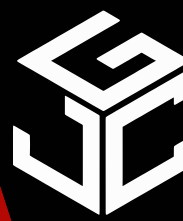


# FOR LEASE

480 24th Ave NW,  
Suite 248-258  
Norman, OK 73069



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Suite SF: 10,306 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 248-258 at Madison Square offers 10,306 SF of expansive office space ideal for larger users seeking flexibility and scale. The layout features a large open workspace area, 11 private offices, and a conference room, creating an efficient mix of collaborative and private work areas.

Additional features include a storage closet and access to a shared restroom with the surrounding upstairs area. Located in a high-traffic NW Norman center, this suite is an excellent opportunity for businesses needing a sizable, functional space in a prime location.

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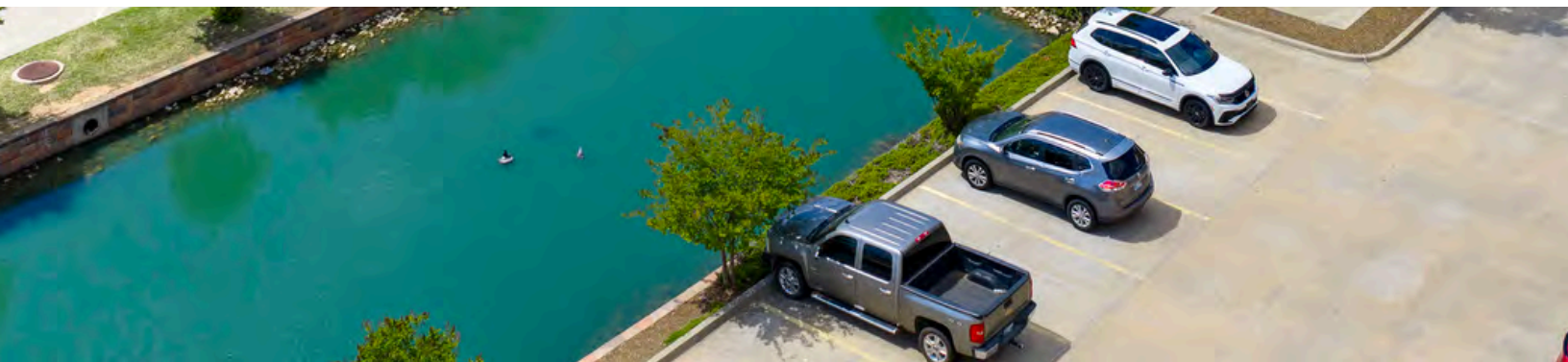
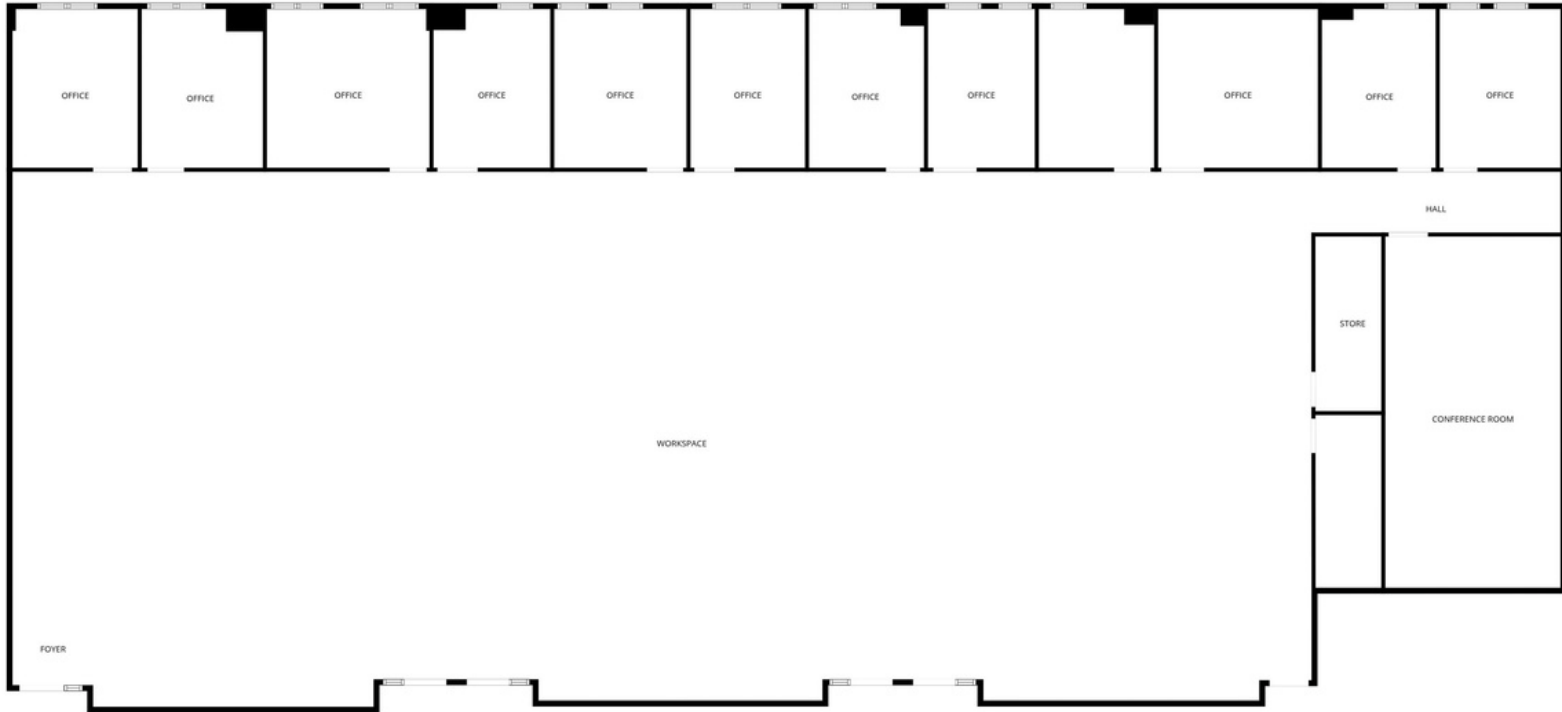
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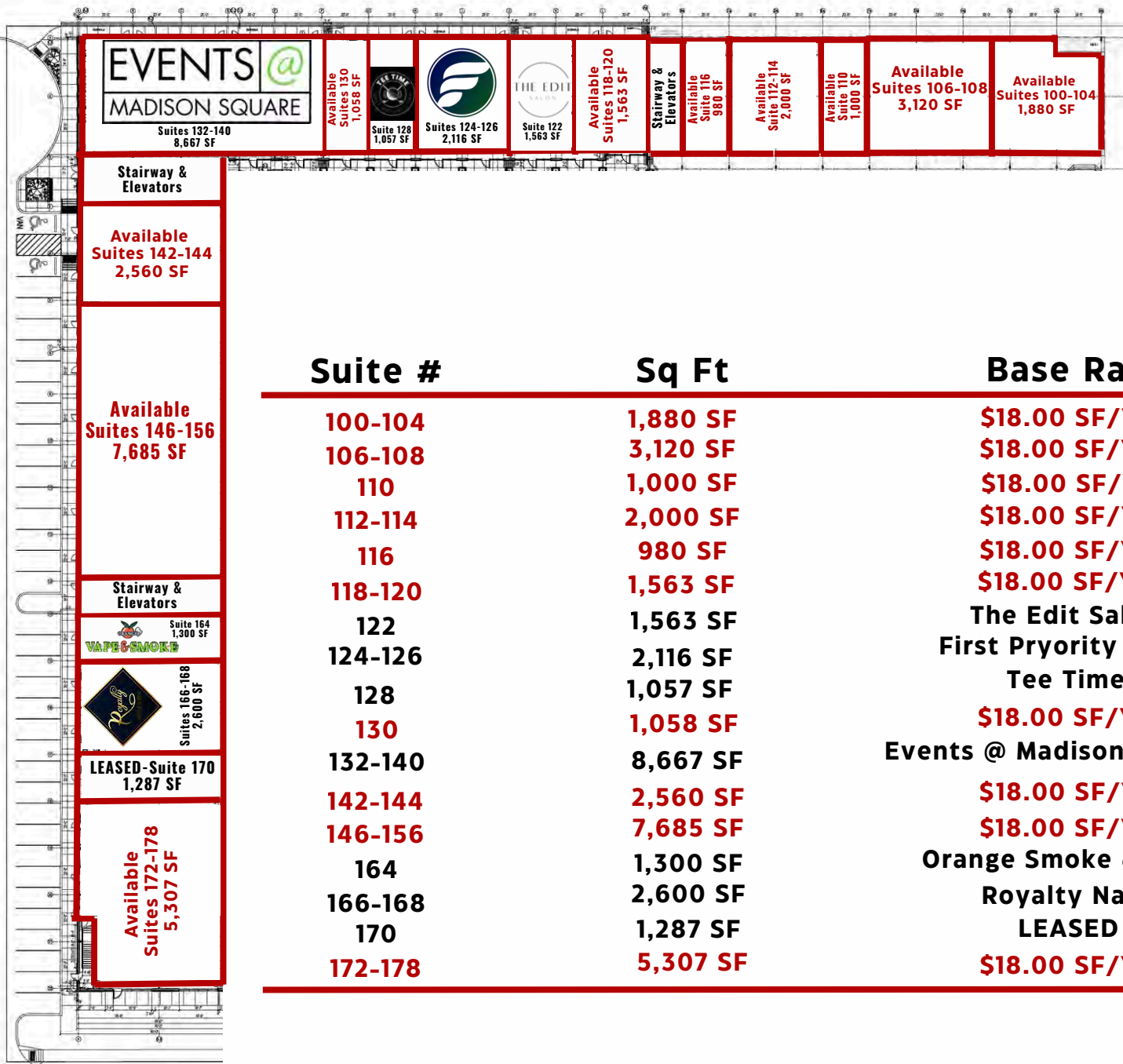
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**First Floor  
Suites 100-178**



