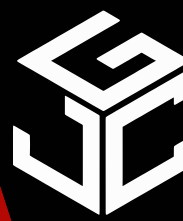


FOR LEASE

480 24th Ave NW,
Suite 116
Norman, OK 73069



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Offering Summary

Suite SF: 980 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 116 at Madison Square offers 980 SF of versatile space with a simple, functional layout ideal for retail, office, or service users.

The suite features an open main area that can be easily customized to fit your business needs, along with one restroom and a dedicated utility/clean-out room for added convenience.

Located in a high-traffic center in NW Norman, this space provides a great opportunity for businesses seeking an efficient layout in a well-positioned, easily accessible location.

Chris Johnson
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405.435.3572



BRICK & BEAM
REALTY

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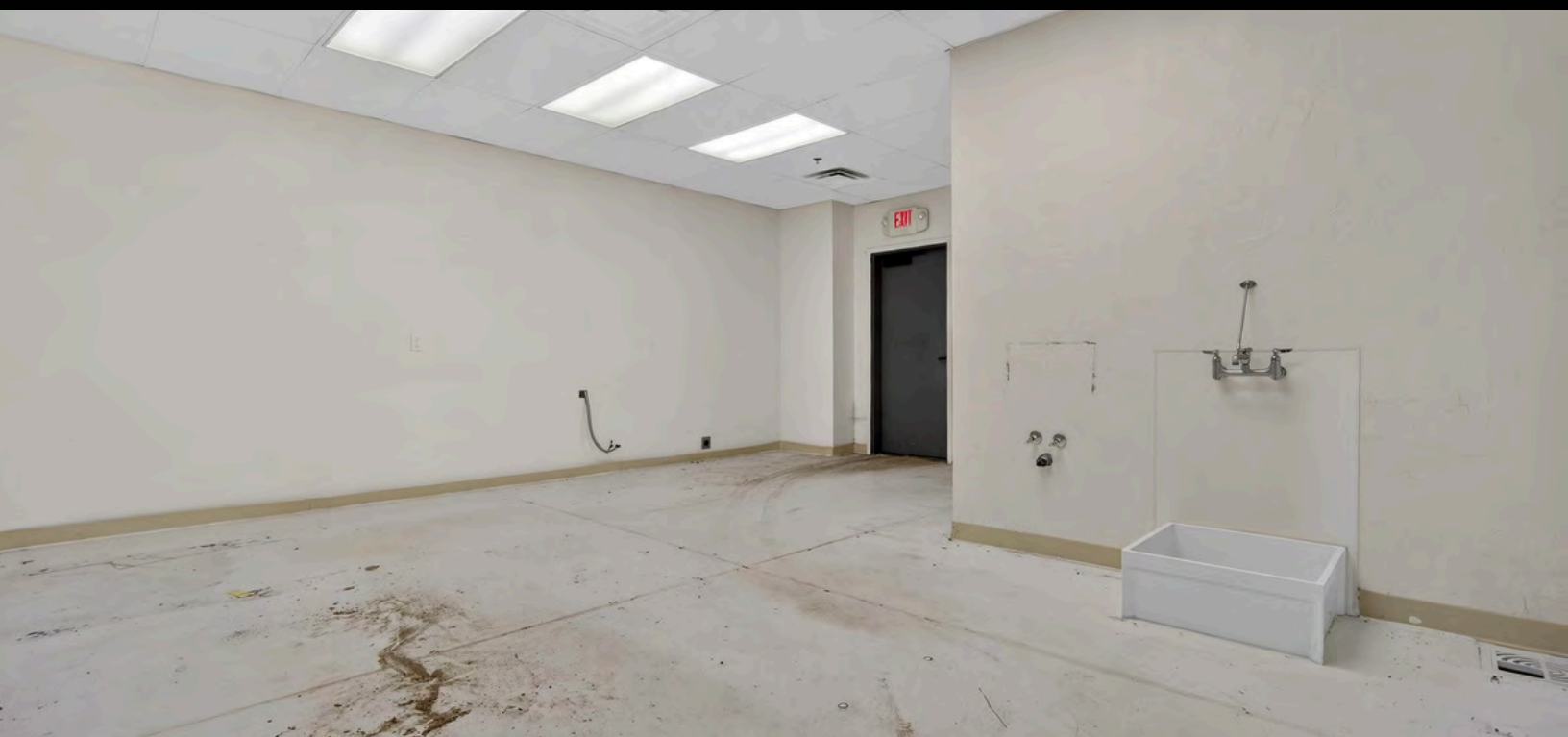
