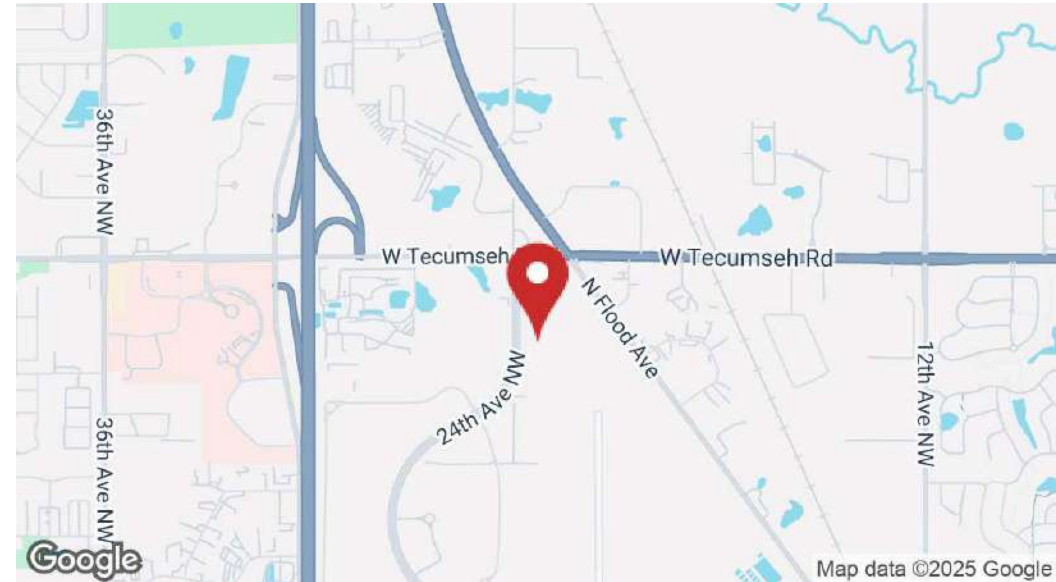




3441 24th Ave NW, Norman, OK 73069



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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