

AVAILABLE FOR SALE



**COMMERCIAL
OKLAHOMA**



Metro Business Tower

2525 NW EXPRESSWAY
OKLAHOMA CITY, OK 73112

PROPERTY DESCRIPTION

Metro Business Tower is a $\pm 72,960$ SF, six-story office building strategically located on Northwest Expressway in Oklahoma City. The property offers investors a unique opportunity with existing tenancy, flexible suite configurations, ample surface parking, and significant leasing upside in one of Oklahoma City's most established office corridors.

Sale Price: \$4,500,000.00

Seller Financing Available

commercialoklahoma.com
405 563 5000

PROPERTY DETAILS

Building Size:	$\pm 72,960$ SF
Lot Size:	± 2.27 Acres
Year Built:	1973
Stories:	6
Parking:	209 Surfaces
Parking Ratio:	2.86 / 1,000
Zoning:	O-2
Tenancy:	Multi
Use:	Office



Metro Business Tower **FOR SALE**

2525 NW EXPRESSWAY
OKLAHOMA CITY, OK 73112



CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA

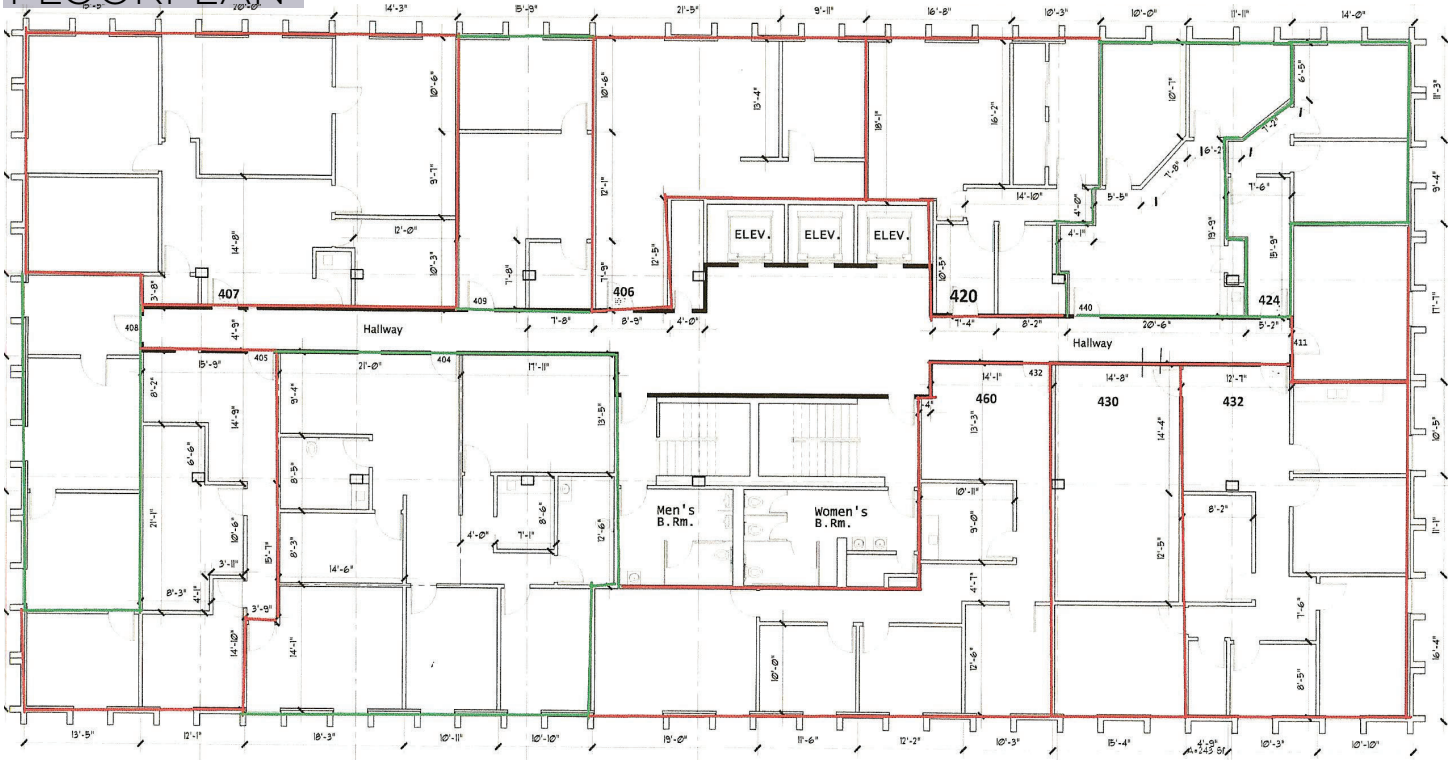
Sale Price: \$4,500,000.00

AVAILABLE

Seller Financing Available

4 years, Competitive Pricing

TYPICAL FLOORPLAN



VIVIENNE VOGLER

+1 405 570 8595

vvogler@commercialoklahoma.com

MICAH SHERMAN, CCIM

+1 405 516 5088

msherman@commercialoklahoma.com

TRAVIS MASON

+1 405 297 9924

tmason@commercialoklahoma.com

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PREMIER LOCATION. UNMATCHED ACCESS.

Metro Business Tower is surrounded by some of Oklahoma City's most desirable amenities, including top retailers, dining, healthcare, and neighborhoods. Everything your business, employees, and clients need is just minutes away.

