

FOR SALE | INVESTMENT OFFERING



Coppertree Centre

3727 NW 63rd Street | Oklahoma City, Oklahoma 73116

\$3,700,000	27,027 SF	\$136.90	3	1.13 AC
OFFERING PRICE	BUILDING SIZE	PRICE PER SF	STORIES	LAND AREA

MULTI-TENANT MEDICAL OFFICE • NW 63RD & PORTLAND • AMPLE ON-SITE PARKING

A three-story, multi-tenant medical and professional office building in the established NW 63rd corridor — individually suited floors, abundant natural light, and a healthcare-driven tenant base in one of Oklahoma City's most durable office submarkets.

KIRA KILLOUGH, BROKER

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PROPERTY OVERVIEW

Coppertree Centre is a 27,027 square foot, three-story multi-tenant office building situated on 1.13 acres at NW 63rd Street and Portland Avenue in northwest Oklahoma City. Built in 1982, the property is configured for medical and professional office use, with suites accessed from finished common-area lobbies on each floor.

The building's stepped-bay masonry design creates deep window lines and strong natural light throughout the suites. Common areas have been updated with tile flooring and refreshed finishes, and the property is served by ample on-site parking with landscaped entry approaches on the north and east elevations.

PROPERTY TYPE	Office — Medical
BUILDING CLASS	B
BUILDING SIZE	27,027 SF (Gross & Rentable)
STORIES	Three
YEAR BUILT	1982
TENANCY	Multi-Tenant
LAND AREA	1.13 Acres (49,223 SF)
PARKING	Ample on-site surface parking
ZONING	C-3
CROSS STREETS	NW 63rd Street & Portland Avenue
PARCEL ID	149831350
SALE TYPE	Investment

INVESTMENT HIGHLIGHTS

- Multi-tenant medical office with an established healthcare-driven tenant base and diversified rent roll.
- Three separately accessed floors with finished common-area lobbies — suites can be leased individually or combined for a larger user.
- Stepped-bay design delivers abundant natural light and window line across all three levels.
- Ample on-site parking, a genuine advantage for medical users with steady patient traffic.
- Positioned on NW 63rd Street just east of Portland Avenue, minutes from Lake Hefner Parkway and the Northwest Expressway healthcare corridor.
- C-3 zoning supports a broad range of office, medical, and service uses.

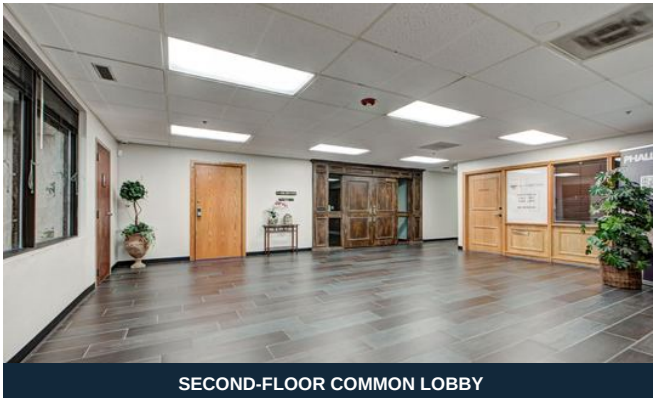
PROPERTY PHOTOS



LANDSCAPED ENTRY APPROACH



THIRD-FLOOR COMMON LOBBY



SECOND-FLOOR COMMON LOBBY



BUILDING EXTERIOR & ON-SITE PARKING

LOCATION

The property sits on NW 63rd Street just east of Portland Avenue, an established northwest Oklahoma City office and medical corridor. The location offers quick access to Lake Hefner Parkway (Highway 74) and the Northwest Expressway, placing it within a short drive of the metro's major hospital campuses, the Nichols Hills and Belle Isle retail districts, and dense surrounding residential neighborhoods that support daily patient and client traffic.

FOR MORE INFORMATION OR TO SCHEDULE A TOUR

Kira Killough, Broker

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DISCLAIMER

All information contained herein has been obtained from sources believed to be reliable, including the owner and public records, but has not been independently verified by Forest Property Professionals, LLC or Kira Killough and is not guaranteed. Building size, year built, occupancy, income, and expenses should be independently confirmed by the buyer through due diligence. This material is for informational purposes only, is not an appraisal, and is subject to change, prior sale, or withdrawal without notice.