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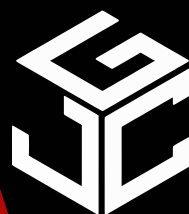
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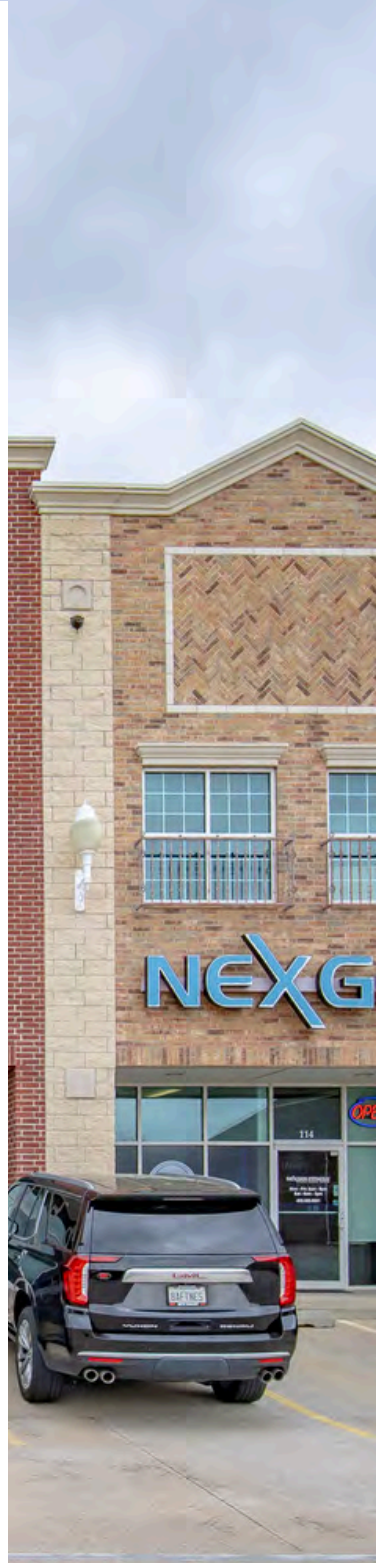
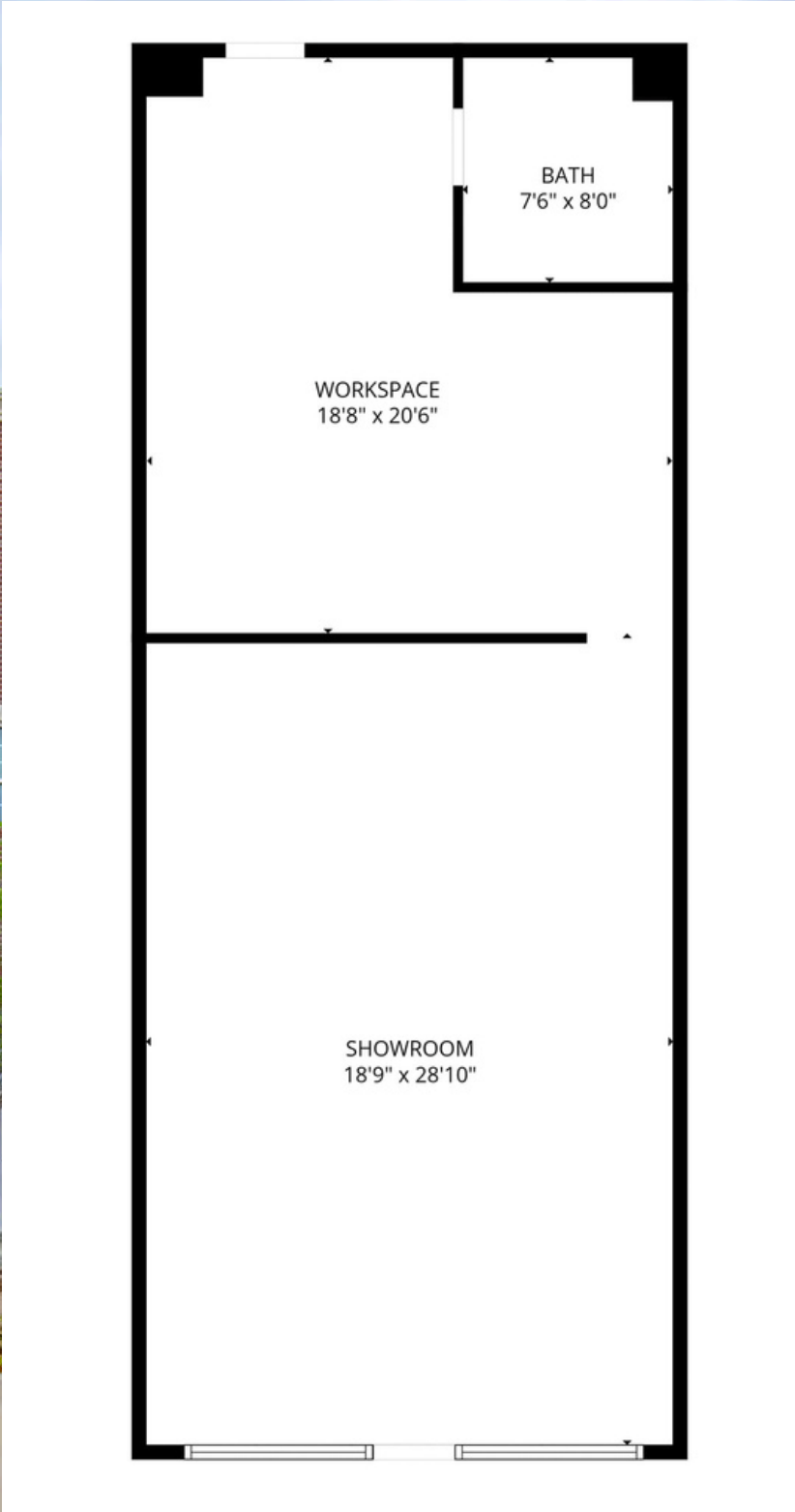
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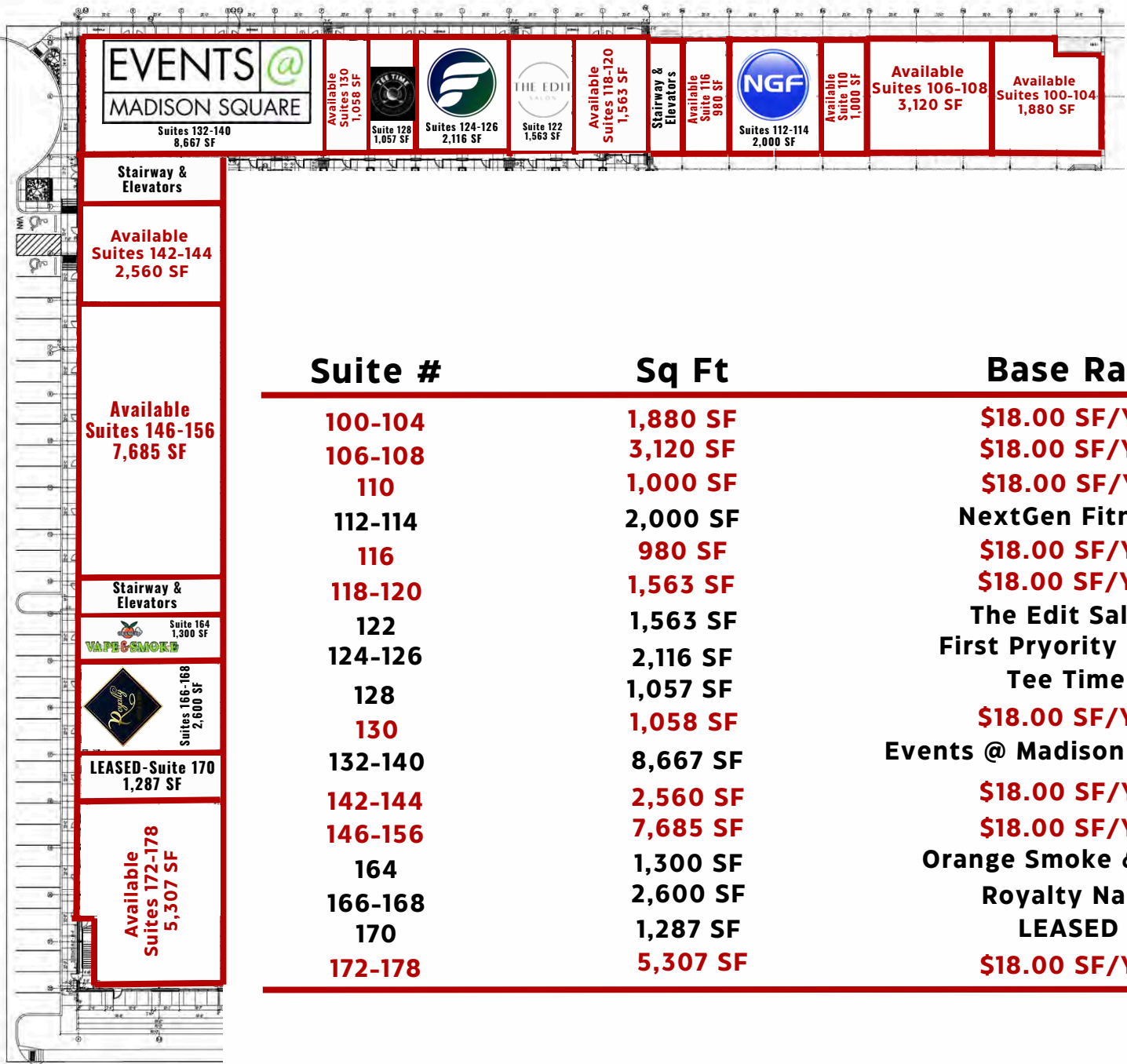
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**First Floor
Suites 100-178**



