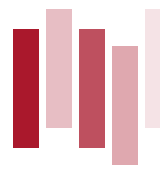


FACT SHEET



IBC Plaza
3800 MAPLE

ADDRESS: 3800 MAPLE AVENUE, DALLAS, TX 75219

TOTAL BUILDING SQUARE FEET: 129,228 (RSF)

SUITE #	RENTABLE SF	NOTES
SUITE 410	3,169 RSF	
SUITE 425	3,021 RSF	
SUITE 510	2,529 RSF	SPEC SUITE
SUITE 750	12,206 RSF	WHITE BOX
SUITE 850	6,514 RSF	

SUITE #	RENTABLE SF	CONTIG SF	NOTES
SUITE 350	3,268 RSF	9,636 RSF	
SUITE 360	1,202 RSF	9,636 RSF	MOVE-IN READY
SUITE 365	5,166 RSF	9,636 RSF	

FLOORS: Eight (8) Stories

RENTAL RATES: \$27.00 PSF NNN

OPERATING EXPENSES: 2026 - \$11.74
Electricity 2026 - \$2.04

PARKING: 3:1,000 SF; Underground parking garage (\$50)
with complimentary surface parking

TELECOMMUNICATIONS: Fiber provided by AT&T & others

BUILDING HOURS: 8:00 AM - 6:00 PM; M-F
9:00 AM - 1:00 PM; Saturday

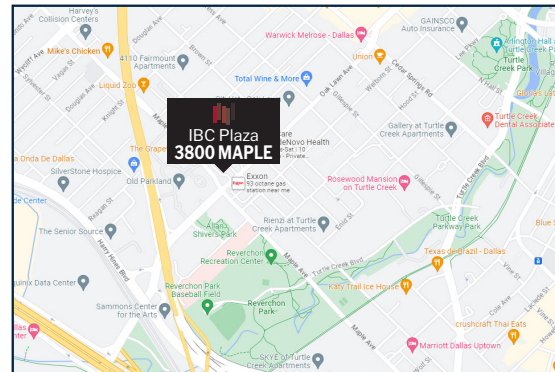
HVAC HOURS OF OPERATION: 8:00 AM - 6:00 PM; M-F
9:00 AM - 1:00 PM; Saturday

SECURITY: 24/7/365 on-site security

FITNESS CENTER: Fully equipped with showers and locker rooms

AMENITIES:

- NEW shared conference room
- Tenant lounge
- Grab and go deli
- On-site banking
- Move in ready spec suites
- Below grade covered parking
- On-site management
- Over 100 walkable amenities
- LEED Silver Certification



For Leasing Information

Jared Laake

972.776.7045

jlaake@bradford.com

Richmond Collinsworth

972.776.7041

rcollinsworth@bradford.com

Zach Berman

972.776.7000

zberman@bradford.com



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08/21/2026