

# 4801 Gaillardia Pky - Gaillardia Parkway Office Building - Gaillardia Office P



Location: **Gaillardia Parkway Office Building**  
**Oklahoma County Cluster**  
**Northwest Submarket**  
**Oklahoma County**  
**Oklahoma City, OK 73142**

Building Type: **Class B Office**

Status: **Built 2004**

Stories: **3**

RBA: **85,000 SF**

Typical Floor: **28,333 SF**

Total Avail: **2,400 SF**

% Leased: **99.5%**

Landlord Rep: **Price Edwards & Company**

Developer: -

Management: -

Recorded Owner: **TLP Energy, LLC**

Expenses: **2019 Tax @ \$2.11/sf, 2013 Est Tax @ \$1.36/sf**

Parcel Number: **202151010**

Parking: **Ratio of 0.00/1,000 SF**

Amenities: **Balcony, Signage, Waterfront**

| Floor  | SF Avail    | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|--|-------------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st  | 150 - 2,000 | 2,000        | 2,000       | Withheld         | Vacant    | Negotiable | Sublet |
| <i>OKRE Commercial Advisors / Dustin Eller (405) 445-7528 / Wes Johnson (405) 445-7522</i><br>This is a wonderful sublet opportunity in a well appointed & prestigious office building located off of the Kilpatrick Turnpike. This sublet offers views over looking the golf course and comes with multiple kitchen/break rooms, 3 conference rooms along with free copies in the copy room and a receptionist to answer your phone calls! It comes with a private entrance into your space and we can accommodate a couple extra offices for the right tenant. |             |              |             |                  |           |            |        |
| P 2nd / Suite 200  | 100 - 400   | 400          | 400         | Withheld         | Vacant    | 1-2 yrs    | Direct |
| <i>Price Edwards &amp; Company / Tre Dupuy (405) 239-1210 / Craig M. Tucker (405) 239-1202</i><br><i>Executive Hub at Gaillardia Parkway / Carmen Gomez (405) 492-7900</i>   |             |              |             |                  |           |            |        |

