

IBC CENTER



3817 NW EXPWY | OKC
NOW LEASING OFFICE SPACE
5th Floor



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

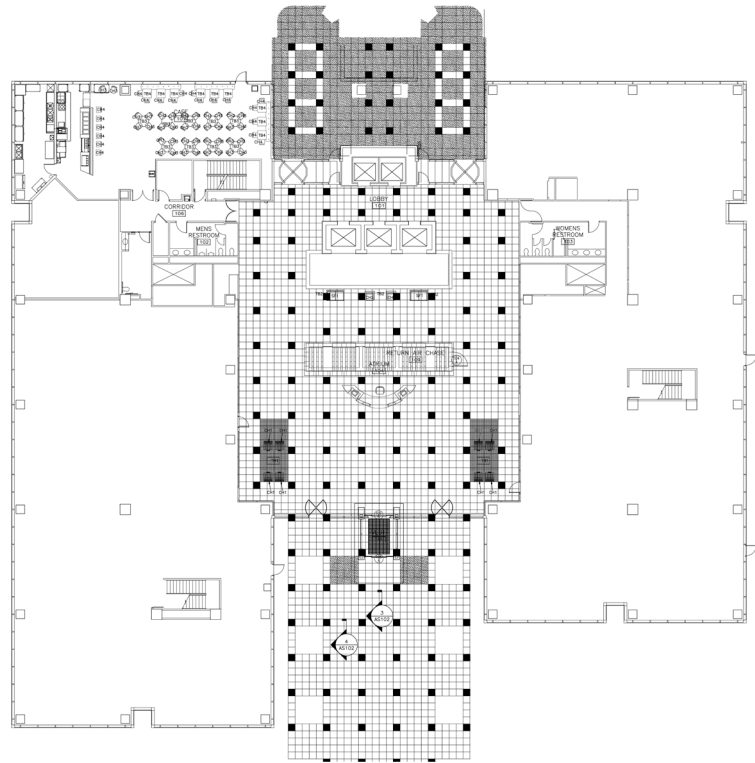
Windows

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



IBC Center | 5th Floor

Suite 530 Available | 1,721 RSF





IBC CENTER

LOCATION & ACCESS

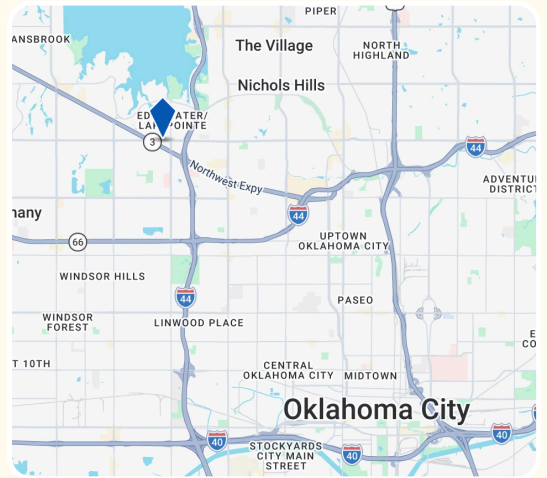


Outstanding Class A Office Tower — 3817 NW Expressway

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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