



VALLIANCE  
BANK

# VALLIANCE TOWER

1601 NW EXPRESSWAY, OKLAHOMA CITY, OK 73118

Photo Credit: CoStar

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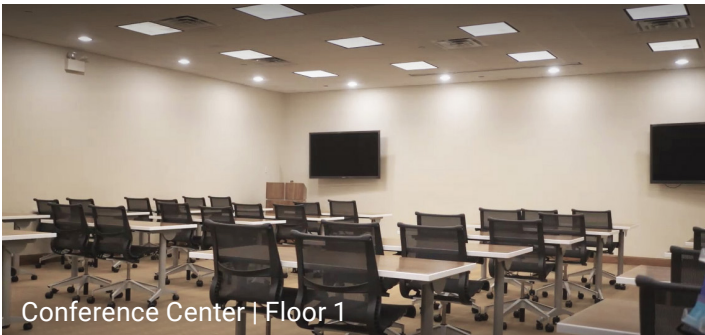
**NEWMARK**  
ROBINSON PARK





Pickleball Court | Floor 1

Photo Credit: CoStar



Conference Center | Floor 1



Covered Parking

## EXECUTIVE SUMMARY

Built in 1983, Valliance Tower is in northwest Oklahoma City, near the popular Belle Isle shopping area, Penn Square Mall and an abundance of restaurants. There are 22 floors and the building consists of 299,599 SF. Valliance Tower has direct access to multiple interstates and has an abundance of amenities including a conference center, shoe shine and repair, car charging stations, bike rack, and pickleball court.

## DETAILS

<b>Size</b>	299,599
<b>Rental Rate</b>	\$24.50/SF
<b>Lease Type</b>	FSG
<b>Lease Term</b>	Flexible
<b>Freight Elevator</b>	Fully Accessible
<b>Avg. Ceiling Height</b>	9 Feet

## BUILDING SPECS

<b>Entrances</b>	1 main street-level entrance, 1 lower-level entrance, 2 upper parking-level	<b>Fiber</b>	Cox and AT&T direct high-speed fiber
<b>Security</b>	24/7 Security with video surveillance, patrols, and rovers	<b>Generator</b>	365 KVA generator is located on the exterior
<b>Elevators</b>	High-speed destination, 8 passenger, 1 freight, 2 shuttle, 1 private	<b>HVAC</b>	3 High Efficiency Boilers located in mechanical shop with 2 360 ton Trane chillers, 2 Air Handler Units/floor, a plenum return air system, and 750 ton Marley cooling tower located NE corner of parking lot in chained fence area
<b>Safety Features</b>	24/7 security, engineers on site, fire control room with fire panel, voice annunciator, elevator controls, infinity door access controls, and key boxes. Fire detection with automatic sprinkler system		
<b>Energy Savings</b>	Energy Management controls set points, and shut/on off systems, 3 Thermal Solution Energy Efficient Boilers; Pulse tracking of HVAC trends.	<b>Loading Dock</b>	Loading Dock lower level east side of building. Sprinklered and monitored and controlled by surveillance and intercom and access control



## AMENITIES + NEARBY RETAILERS



**Covered Parking**



**EV Charging Stations**



**Conference Center**



**On-Site Bank**



**Pickleball Court**



**On-Site Restaurant**



**On-Site Management**



**24-Hour Security**



**Key Card Access**



**On-Site Recycling**



**Bike Racks**



**Shoe Shine + Repair**



**CLASSEN CURVE**



**OAK**



**PENN SQUARE MALL**



**BELLE ISLE STATION**



**ROBINSON PARK**

**THE PEOPLE OF VALLIANCE TOWER**

Robinson Park manages several commercial real estate buildings across the United States; including office, hospitality and parking garages. This sizable footprint cultivates an amenity-rich environment for our tenants to mutually benefit from.

When your company joins our network, you and your team will experience the Robinson Park difference!

**14M**

Total Office Square Feet

**2,499**

Hotel Keys

**4,000**

Parking Spaces

**90+**

Unique Amenities



**CHANTEL ARCHER**

**Property Manager**

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**KAITLYN FILIPSKI**

**Assistant Property Manager**

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## THE BENEFITS OF ROBINSON PARK

**Tenant App** | The RP App allows you to interact with our properties like never before. Listed are just some of the amazing features, and we're always adding more to make it your One-Stop-RP-Shop!

