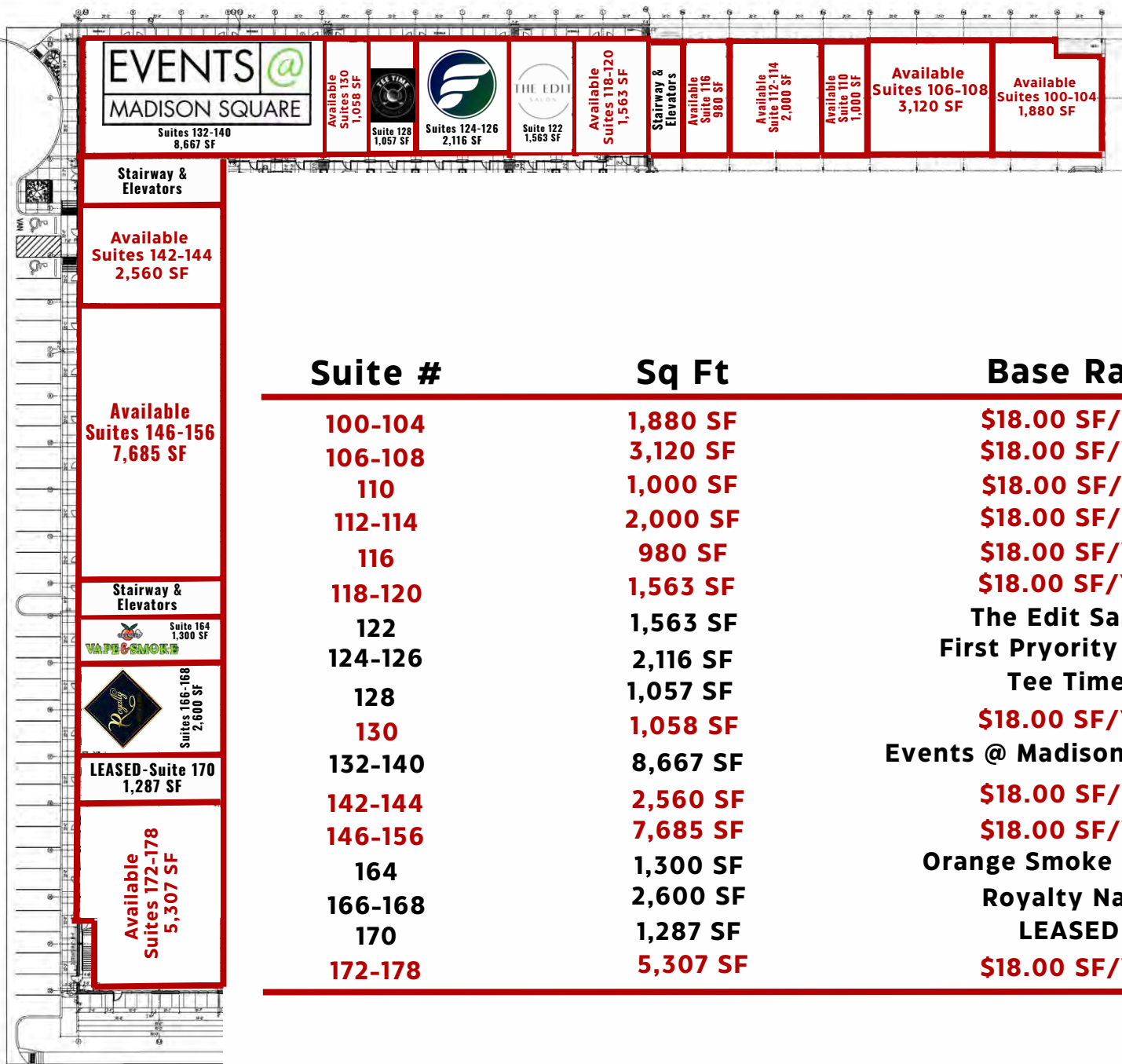
First Floor Suites 100-178



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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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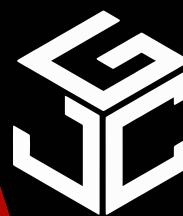


