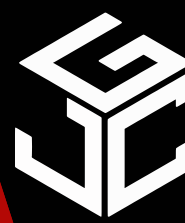


FOR LEASE

480 24th Ave NW,
Suite 106-108
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Suite SF: 3,120 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 106-108 at Madison Square offers 3,120 SF of fully built-out office space, ideal for professional or service-based users. The layout features a large foyer with reception area, creating a strong first impression, along with two conference rooms, four private offices, and a dedicated copy/IT room to support daily operations.

Additional amenities include two restrooms, a breakroom, and a utility room, providing both functionality and convenience for staff and clients.

Located in a high-visibility center in NW Norman, this suite offers a turnkey office environment in a well-positioned and easily accessible location.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Sally Allen
sally@jcgok.com
405.623.7920

FOR LEASE

480 24th Ave NW,
Suite 106-108
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



Sally Allen
sally@jcgok.com
405.623.7920

FOR LEASE

480 24th Ave NW,
Suite 106-108
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572

 **BRICK & BEAM**
REALTY

Sally Allen
sally@jcgok.com
405.623.7920

FOR LEASE

480 24th Ave NW,
Suite 106-108
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572

 **BRICK & BEAM**
REALTY

Sally Allen
sally@jcgok.com
405.623.7920

FOR LEASE

480 24th Ave NW,
Suite 106-108
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



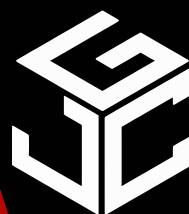
Chris Johnson
chris@jcgok.com
405.435.3572

 **BRICK & BEAM**
REALTY

Sally Allen
sally@jcgok.com
405.623.7920

FOR LEASE

480 24th Ave NW,
Suite 106-108
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572

 **BRICK & BEAM**
REALTY

Sally Allen
sally@jcgok.com
405.623.7920

FOR LEASE

480 24th Ave NW,
Suite 106-108
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



