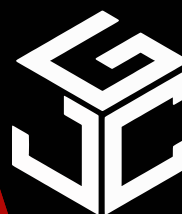


FOR LEASE

480 24th Ave NW,
Suite 112-114
Norman, OK 73069



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Commercial Group

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Offering Summary

Suite SF: 2,000 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 112-114 at Madison Square offers 2,000 SF of flexible space ideal for fitness, wellness, medical, office, or service users. Formerly occupied by a fitness center, the suite features an open front lobby and reception area that can also function as collaborative workspace, one private office, two large work areas, a breakroom with sink and microwave, one restroom, and two showers to support a variety of business operations. Located in the highly desirable Madison Square development in Northwest Norman, the suite benefits from strong visibility and convenient access within one of the area's busiest commercial corridors. This adaptable layout is well-suited for businesses seeking a functional space in a prime location with excellent surrounding amenities and traffic generators.

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405.435.3572

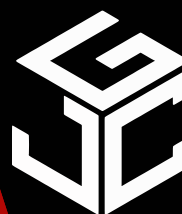


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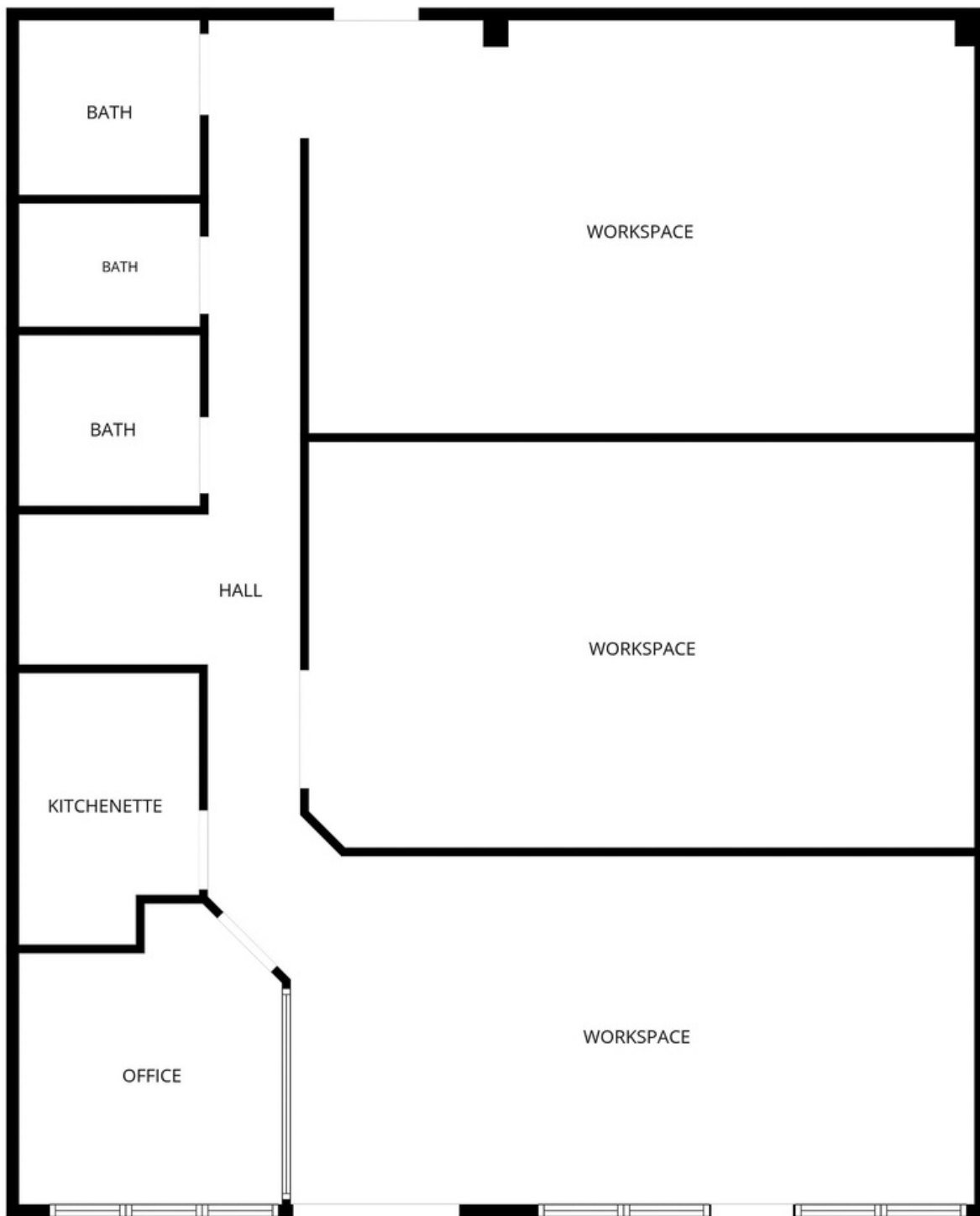
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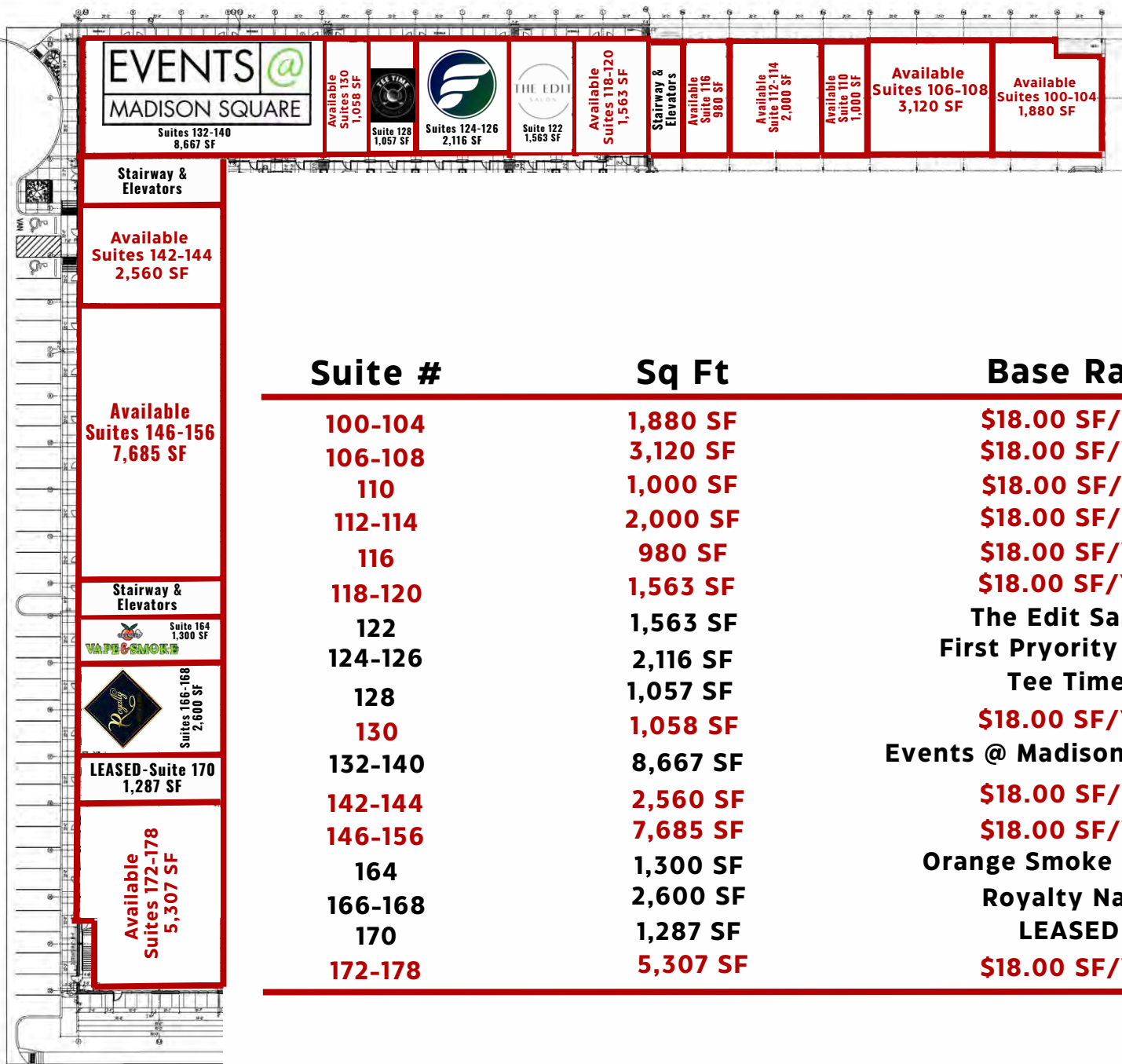
First Floor Suites 100-178