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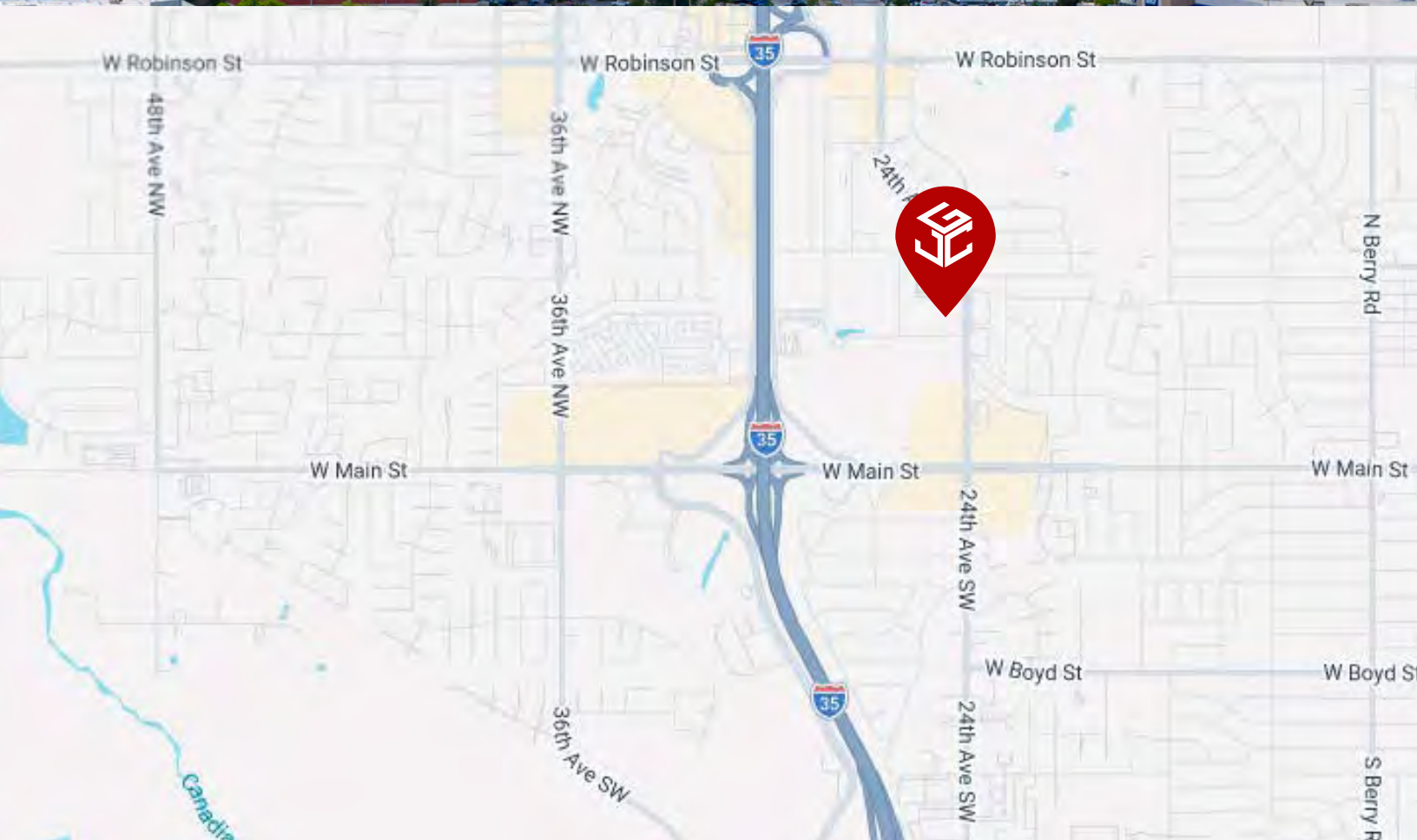
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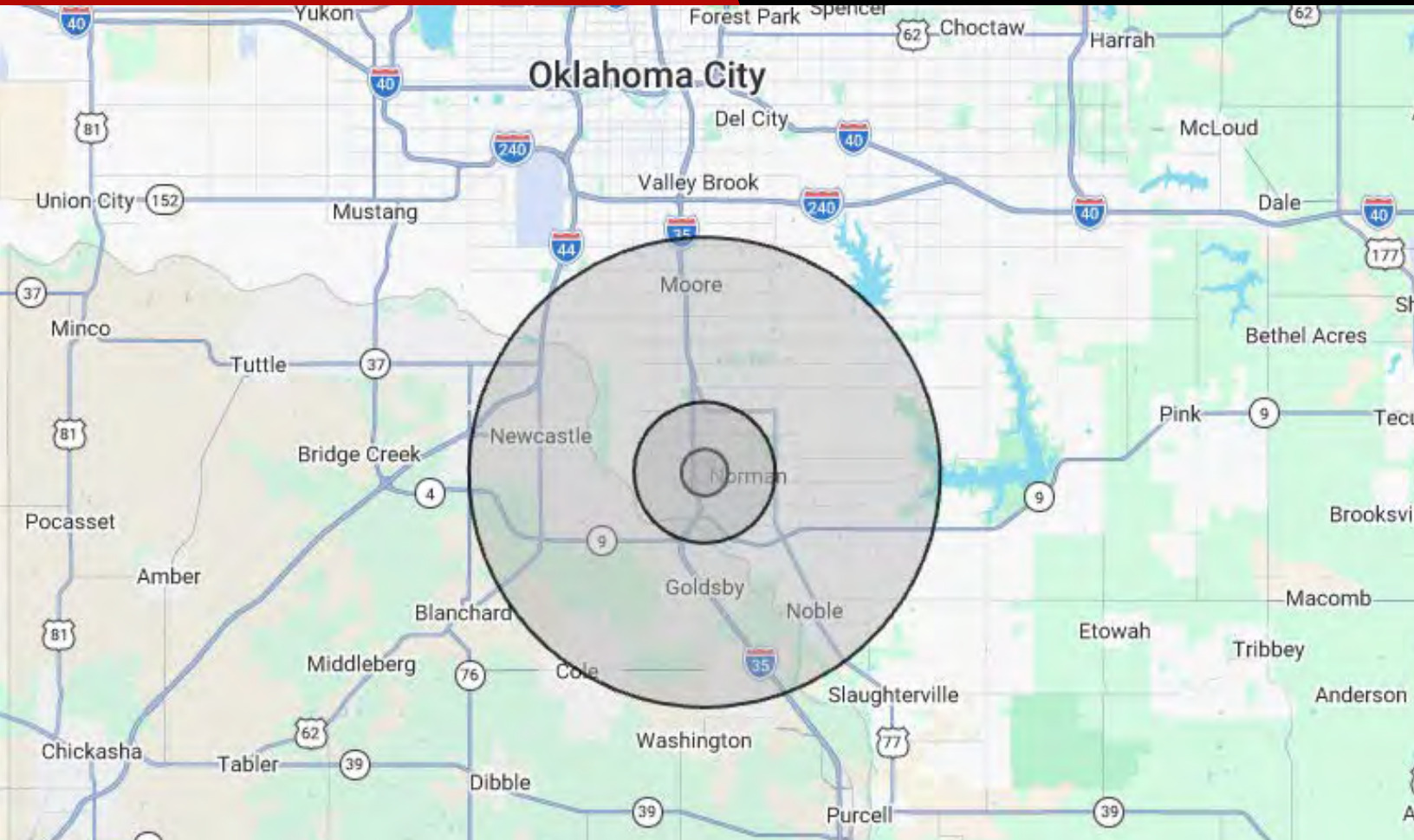
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Demographics	1 MILE	3 MILE	10 MILE
Population	7,158	68,829	250,126
Average Age	40	32	35
Employment	9,453	70,865	118,888
Households	3,196	26,766	96,363
Ave. Household Income	\$72,333	\$81,299	\$85,537
Median Household Value	\$191,041	\$222,962	\$199,560

Traffic Count

Average Daily Volume

18,451 Vehicles

Demographic data provided by CoStar

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