



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, car charging stations, bike rack, and pickleball court.

DETAILS

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

BUILDING SPECS

Entrances	1 main street-level entrance, 1 lower-level entrance, 2 upper parking-level	Fiber	Cox and AT&T direct high-speed fiber
Security	24/7 Security with video surveillance, patrols, and rovers	Generator	365 KVA generator is located on the exterior
Elevators	High-speed destination, 8 passenger, 1 freight, 2 shuttle, 1 private	HVAC	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
Safety Features	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		
Energy Savings	Energy Management controls set points, and shut/on off systems, 3 Thermal Solution Energy Efficient Boilers; Pulse tracking of HVAC trends.	Loading Dock	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



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



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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!

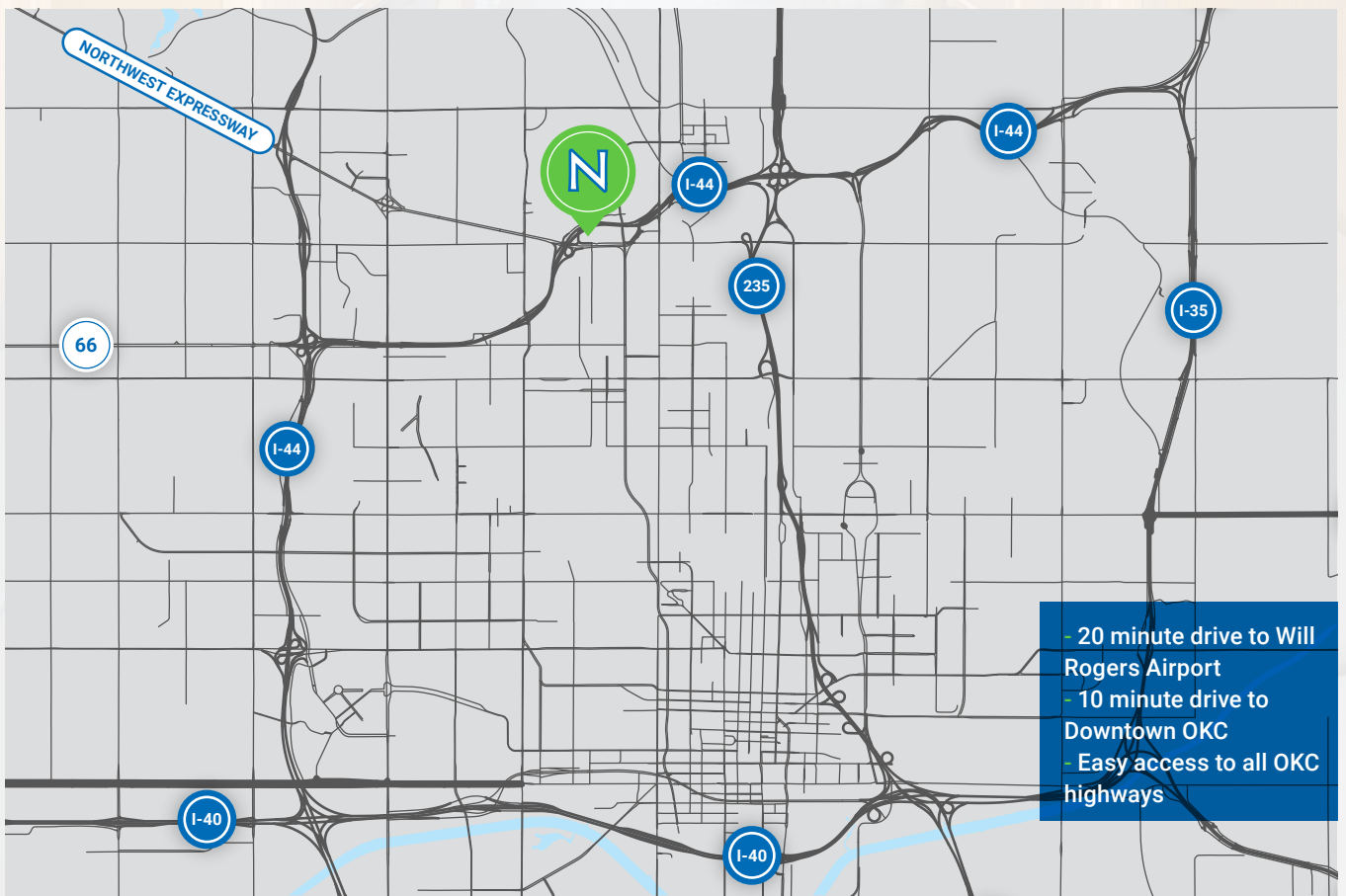
Corporate Discounts | As a RP Tenant, you gain access to several Corporate Discounts for things like hotels, tickets, technology, and much more!



- 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

