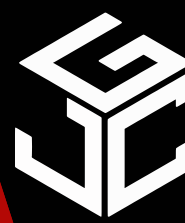


# FOR LEASE

480 24th Ave NW,  
Suite 232-246  
Norman, OK 73069



# Johnson

Commercial Group

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## Offering Summary

**Suite SF: 6,904 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 232-246 at Madison Square offers 6,904 SF of spacious, well-configured office space ideal for larger users. The layout includes a welcoming lobby, four large work areas, and two private offices, providing flexibility for a variety of operations.

Additional features include five restrooms, a kitchen/breakroom, two storage closets, and ample space for team collaboration or customization. Located in a high-traffic center in NW Norman, this suite is well-suited for businesses seeking a functional, scalable space in a prime location.

**Chris Johnson**  
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REALTY

**Sally Allen**  
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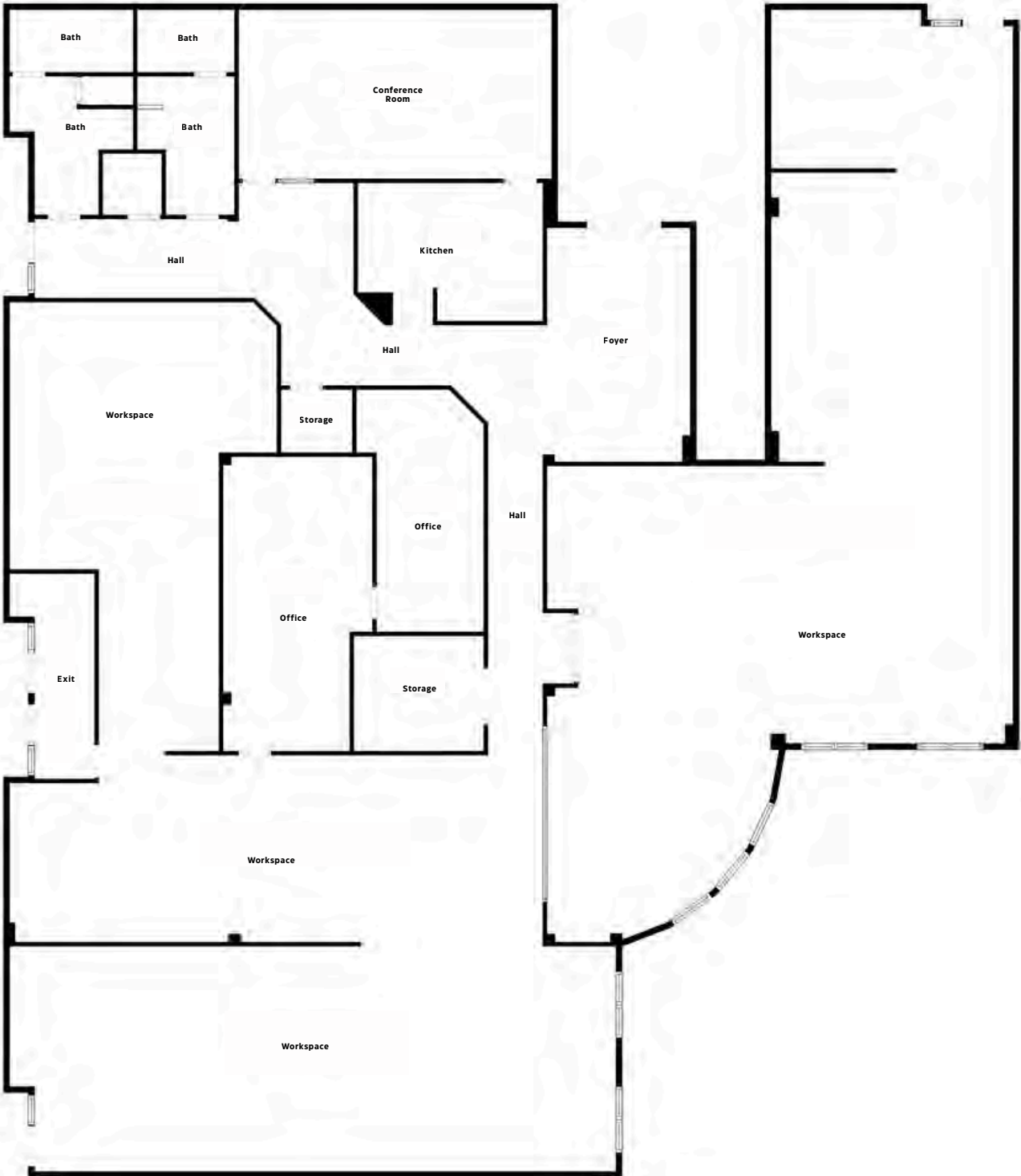
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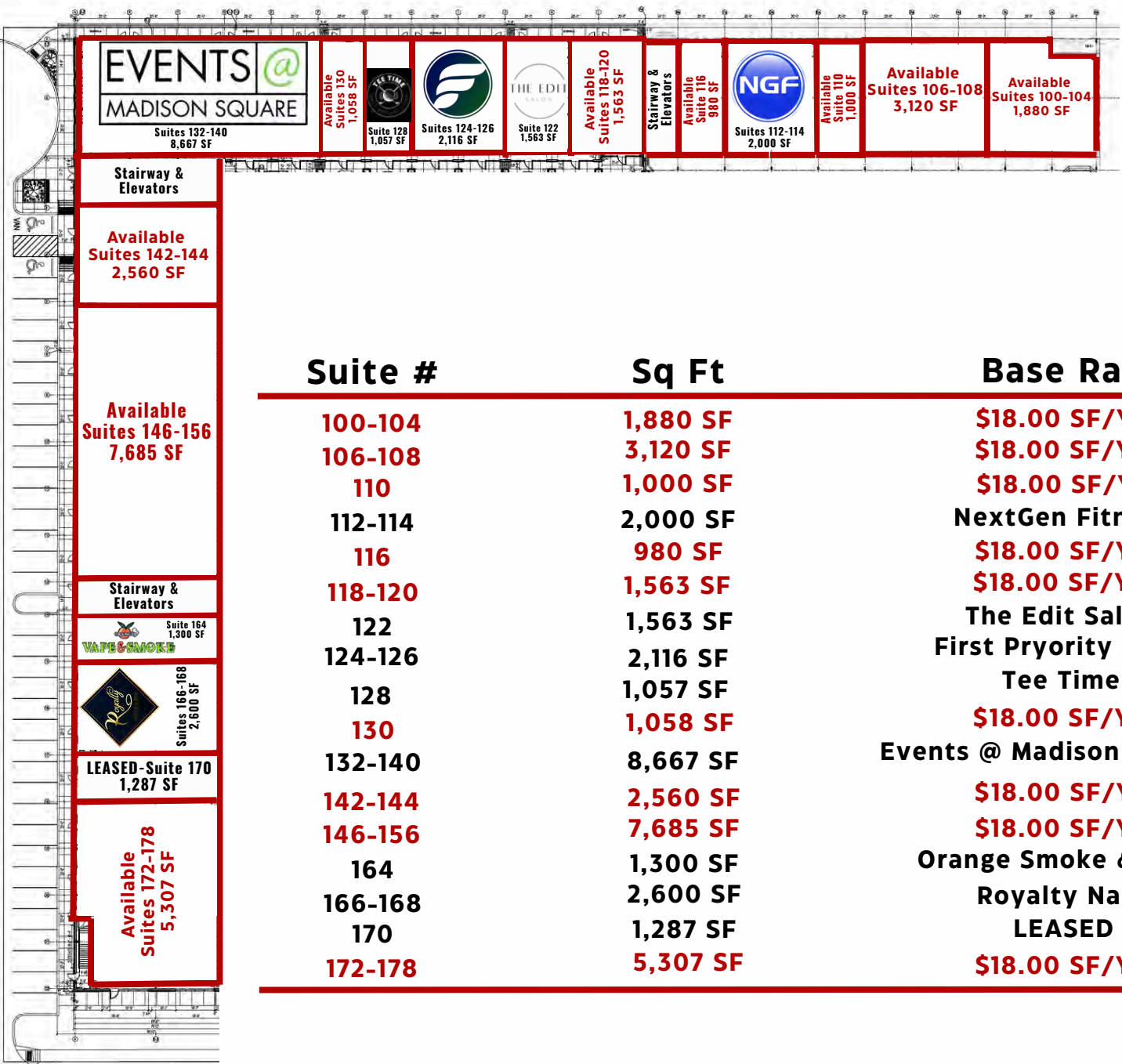
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**First Floor  
Suites 100-178**