Sally Allen
sally@jcgok.com
405.623.7920

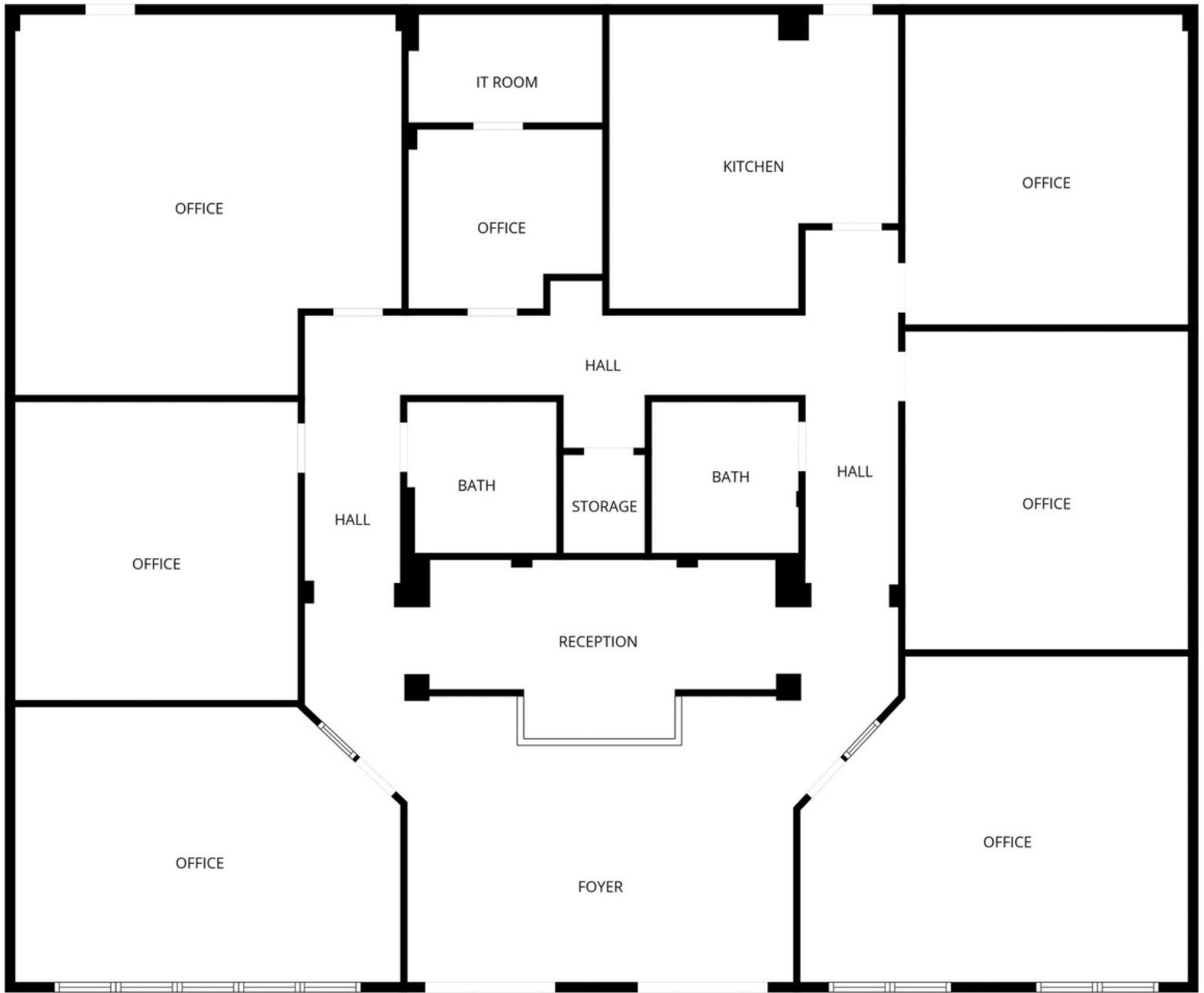
FOR LEASE

480 24th Ave NW,
Suite 106-108
Norman, OK 73069



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



Sally Allen
sally@jcgok.com
405.623.7920

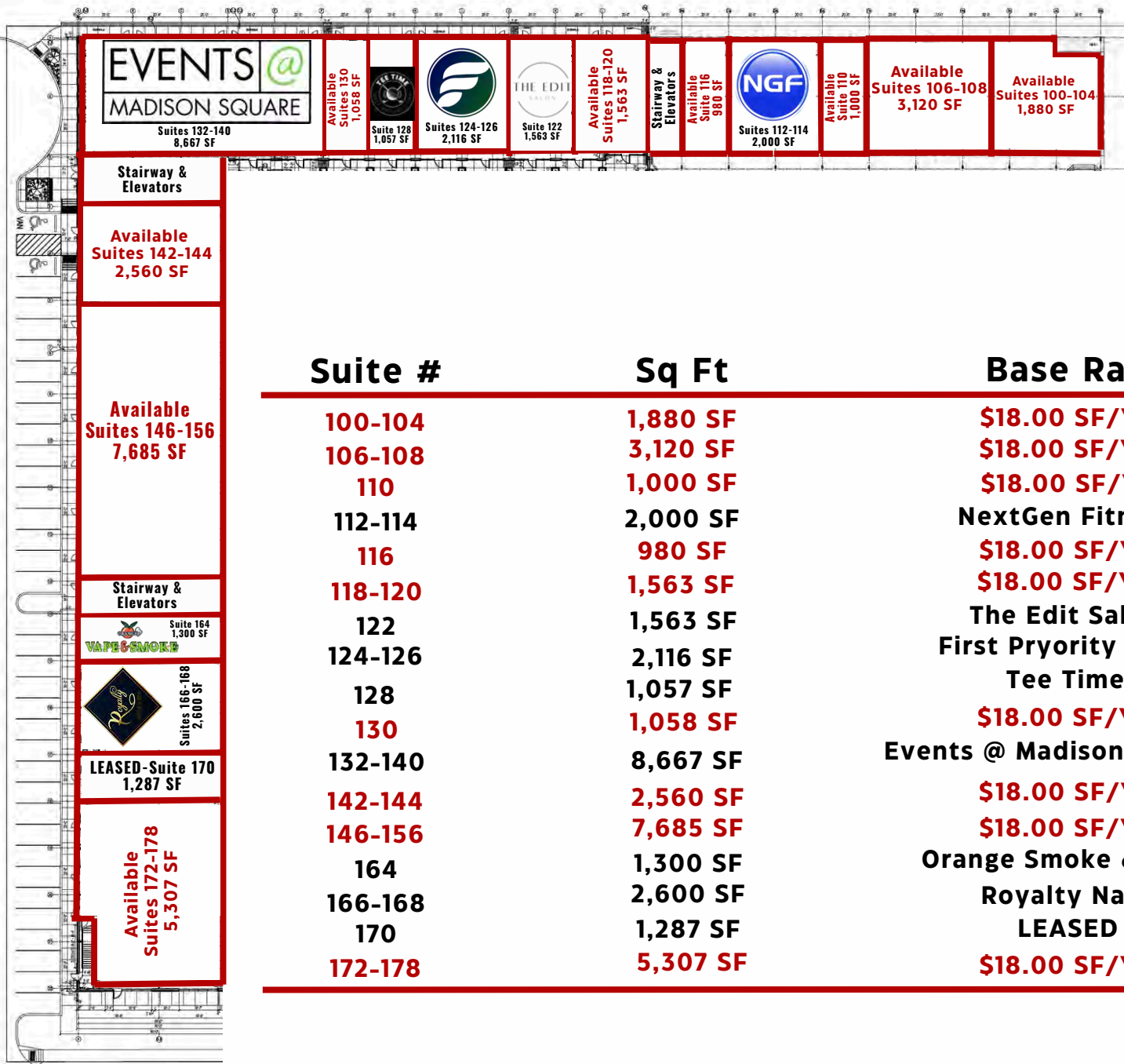
FOR LEASE

**First Floor
Suites 100-178**



Johnson
Commercial Group

JohnsonCommercialGroup.com



| 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 | NextGen Fitness |
