



Bixby Office For Lease

MCP MCGRAW
COMMERCIAL
PROPERTIES

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7607 E 126th,
Bixby, OK 74008

Bixby Office For Lease

Class A Office
7607 E 126th, Bixby, OK 74008

Property Summary



PROPERTY DESCRIPTION

The office is designed to accommodate a variety of business needs, featuring a flexible layout with multiple private offices, open work areas, and a dedicated conference room. The new office building is equipped with LVT flooring, new energy-efficient windows, modern amenities, high-speed internet, ample parking, and new HVAC systems.

THIS LISTING CAN BE SEPARATED INTO 2 LEASABLE AREAS.

PROPERTY HIGHLIGHTS

- New building
- Plenty of parking
- Can be divided
- Centrally located

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	2,919 SF
Building Size:	6,684 SF

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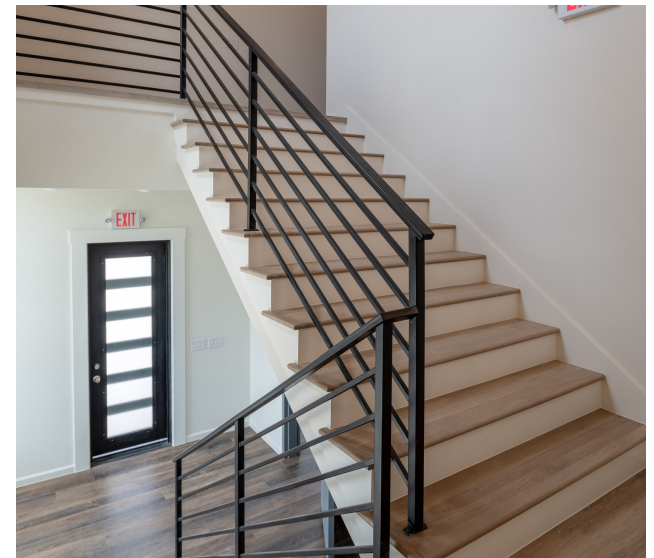
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Additional Photos



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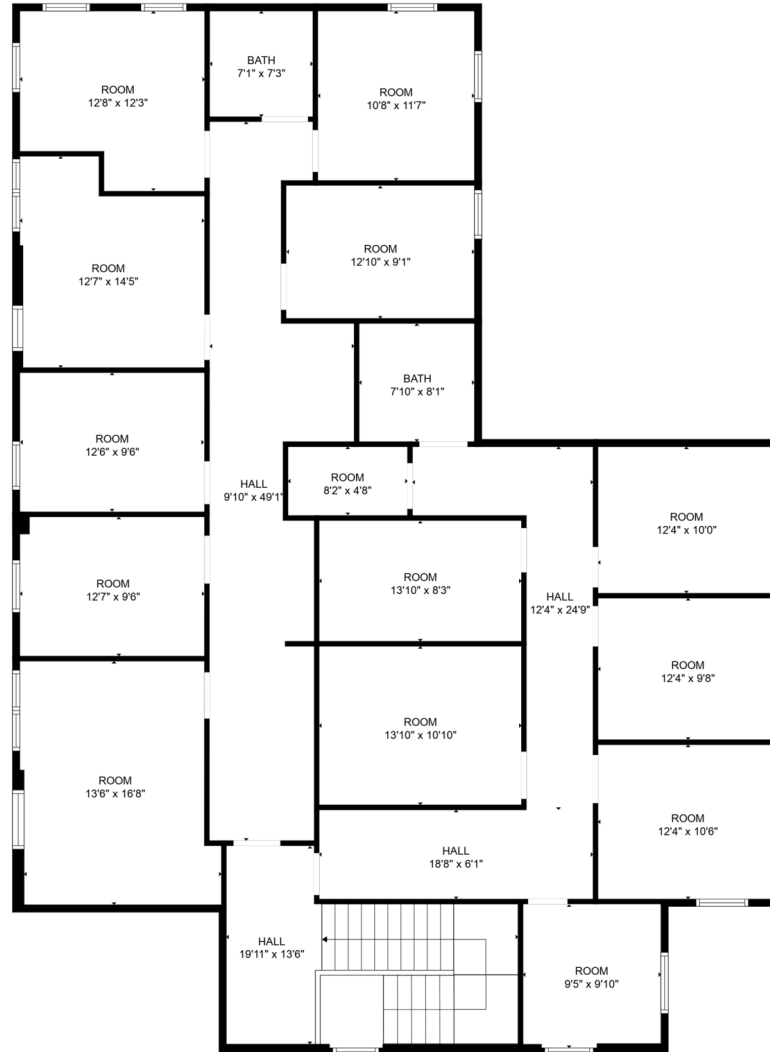
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Floor Plans



