



Location:

480 24th Ave NW, Norman, OK 73069

Property Highlights:

Twenty-seven finished office suites are available with square footage ranging from 80-5,037 SF. Prices range from \$300-\$800 Per month, with full service available with a 12-month lease. The building features Shared Conference Rooms and a Kitchen Area.

Conveniently located just north of the W Main Street and 24th Ave NW intersection. These suits have a minimalist and modern interior design. Adjacent to Walmart and Lowe's Home Improvement.

Lease Price:

Retail: \$18/PSF

Office: \$18/PSF

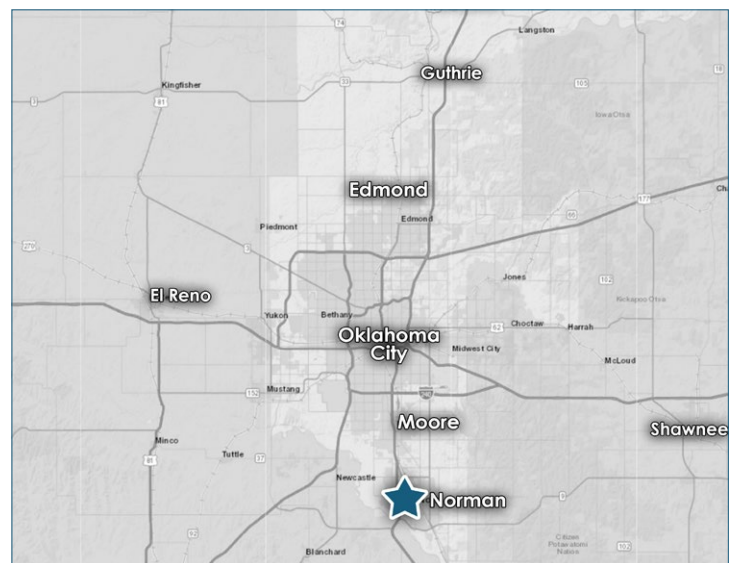
Traffic Counts:

24th Ave NW: 15,200 VPD ('23)

W Main Street: 13,600 VPD ('23)

Demographics:

	1 Mile	3 Miles	5 Miles
2024 Population	7,622	67,339	120,211
Daytime Population	12,819	93,919	131,956
Avg. HH Income	\$55,399	\$63,034	\$63,407



