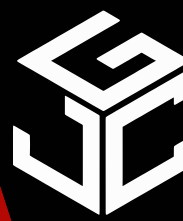


FOR LEASE

480 24th Ave NW,
Suite 268-272
Norman, OK 73069



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Offering Summary

Suite SF: 4,200 SF

Lease Rate: \$16 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 268-272 at Madison Square offers 4,200 SF of functional office space ideal for a variety of professional users. The layout includes three private offices and one open workspace area, providing a practical mix of private and collaborative space. The suite also includes access to shared restrooms with the upstairs area. Located in a high-traffic center in NW Norman, this space offers an excellent opportunity for businesses seeking a well-positioned office location with strong accessibility.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Sally Allen
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405.623.7920

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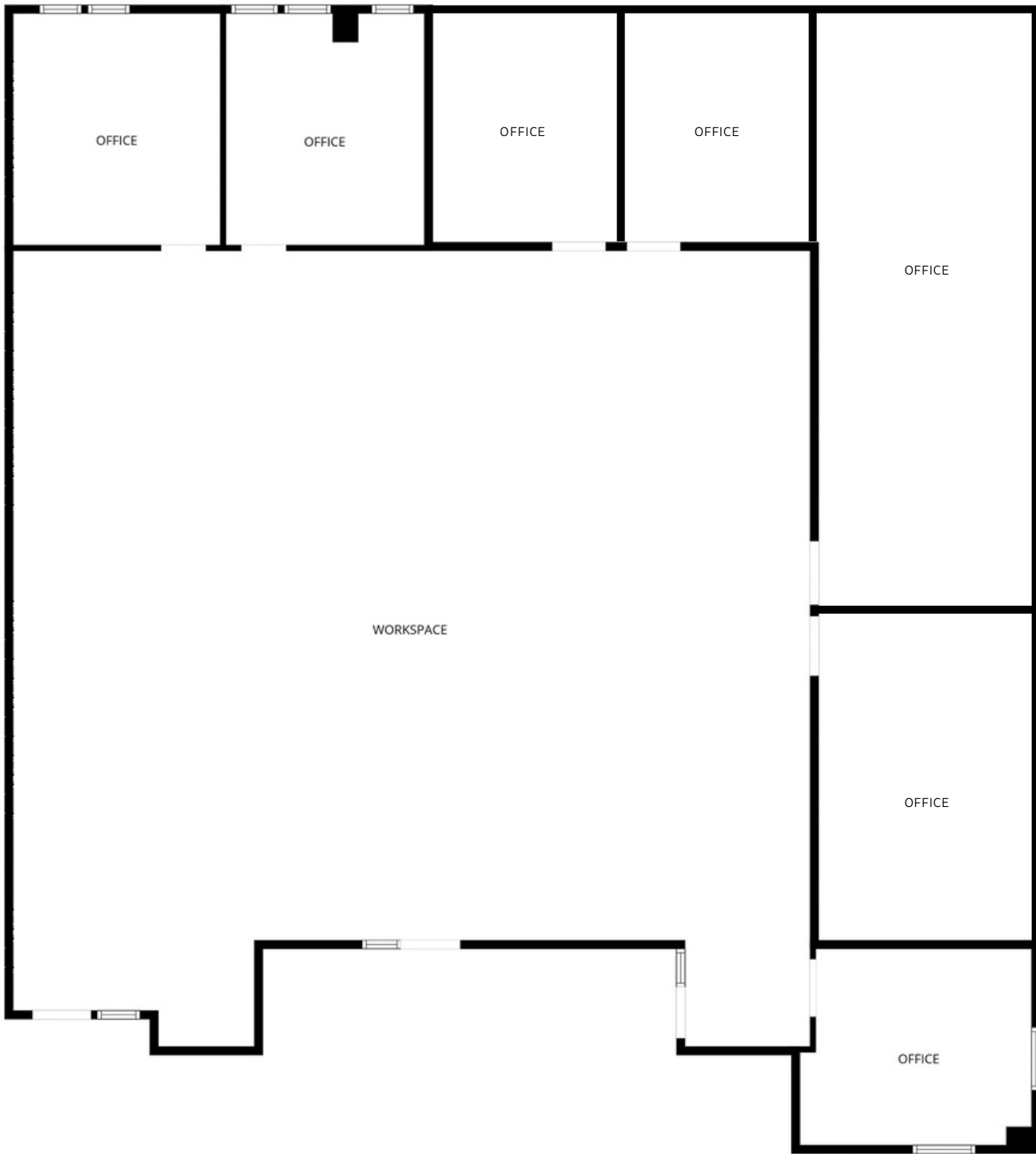
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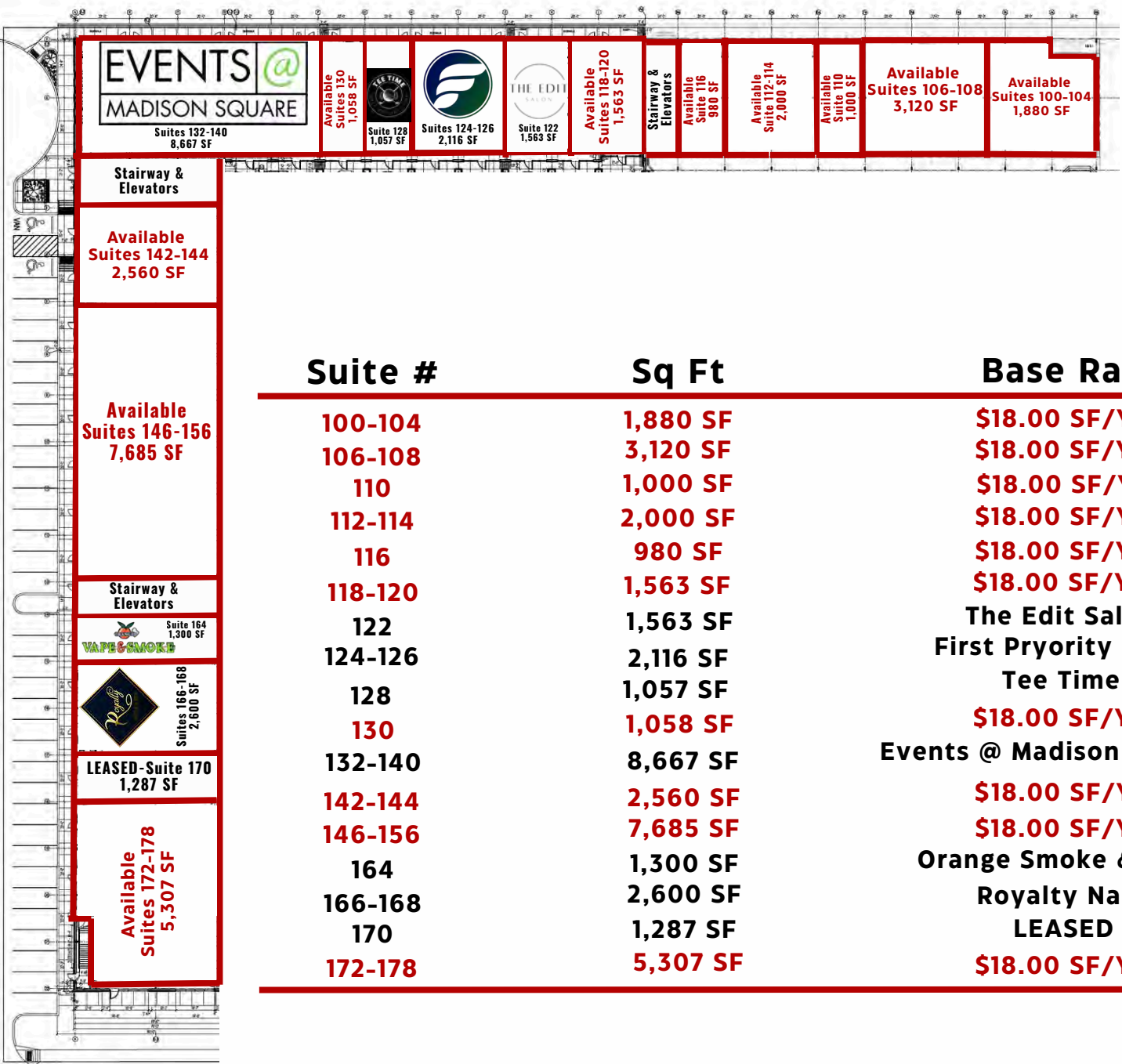
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**First Floor
Suites 100-178**