| 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 |

Chris Johnson
chris@jcgok.com
405.435.3572



Sally Allen
sally@jcgok.com
405.623.7920

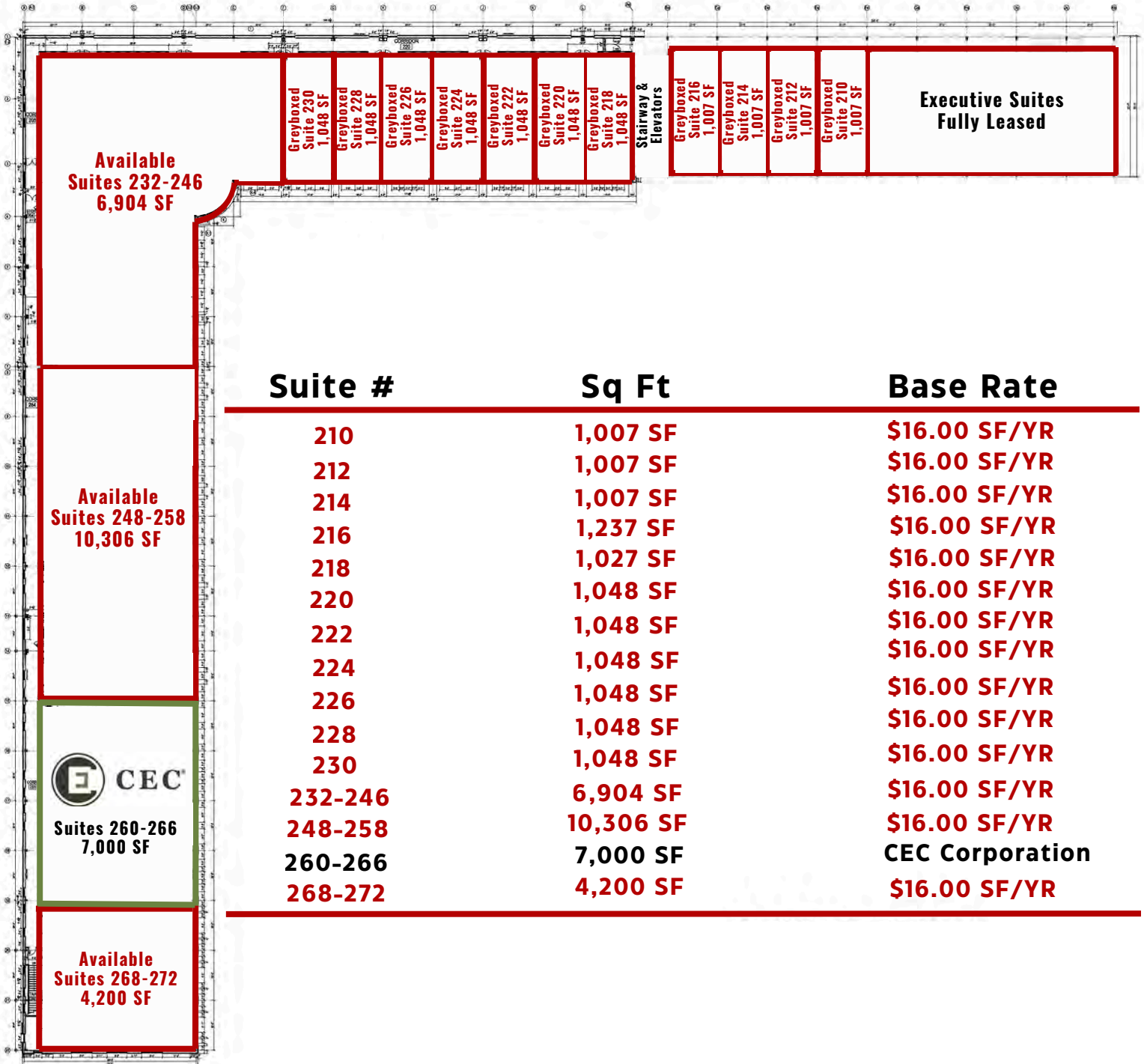
FOR LEASE

**Second Floor
Suites 210-272**



Johnson
Commercial Group

JohnsonCommercialGroup.com



| 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 | CEC Corporation |
| 268-272 | 4,200 SF | \$16.00 SF/YR |

