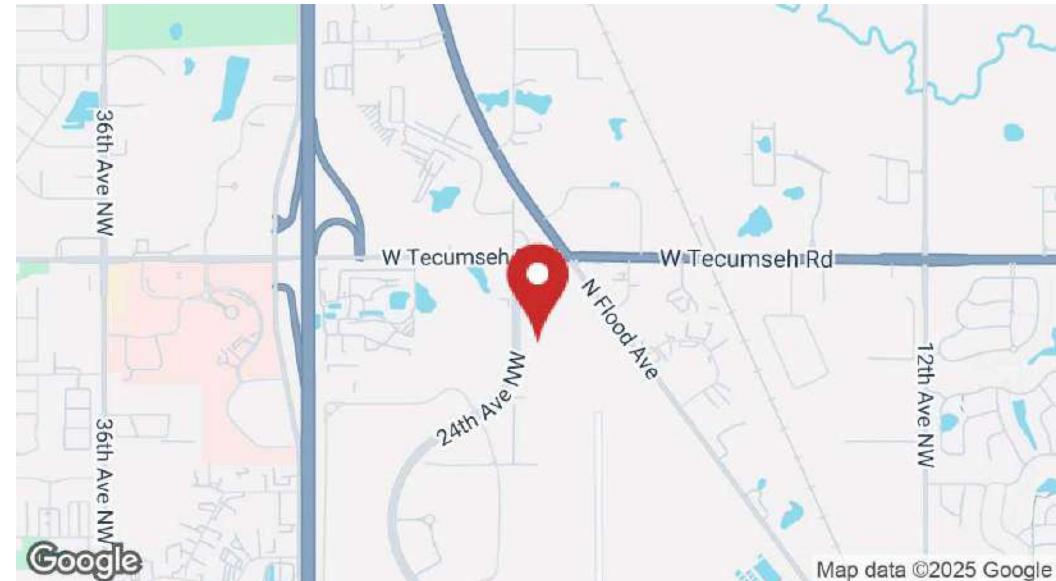


3441 24th Ave NW, Norman, OK 73069



PROPERTY DESCRIPTION

1294 SF of turn key office space available, located in the Northern corridor of 24th Ave NW, this modern construction building was completed in 2020 and features beautiful finishes and an excellent location.

PROPERTY HIGHLIGHTS

- Turn Key Office Space
- Desirable Medical Co-Tenants
- Large Signage Opportunity
- 24th Ave NW Frontage
- Excellent Demographics and Traffic Count

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
NNN Rate:	\$6.82/SF
Available SF:	1,294 SF
Lot Size:	1.3 Acres
Building Size:	13,663 SF
Traffic Count	18,700

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	298	41,250	108,022
Total Population	784	107,909	280,263
Average HH Income	\$98,598	\$69,890	\$66,692

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**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE
3441 - Ste 101	Available	1,294 SF	NNN	\$24.00 SF/yr

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