**Corporate Discounts** | As a RP Tenant, you gain access to several Corporate Discounts for things like hotels, tickets, technology, and much more!

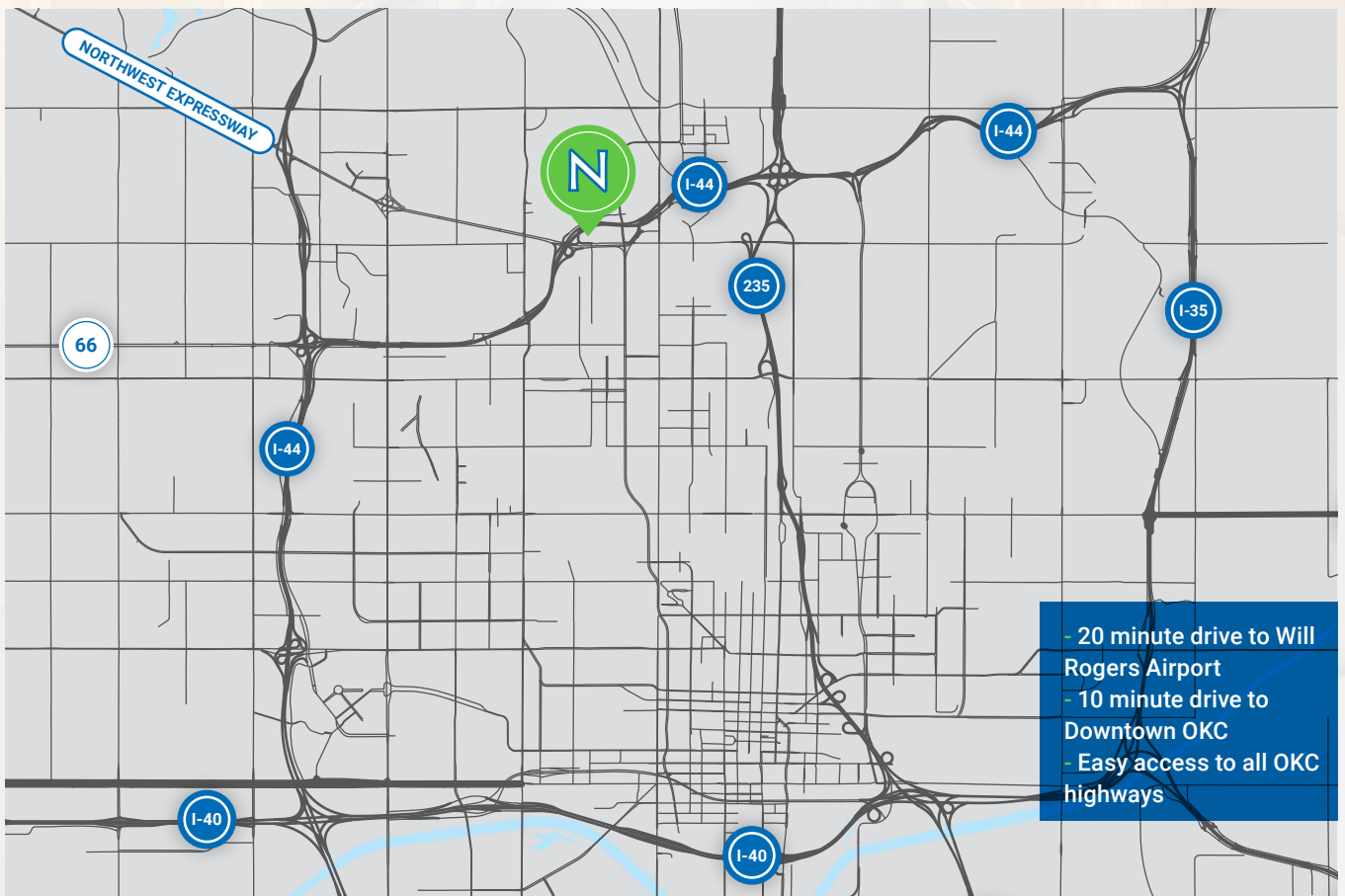


- Direct Communication Link To Management 24/7
- Submit Work Orders and Maintenance Requests
- Schedule Conference Rooms
- Join our Gyms and Manage your Membership
- View and Register for Events
- Receive Notifications Directly from Management
- Security Access to Enter Property
- More features are added regularly!





## LOCATION OVERVIEW



SCAN OR CLICK HERE FOR SUITE AVAILABILITY

