

IBC CENTER



3817 NW EXPWY | OKC
NOW LEASING OFFICE SPACE



PROPERTY SPECIFICATIONS

3817 NW Expwy OKC, OK 73112

Net Rentable Area

278,843 SF

Parking

- 970 Total spaces
- 756 Surface
- 71 Covered
- 143 Canopy

Building Height

10 Stories

Column Spacing

35 to 45 ft

Ceiling Height

8.5 to 10 ft

Windows

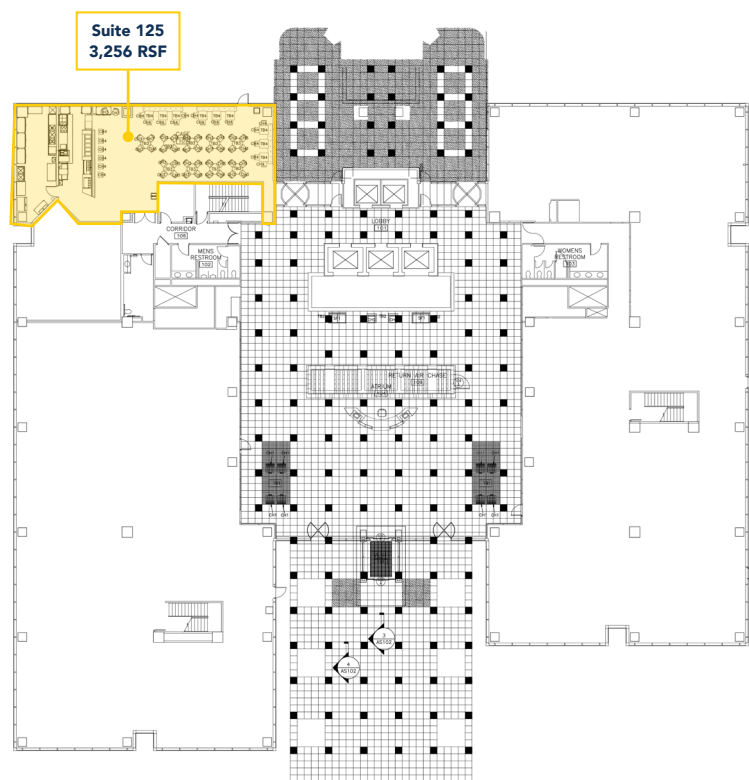
Exterior office windows feature dual-pane, highly reflective glass, while the atrium is finished in clear glass to maximize natural light.

Building Amenities

- Card-key access at all times
- Full service restaurant
- Fitness facility
- Conference facility
- Enclosed and canopy parking
- On-site management
- Loading dock
- Excellent views of OKC and Lake Hefner

IBC Center | 1st Floor

Suite 125 Available | 3,256 RSF



Deli Equipment List

Deli Closet Area:

- 1 - Storage Rack
- 1 - Shelving Unit

Deli Main Dining Area:

- 22 - Short, 35 - Tall Gray Chairs (57 Total - some are in the basement)
- 9 - Round Tables
- 9 - Square Tables
- 14 - 55 Napkin Holders
- 1 - Fire Extinguisher
- 2 - Trash Cans
- 3 - Menu Plaquards
- 2 - Forty-Two Inch (42") Television Sets with Cable Service

Deli Kitchen Front:

- 1 - Main Prep Bar
- 1 - Prep Bar Refrigerator
- 2 - 55 Prep Tables
- 1 - 4 Burner Warmer
- 1 - Upright Refrigerator
- 1 - Fire Extinguisher
- 2 - Double Oven Units
- 1 - SS Grill Table
- 1 - Sink
- 1 - Paper Towel Dispenser -Plastic
- 1 - Cash Drawer

Deli Kitchen Back:

- 2 - SS Cooking Utensil and Bowl Racks
- 1 - Ice Machine w/Filter
- 4 - Bread Trays
- 1 - 6' 55 Prep Tables
- 1 - Cork Board
- 1 - Paper Towel Dispenser -Plastic
- 1 - Small Sink
- 2 - Industrial Refrigerators
- 1 - Industrial Freezer
- 1 - SS 3 Basin Dishwashing Table

Deli Cooking Utensils:

- 1 - SS Colander
- 1 - Small Pot
- 12 - Baking Sheets
- 1 - SS Big Mixing Bowl
- 1 - SS Small Mixing Bowl
- 8 - SS Oblong Food Trays
- 2 - Small Cooling Racks
- 3 - Muffin Pans

Deli Equipment in Basement:

- 1 - SS Condiment Holder
- 10 - Line Separator Poles
- 1 - Back Office PC
- 1 - 17" LCD Monitor
- 1 - SS Cooking Utensil and Bowl Rack



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LOCATION & ACCESS

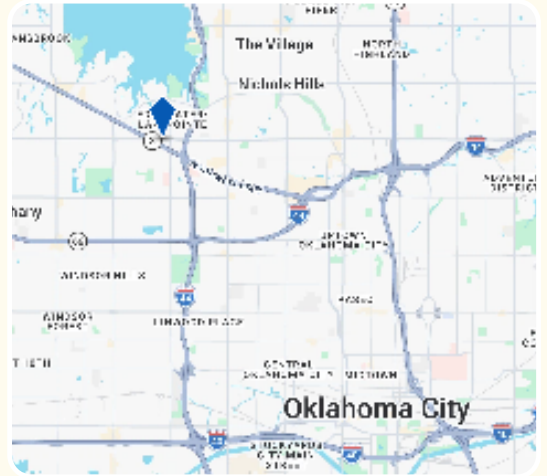


Outstanding Class A Office Tower — 3817 NW Expressway

Rising ten stories above Oklahoma City's NW Expressway corridor, this premier Class A property offers 278,843 square feet of net rentable space designed to impress. Dual-pane, highly reflective glass wraps the exterior office areas, while a soaring clear-glass atrium floods the interior with natural light — creating a workplace that's as functional as it is striking. Generous 35-to-45-foot column spacing and 8.5-to-10-foot ceilings give tenants flexibility to build out space that works for them.

With 970 total parking spaces — including covered and canopy options — plus round-the-clock card-key access, on-site management, and a dedicated loading dock, every operational detail has been considered. Tenants and guests enjoy a full-service restaurant, on-site fitness facility, and conference center, all framed by sweeping views of Oklahoma City and Lake Hefner.

This is Class A office space built for businesses that expect more.



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