



# OFFICE SPACE | FOR SUBLEASE

3817 NW EXPRESSWAY, OKLAHOMA CITY, OK 73112

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ROBINSON PARK



# 3817 NW EXPRESSWAY / SUITE 450 FOR SUBLEASE



## PROPERTY OVERVIEW

Outstanding Class A property featuring an existing nursing school build-out, with FF&E potentially available. Exterior windows for office areas are dual-pane, highly reflective glass, and the central atrium of clear glass provides maximum natural light. Card-key access is available at all times. The property includes a full-service restaurant, fitness facility, conference facility, enclosed and canopy parking, on-site management, loading dock, and excellent views of OKC and Lake Hefner.

## DETAILS

<b>Sublease Rate</b>	\$21.50 / SF
<b>Suite Size</b>	14,333 SF
<b>Suite</b>	450
<b>Term Ends</b>	January 31, 2031
<b>Market</b>	NW Oklahoma City

## HIGHLIGHTS

Existing nursing school build-out in place with FF&E potentially available

Class A, 10-story office building

Prominent location along the high-traffic NW Expressway corridor

On-site restaurant, gym, and conference space.

24/7 secure access and on-site management.

Nearly 1,000 parking spaces.

Stunning city and Lake Hefner views.