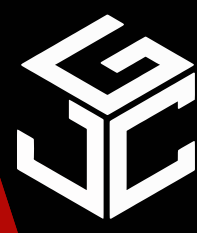
Chris Johnson
chris@jcgok.com
405.435.3572



Sally Allen
sally@jcgok.com
405.623.7920

FOR LEASE

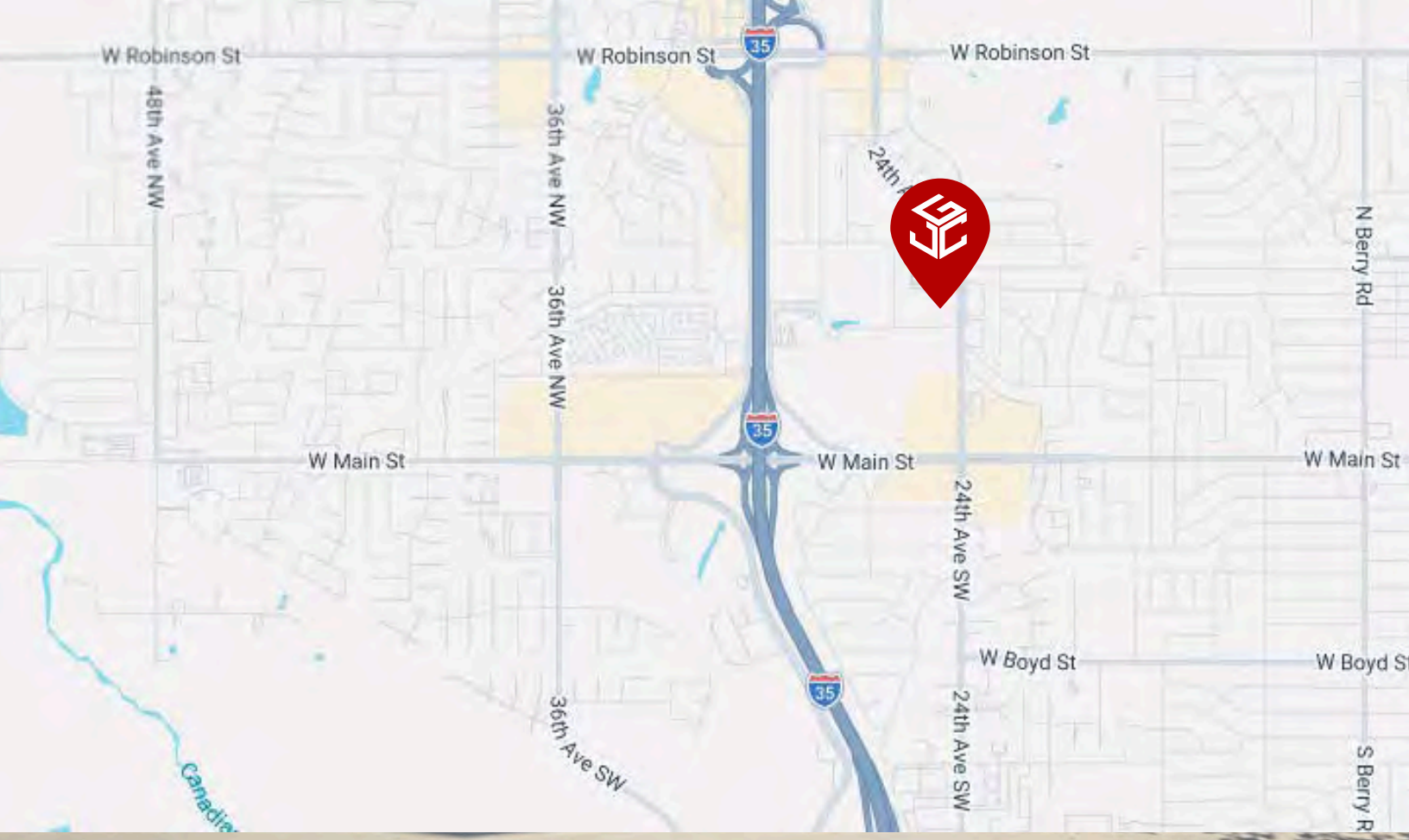
480 24th Ave NW,
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