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Suite #	Sq Ft	Base Rate
100-104	1,880 SF	\$18.00 SF/YR
106-108	3,120 SF	\$18.00 SF/YR
110	1,000 SF	\$18.00 SF/YR
112-114	2,000 SF	\$18.00 SF/YR
116	980 SF	\$18.00 SF/YR
118-120	1,563 SF	\$18.00 SF/YR
122	1,563 SF	The Edit Salon
124-126	2,116 SF	First Priority Bank
128	1,057 SF	Tee Time
130	1,058 SF	\$18.00 SF/YR
132-140	8,667 SF	Events @ Madison Square
142-144	2,560 SF	\$18.00 SF/YR
146-156	7,685 SF	\$18.00 SF/YR
164	1,300 SF	Orange Smoke & Vape
166-168	2,600 SF	Royalty Nails
170	1,287 SF	LEASED
172-178	5,307 SF	\$18.00 SF/YR

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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	\$16.00 SF/YR
212	1,007 SF	\$16.00 SF/YR
214	1,007 SF	\$16.00 SF/YR
216	1,237 SF	\$16.00 SF/YR
218	1,027 SF	\$16.00 SF/YR
220	1,048 SF	\$16.00 SF/YR
222	1,048 SF	\$16.00 SF/YR
224	1,048 SF	\$16.00 SF/YR
226	1,048 SF	\$16.00 SF/YR
228	1,048 SF	\$16.00 SF/YR
230	1,048 SF	\$16.00 SF/YR
232-246	6,904 SF	\$16.00 SF/YR
248-258	10,306 SF	\$16.00 SF/YR
260-266	7,000 SF	\$16.00 SF/YR
268-272	4,200 SF	\$16.00 SF/YR

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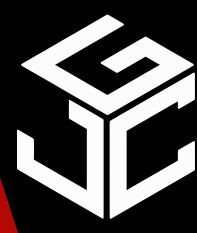


