



**NEWMARK GRUBB**  
LEVY STRANGE BEFFORT

## The Galleria | FOR LEASE

4501 N. Classen Boulevard, Oklahoma City, OK 73118

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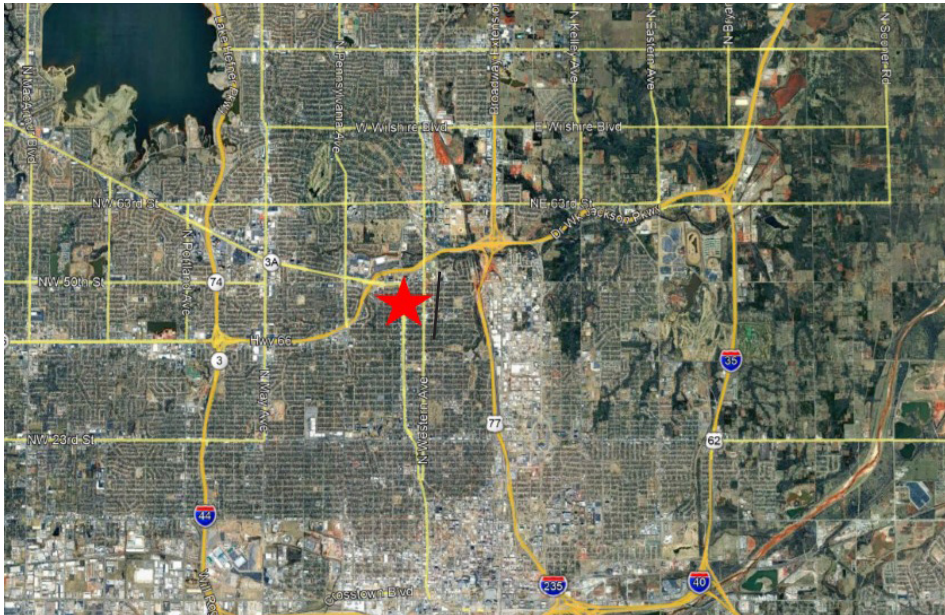
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## PROPERTY OVERVIEW

The Galleria is located along the N. Classen Boulevard corridor, offering an alternative route to the downtown CBD and minutes from Midtown. Fast food and restaurants are in the immediate area with Penn Square Mall and Classen Curve a mere 5 minutes away.

## PROPERTY HIGHLIGHTS

|  |                                     |
|--|-------------------------------------|
| Updated security system                  | Small suites available              |
| After hours HVAC available               | Great for start up business         |
| Combination access after hours           | Easy access to NW Expressway & I-44 |
| Conference room can seat up to 30 people | Electrical: 3 phase - 200 amps      |

## PROPERTY DETAILS

|            |                    |
|------------|--------------------|
| Suite 112  | 419 RSF            |
| Suite 113  | 820 RSF            |
| Lease Rate | \$11.50/RSF        |
| Lease Type | Full Service Gross |