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FOR LEASE

**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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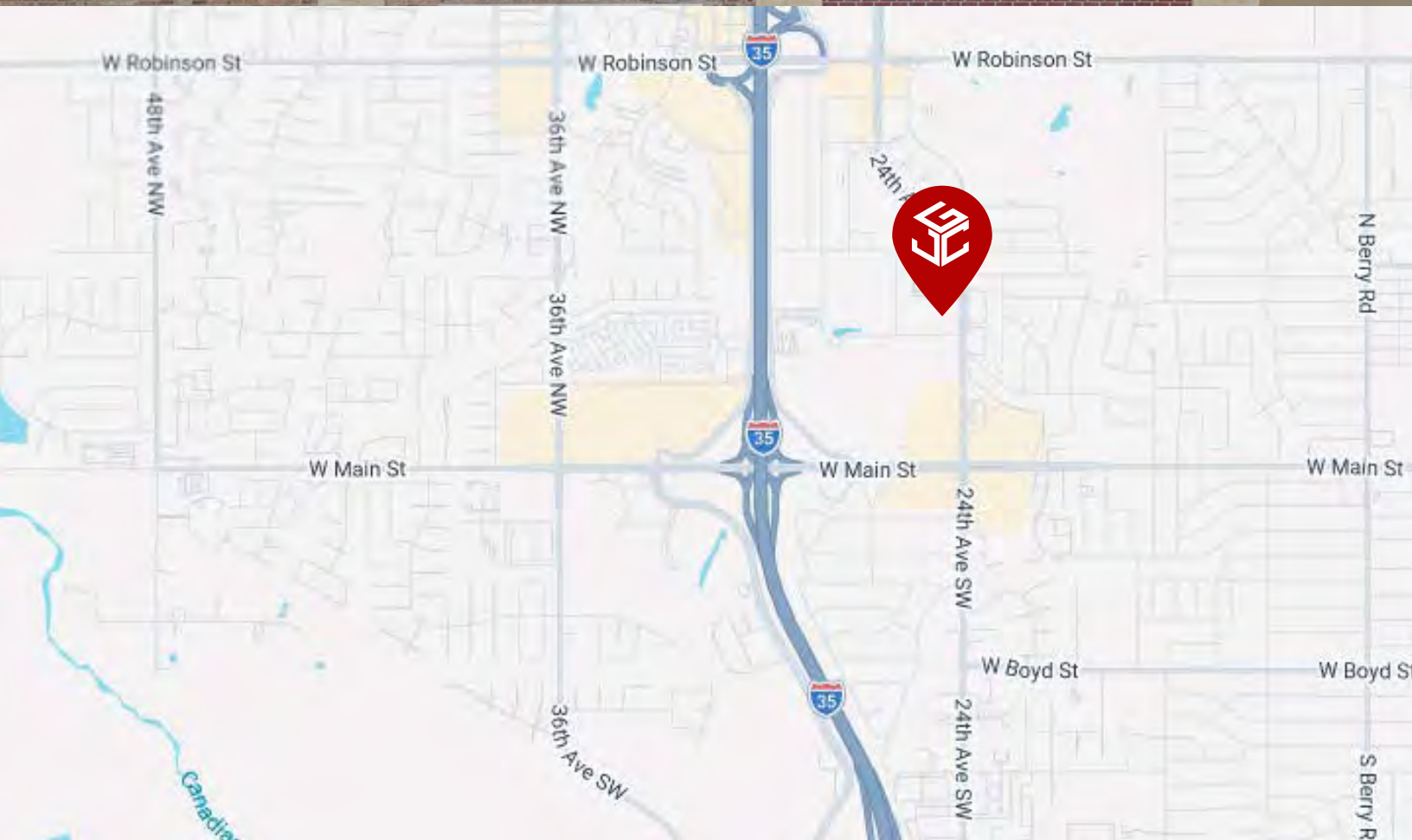
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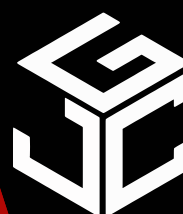