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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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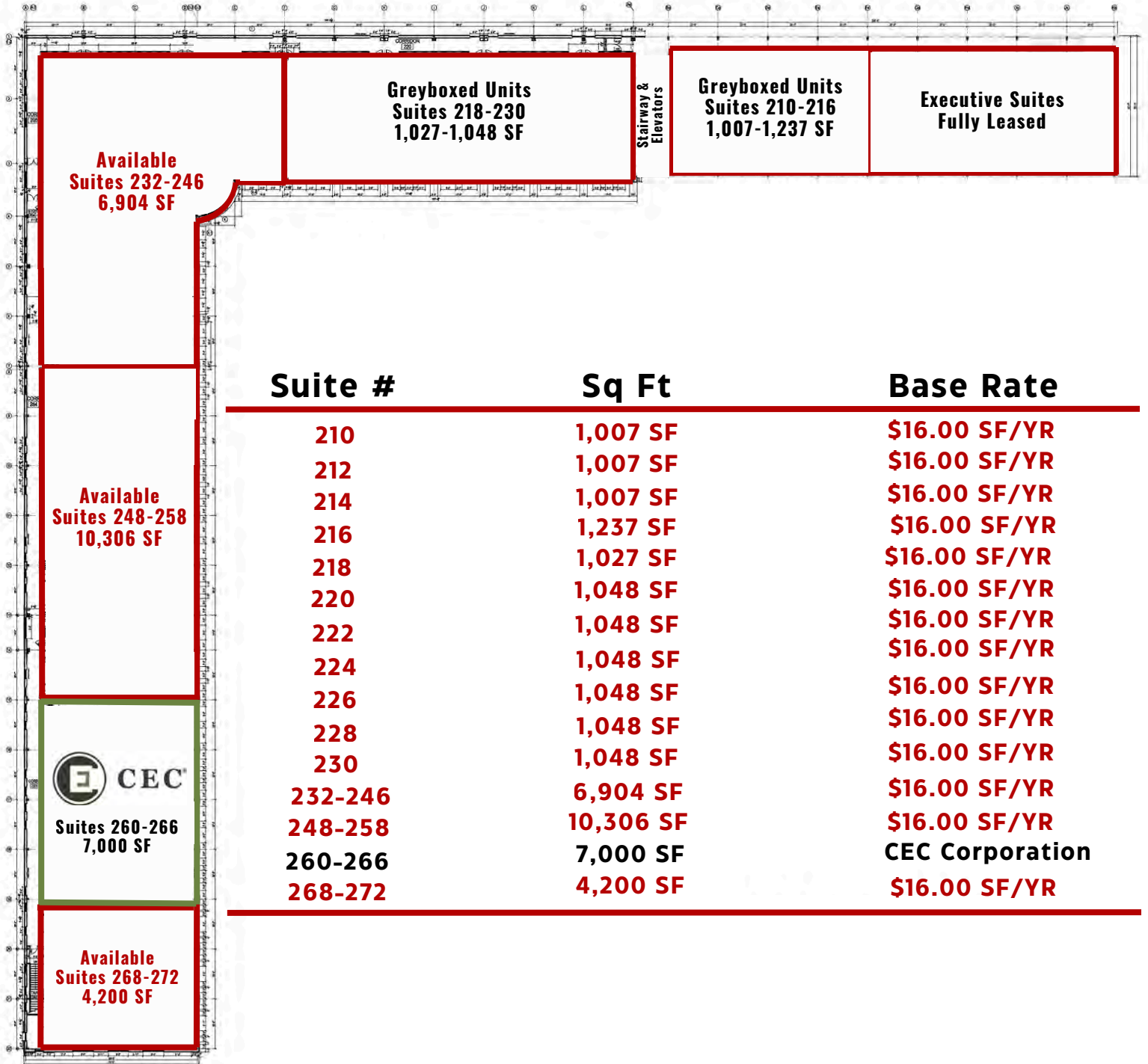
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**Second Floor  
Suites 210-272**



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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