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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	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

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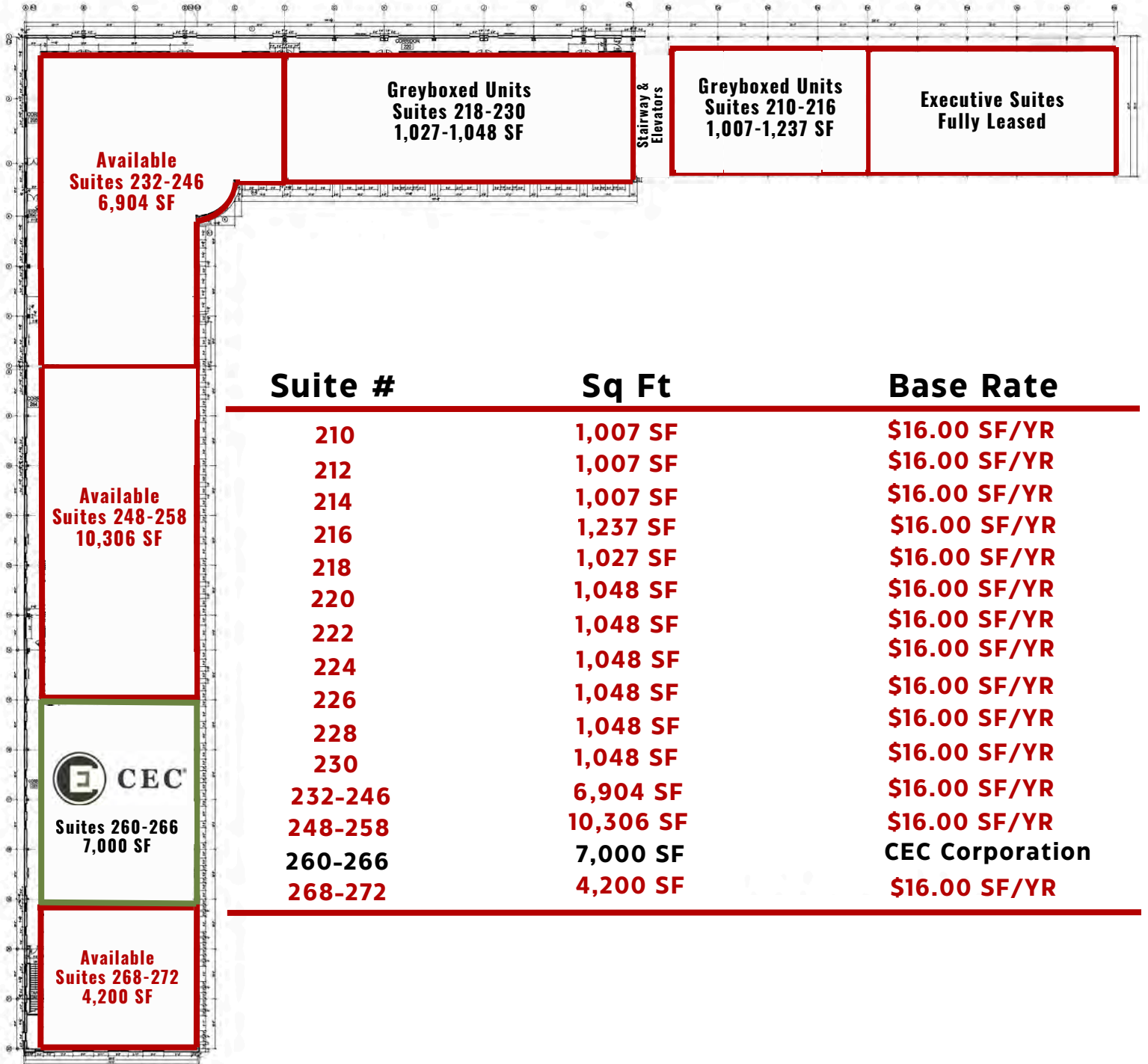
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**Second Floor
Suites 210-272**