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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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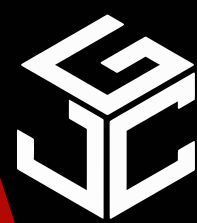


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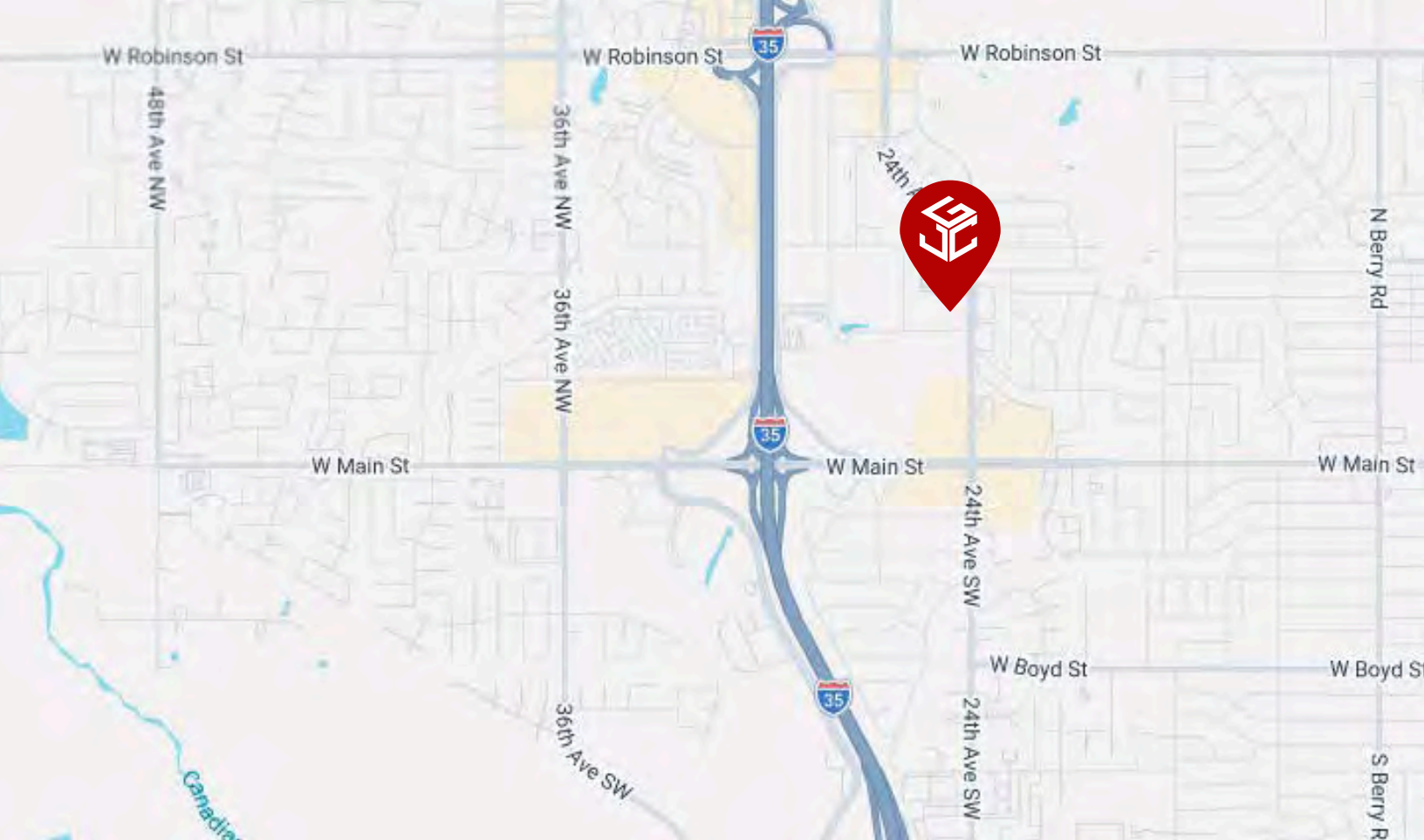
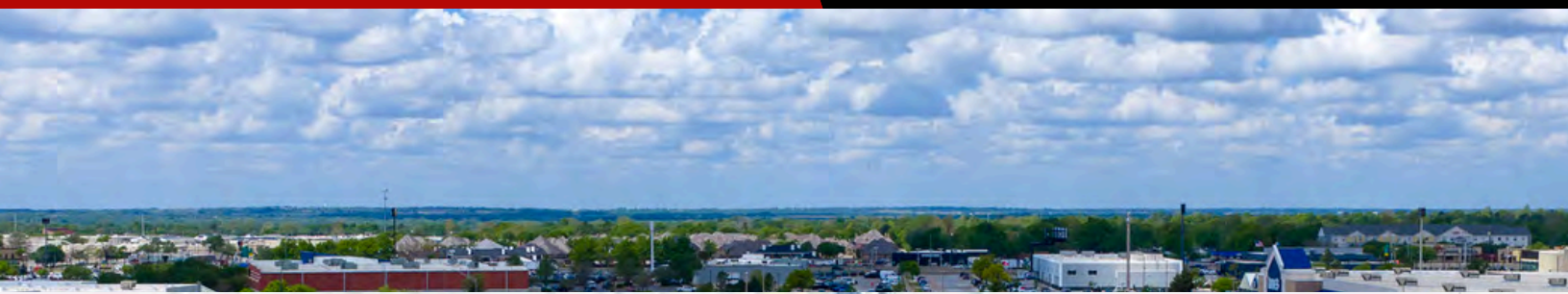
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