METRO BUSINESS TOWER

OKLAHOMA CITY, OK



NEARBY AMENITIES

INTEGRIS
HEALTH

INTEGRIS HEALTH BAPTIST MEDICAL CENTER

Leading healthcare
just minutes away.

PENN
SQUARE
MALL

PENN SQUARE MALL

Apple • Dillard's • Macy's
AMC Theatres & more.



NICHOLS
HILLS

NICHOLS HILLS

One of OKC's most
prestigious neighborhoods.

CLASSEN
CURVE

CLASSEN CURVE

Dining, shopping &
local favorites.



TARGET

Everyday convenience
just around the corner.

MAY
AVENUE

**MAY AVENUE
RETAIL CORRIDOR**
A vibrant destination
for shopping, dining
& entertainment.



WHOLE FOODS MARKET
Premium groceries
and specialty items.

TRADER
JOE'S

TRADER JOE'S
Unique finds and
everyday essentials.



OAK OKC
Exciting mixed-use
development with dining,
retail & entertainment.

AT OAK OKC

RH | RESTORATION
HARDWARE
WILLIAMS
SONOMA
ARHAUS
POTTERY
BARN



3 MINUTES
to Penn Square Mall



6 MINUTES
to Nichols Hills



7 MINUTES
to INTEGRIS Baptist
Medical Center



2 MINUTES
to May Avenue
Retail Corridor



10 MINUTES
to Downtown OKC



A CENTRAL LOCATION THAT CONNECTS YOU TO EVERYTHING.

OKLAHOMA CITY MARKET

QUICK FACTS

20TH
LARGEST CITY IN
THE U.S.



1.53M
POPULATION
(MSA)



#1
LOWEST COST OF
LIVING IN THE US



830K+
WORKFORCE



3.2%
UNEMPLOYMENT
RATE



Oklahoma City remains one of the nation's premier energy markets while supporting a highly diversified economy anchored by healthcare, aerospace, advanced manufacturing, finance, professional services, logistics, and technology. The region's low cost of doing business, central location, and skilled workforce continue to attract corporate investment and expansion. Performance-based incentives, including the Oklahoma City Strategic Investment Program (SIP), further encourage business growth, reinforcing the metro's reputation as one of the nation's most competitive and business-friendly markets.

MAJOR EMPLOYERS



OKLAHOMA



INTEGRIS

Mercy

amazon.com

BOEING

paycom®

A DIVERSIFIED ECONOMY

The economy of the Greater Oklahoma City region is diverse. While federal, state and local government are the largest employers and the oil and natural gas sector generates the largest revenues, the area's major private-sector economic contributors include:

HEALTH CARE

TOP 25

HEALTH CARE SYSTEMS IN
THE US ACCORDING TO US
NEWS & WORLD REPORT

INTEGRIS

3RD

LARGEST
EMPLOYER IN
THE STATE



As one of the nation's major centers of healthcare delivery, the Oklahoma City region employs more than 80,000 health care sector workers across 36 general medical and surgical hospitals and 9 specialized hospitals.

OKLAHOMA CITY MARKET



Ranked among the 20 largest cities in the United States, Oklahoma City continues to distinguish itself as one of the nation's most affordable and fastest-growing metropolitan areas. Recently recognized as the No. 2 Best Big U.S. City to Live In by U.S. News & World Report, Oklahoma City also ranks as the lowest cost of living state in the nation and remains a top destination for new residents, placing No. 9 nationally for domestic net migration according to the U.S. Census Bureau.

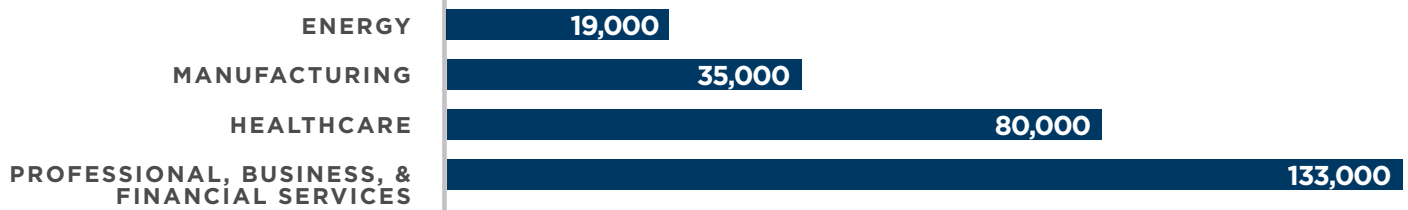
Oklahoma City's continued investment in infrastructure, entertainment, and mixed-use development has transformed the region into a vibrant destination for business, culture, and recreation. From world-class attractions and professional sports to expanding retail, dining, and entertainment districts, the city offers the amenities and quality of life expected of a modern metropolitan area while maintaining exceptional affordability.

A diverse economy, business-friendly environment, nationally recognized workforce development initiatives, and AAA/Aaa bond ratings for the 18th consecutive year

**“TOP 10 CITIES
WITH THE YOUNGEST
ENTREPRENEURS.”**
-LENDING TREE

**“BEST LARGE
CITIES TO START
A BUSINESS.”**
-WALLETHUB, 2017,
2018 & 2019

TOTAL EMPLOYMENT BY SECTOR - GREATER OKC REGION



Source: Greateroklahomacity.com