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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

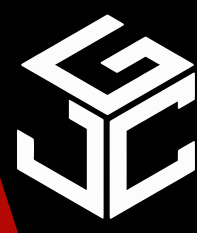
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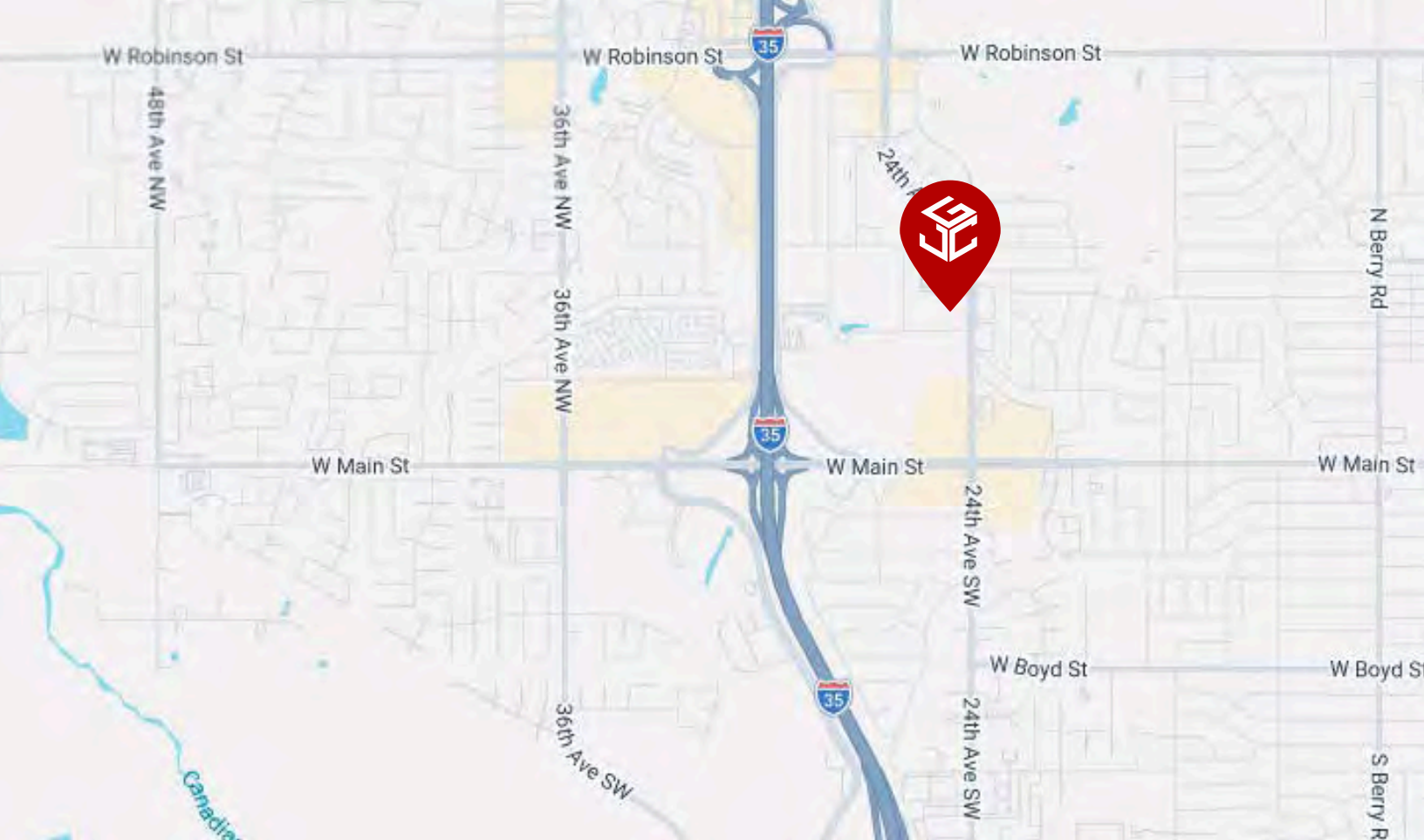
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