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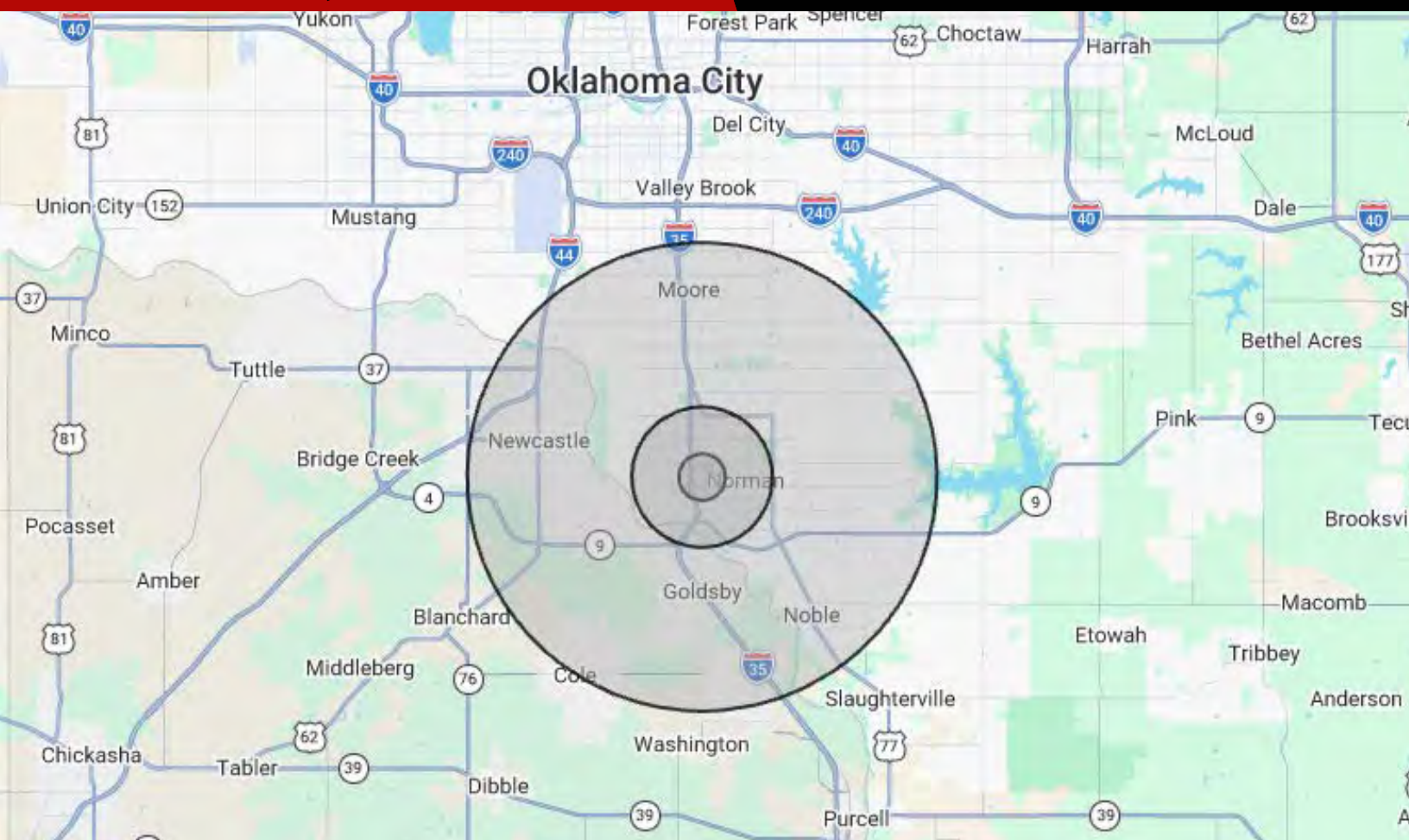
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Demographics

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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