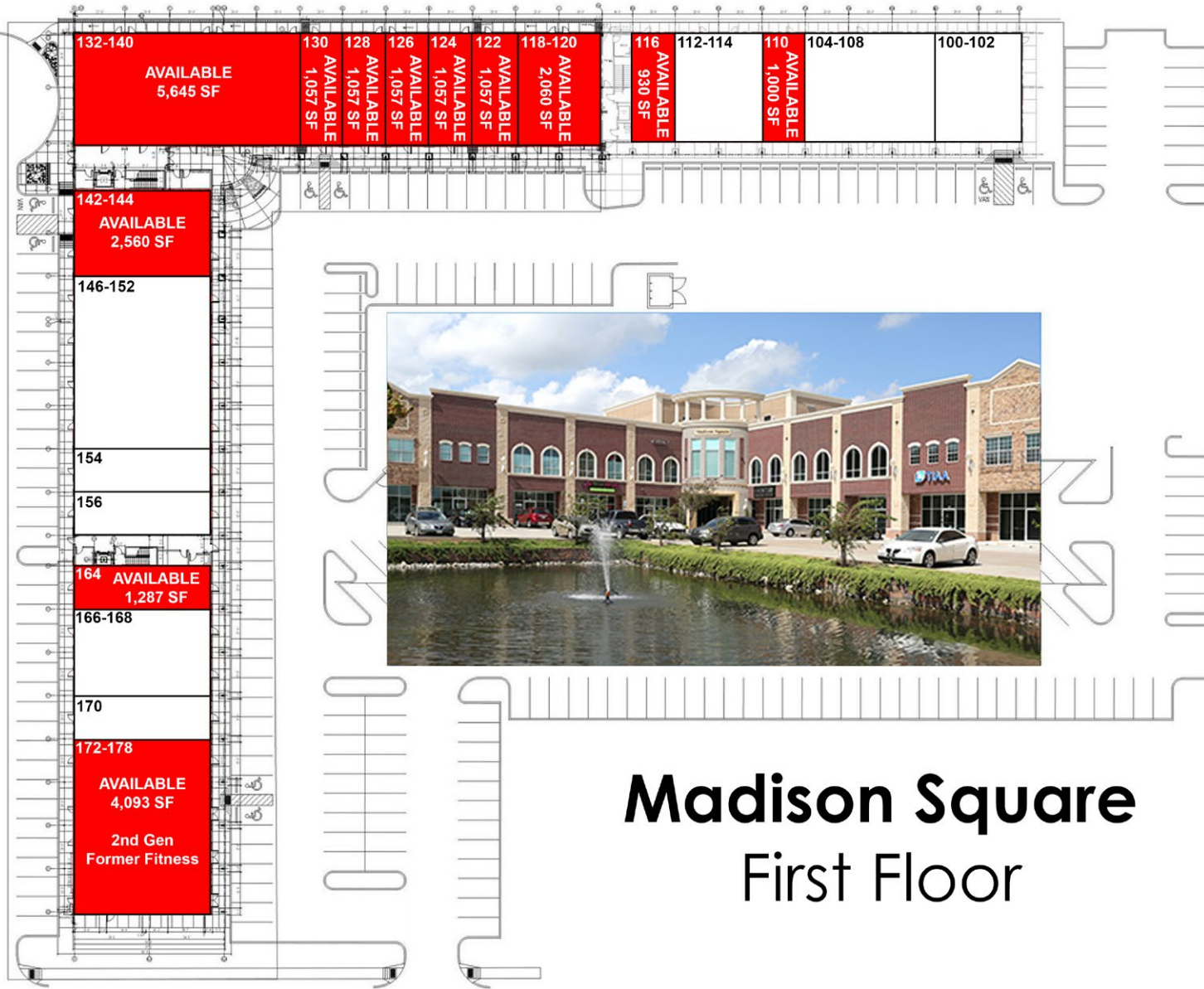
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AVAILABILITY

SUITE #	SIZE (SF)	PRICE (PSF)
110	1,000 SF	\$18.00
116	930 SF	\$18.00
118-120	1,057 SF	\$18.00
122	1,057 SF	\$18.00
124	1,057 SF	\$18.00
126	1,057 SF	\$18.00
128	1,057 SF	\$18.00
130	1,057 SF	\$18.00
132-140	5,645 SF	\$18.00
142-144	2,560 SF	\$18.00
164	1,287 SF	\$18.00
172-178	4,093 SF	\$18.00