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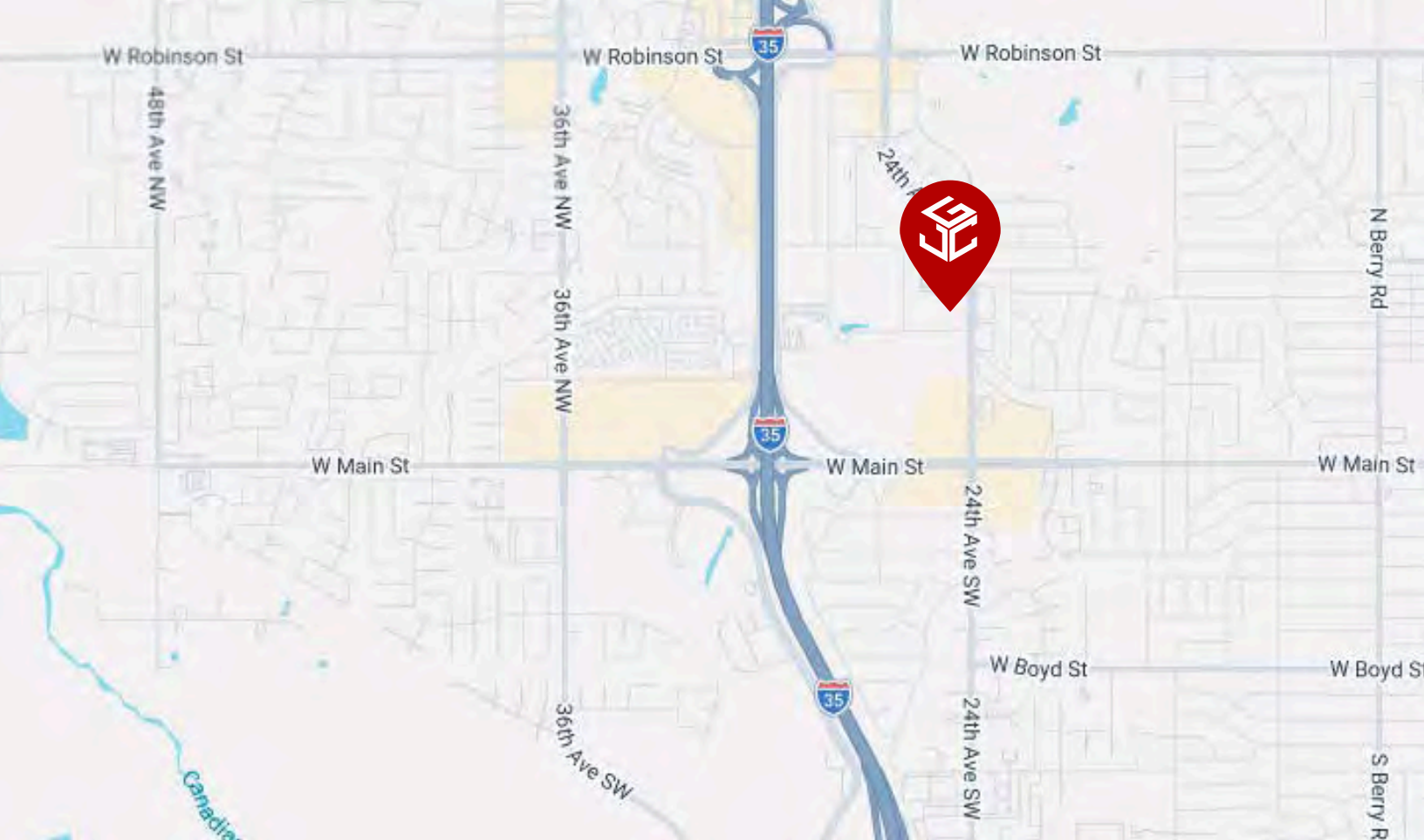
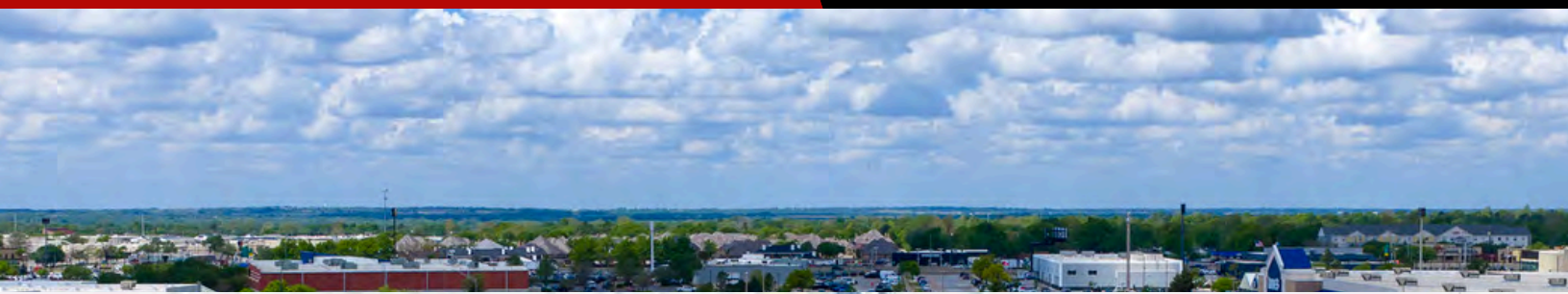
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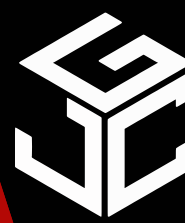