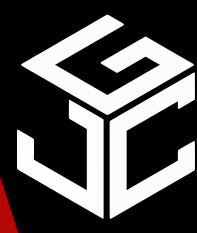
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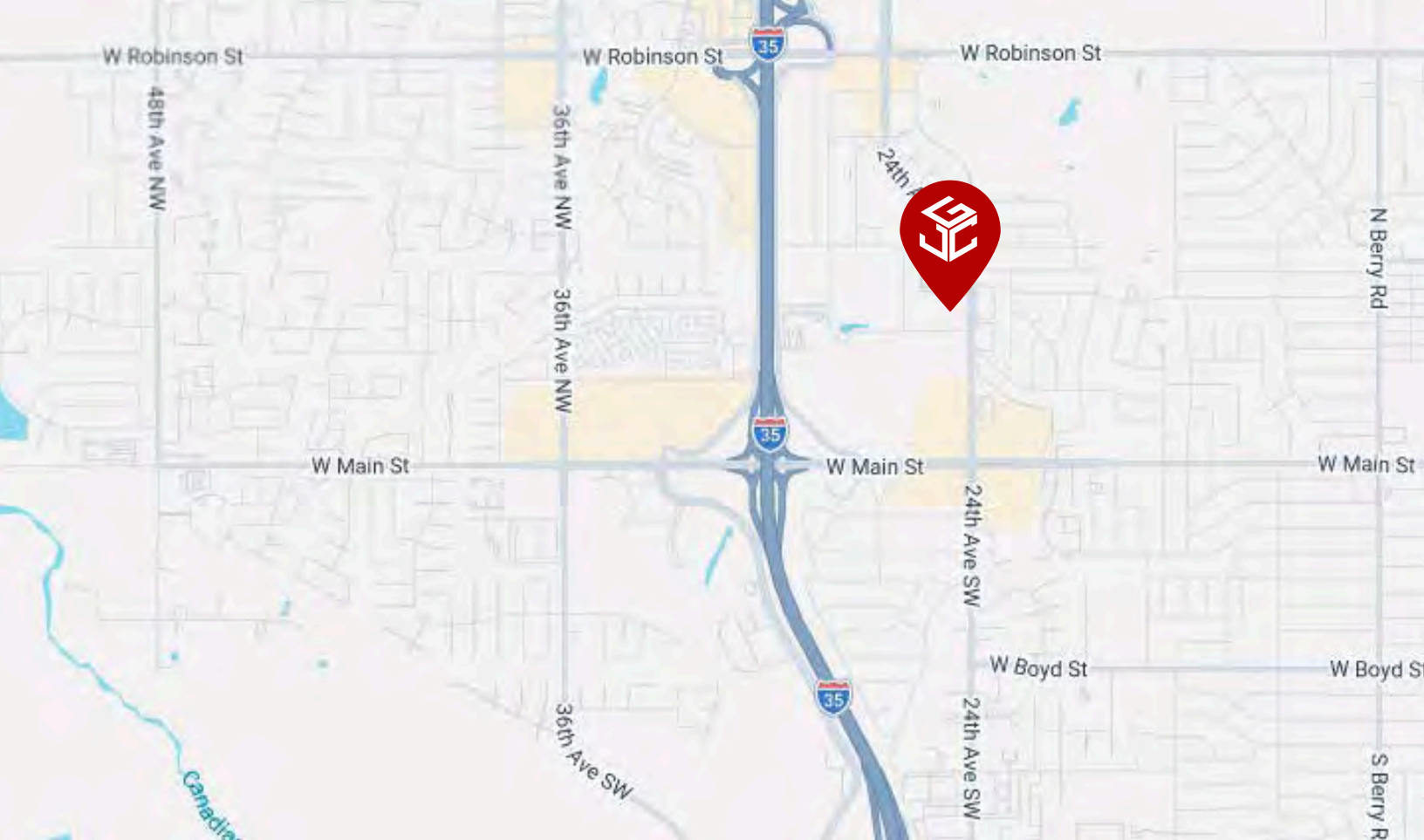
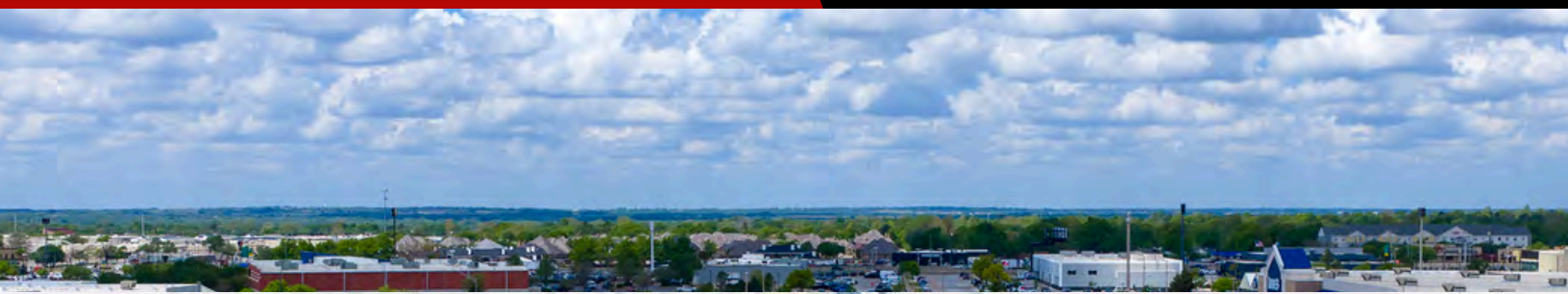
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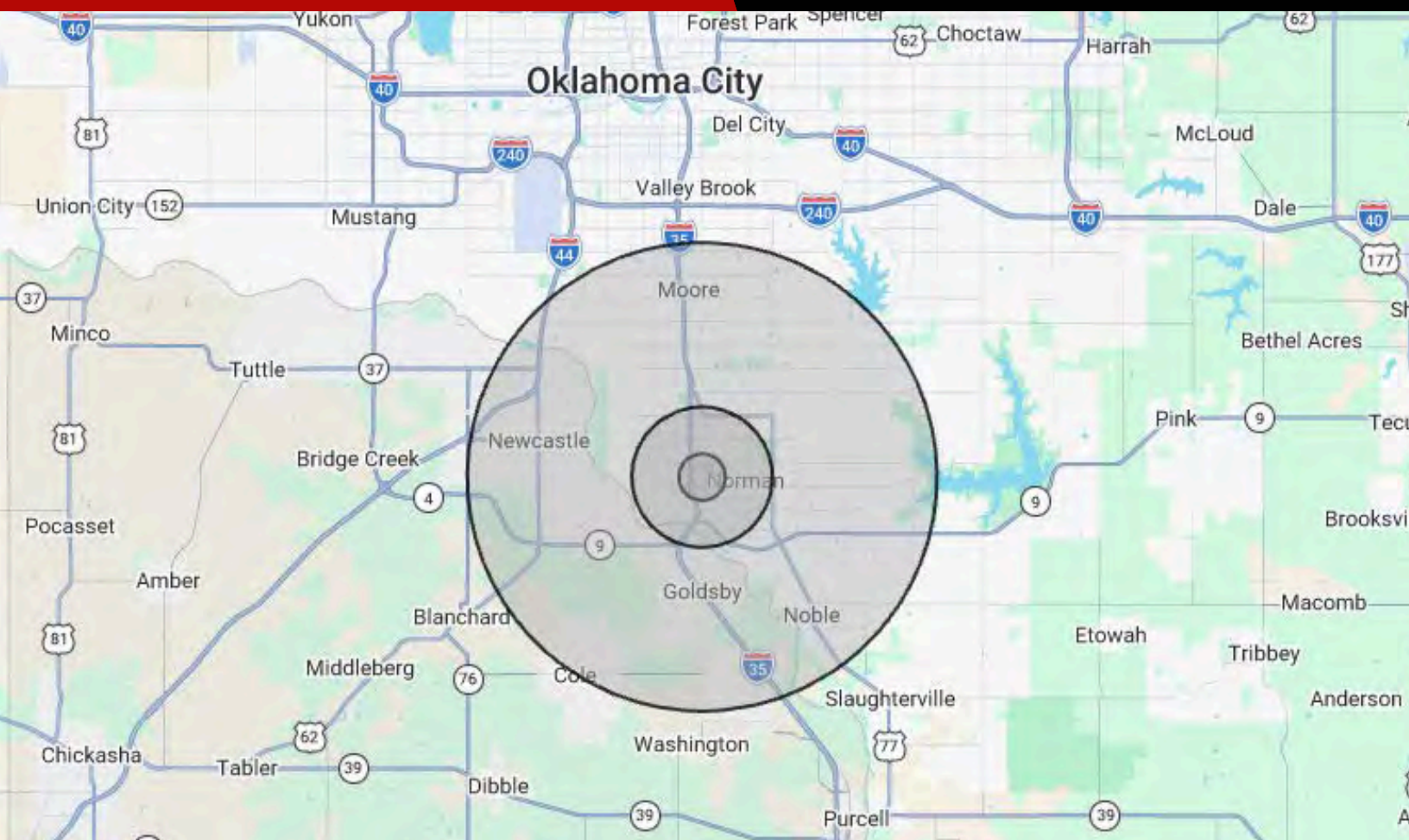
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Demographics	1 MILE	3 MILE	10 MILE
Population	7,158	68,829	250,126
Average Age	40	32	35
Employment	9,453	70,865	118,888
Households	3,196	26,766	96,363
Ave. Household Income	\$72,333	\$81,299	\$85,537
Median Household Value	\$191,041	\$222,962	\$199,560

**Traffic Count**                      **Average Daily Volume**                      **18,451 Vehicles**  
Demographic data provided by CoStar

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