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Location Map



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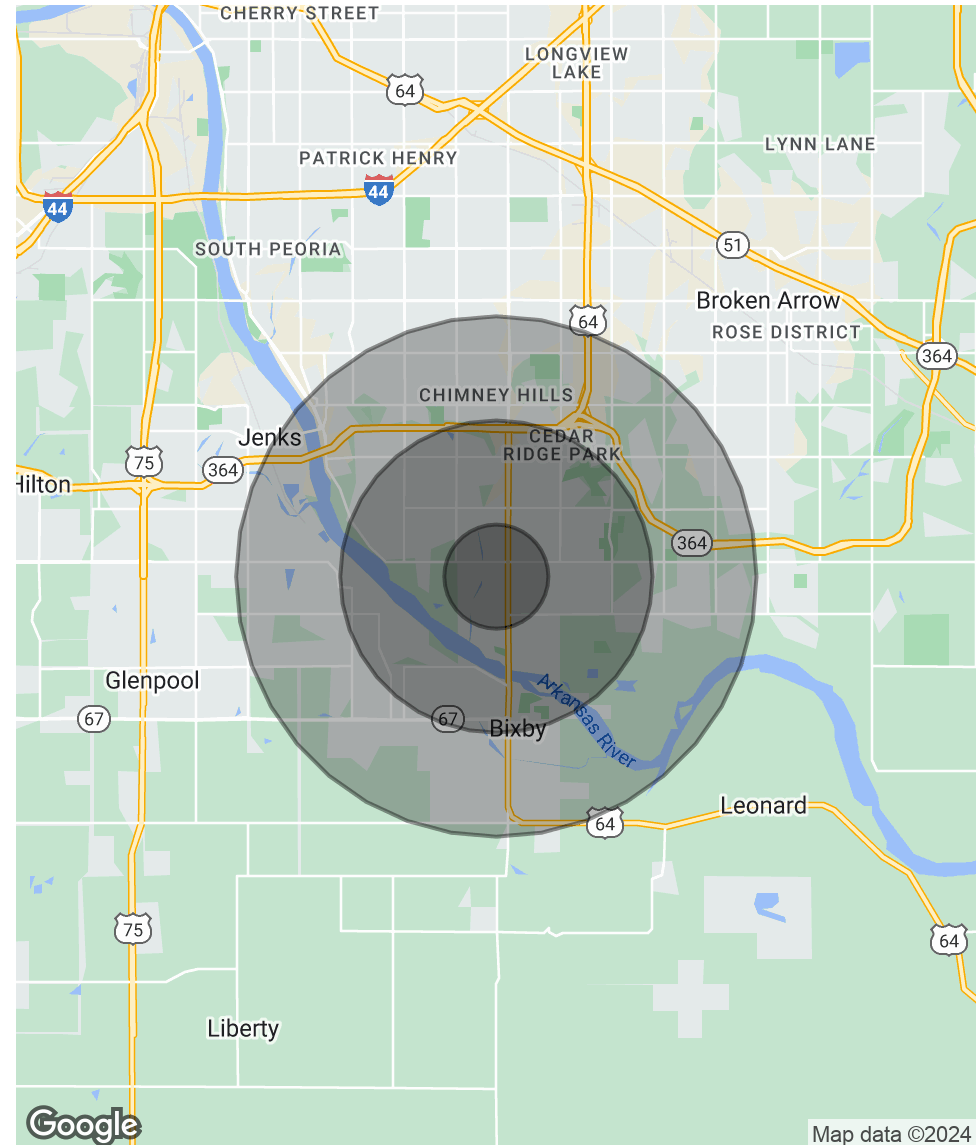
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,207	47,292	136,340
Average Age	37	40	40
Average Age (Male)	36	39	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,798	17,276	51,676
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$118,955	\$147,477	\$128,314
Average House Value	\$454,325	\$450,699	\$370,682

Demographics data derived from AlphaMap



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