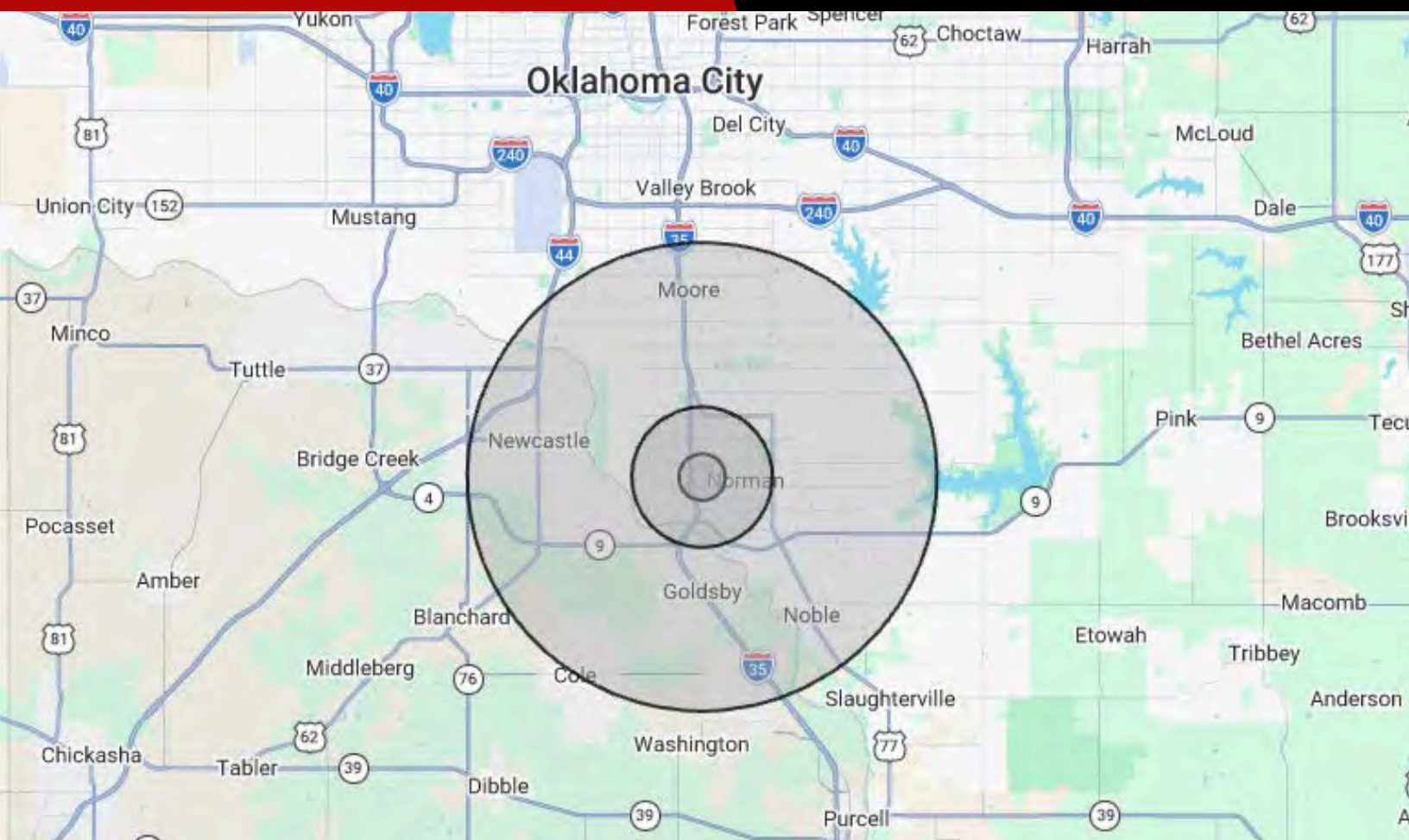
Sally Allen
sally@jcgok.com
405.623.7920

FOR LEASE

480 24th Ave NW,
Norman, OK 73069



JohnsonCommercialGroup.com



| 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

Chris Johnson
chris@jcgok.com
405.435.3572



Sally Allen
sally@jcgok.com
405.623.7920

FOR LEASE

480 24th Ave NW,
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

Chris Johnson
chris@jcgok.com
405.435.3572



Sally Allen
sally@jcgok.com
405.623.7920