Madison Square First Floor

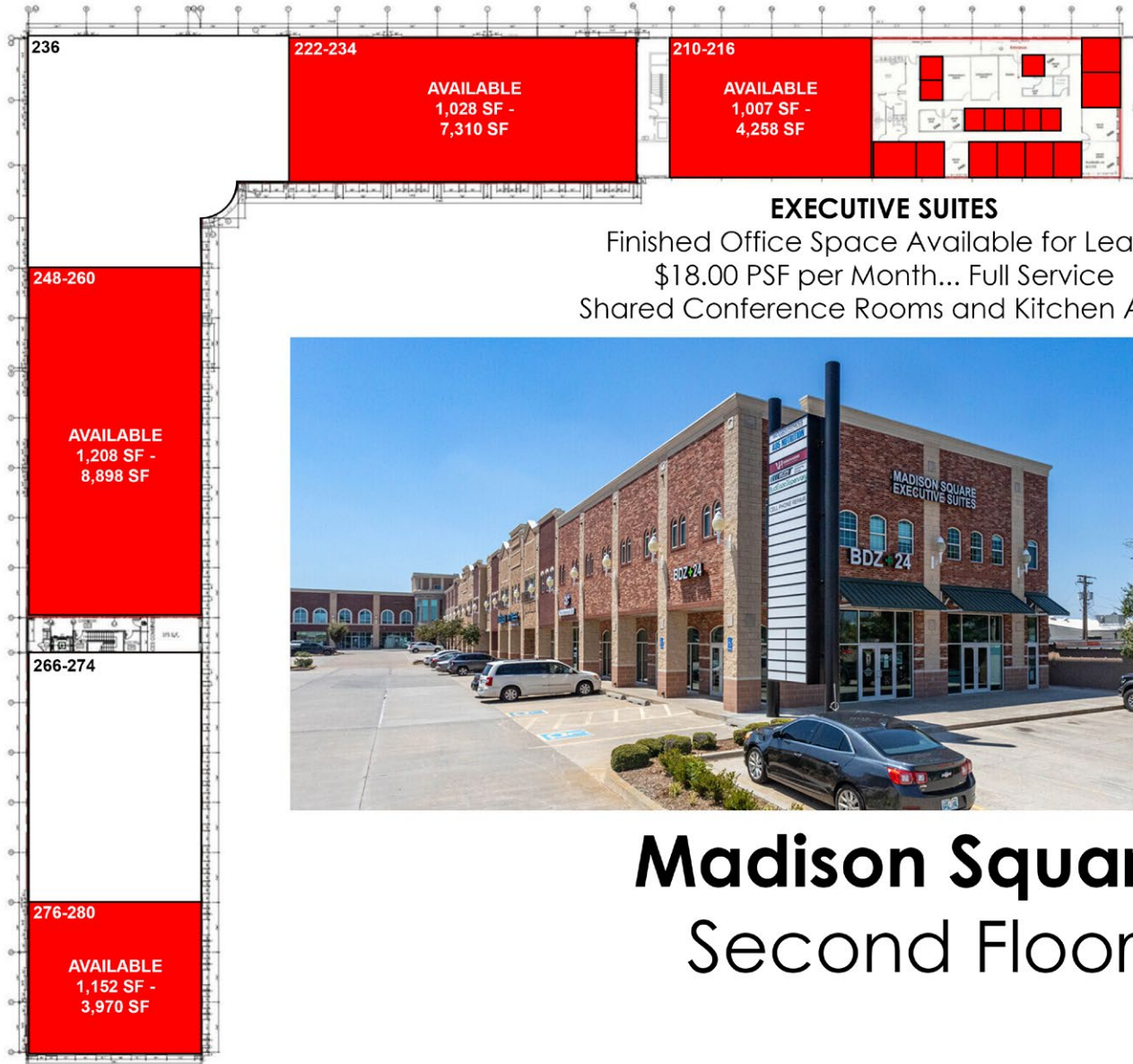
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Madison Square Second Floor

RETAIL AVAILABILITY

SUITE #	SIZE (SF)	PRICE (PSF)
276-280	3,970 SF	\$18.00
248-260	8,898 SF	\$18.00
222-234	7,310 SF	\$18.00
210-216	4,258 SF	\$18.00

EXECUTIVE SUITE AVAILABILITY

SUITE #	SIZE (SF)	PRICE (PSF)
1	80 SF	\$300
3	80 SF	\$300
4	80 SF	\$300
5	80 SF	\$300
6	80 SF	\$300
7	80 SF	\$300
10	72 SF	\$300
11	81 SF	\$300
15	180 SF	\$600
16	173 SF	\$600
19	180 SF	\$675
20	120 SF	\$400
21	120 SF	\$400
22	120 SF	\$400
24	120 SF	\$400
25	268 SF	\$800

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PLAINS

Commercial Real Estate

MADISON SQUARE SUITES FOR LEASE
480 24th Ave NW, Norman, OK 73069



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