



## OFFICE SPACE | FOR SUBLLEASE

3817 NW EXPRESSWAY, OKLAHOMA CITY, OK 73112

**BRENT CONWAY**

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**NEWMARK**  
ROBINSON PARK

# 3817 NW EXPRESSWAY / SUITE 450 FOR SUBLLEASE

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## 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.