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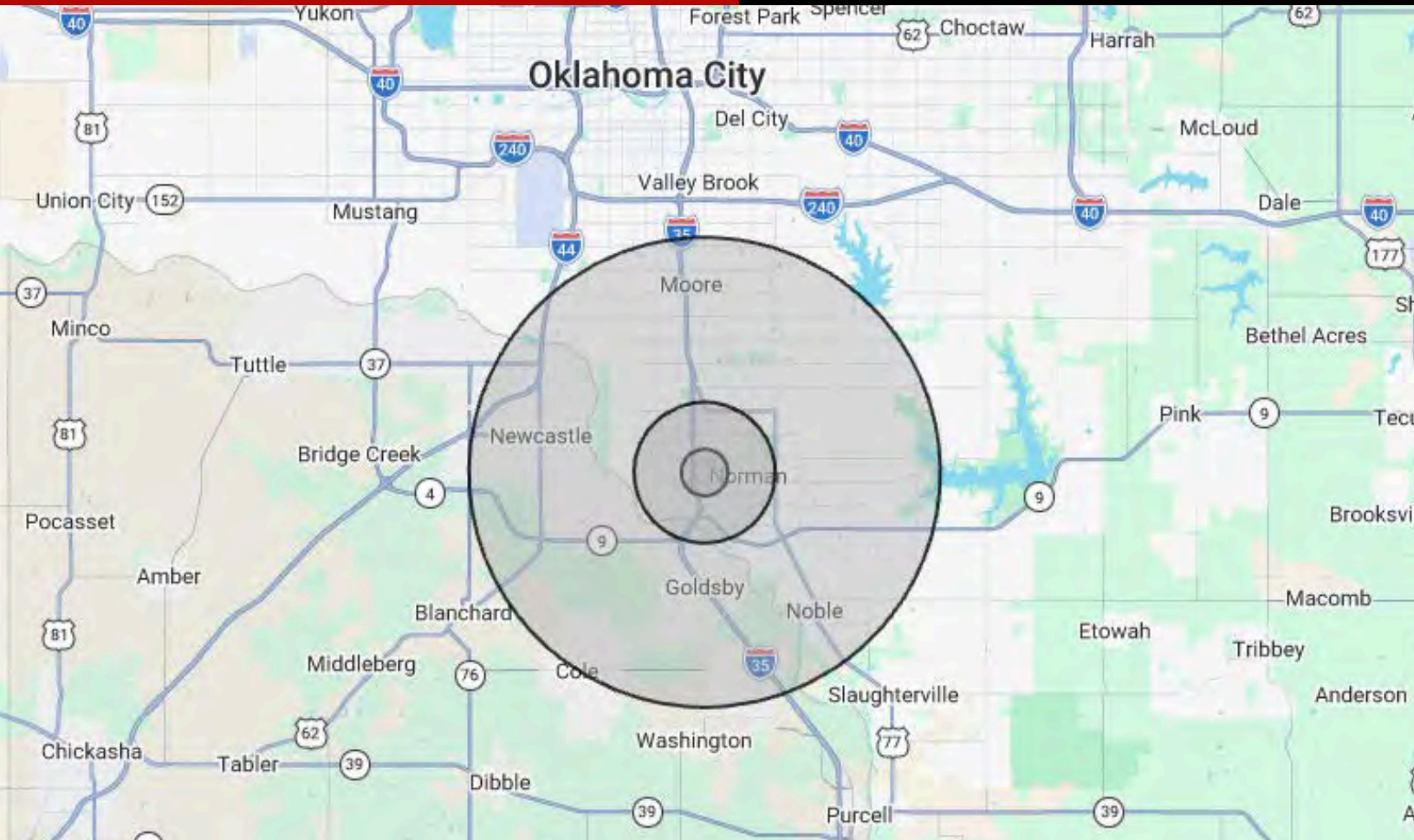
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Demographics

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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