

FOR LEASE

SUITE 201 & 207 | DOWNTOWN MONTGOMERY

7800 COOPER RD, MONTGOMERY, OH 45242



OLIVIA PAGE

SENIOR ADVISOR

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3CRE

► THE OFFERING

3CRE is excited to offer a prime office space located on Cooper Road, showcasing an excellent opportunity in a dynamic and established area. The subject site is strategically located in a heavy retail and office corridor in Montgomery, making it an ideal spot in a thriving commercial environment. This renovated space offers two private office spaces, a welcoming reception space, ample parking, and more. The space has new carpet and paint throughout.

Montgomery is strategically located with easy access to major highways and the Cincinnati metropolitan area, offering a prime location that combines convenience with a supportive community atmosphere. The city is committed to fostering a thriving business environment, with economic development initiatives and resources designed to help businesses succeed.

► SUITE 201

Lease Rate: \$1,350 (Monthly)

Total SqFt: 621 Sq. Ft.

- 18-24 Month Lease Term
- Two Private Office Spaces
- Open reception area
- Signage Opportunity
- Recently Renovated , new carpet and paint
- 24/7 Access
- Close Proximity to Highway
- Steps from Downtown Montgomery
- Ample Parking In front and side of building

► SUITE 207

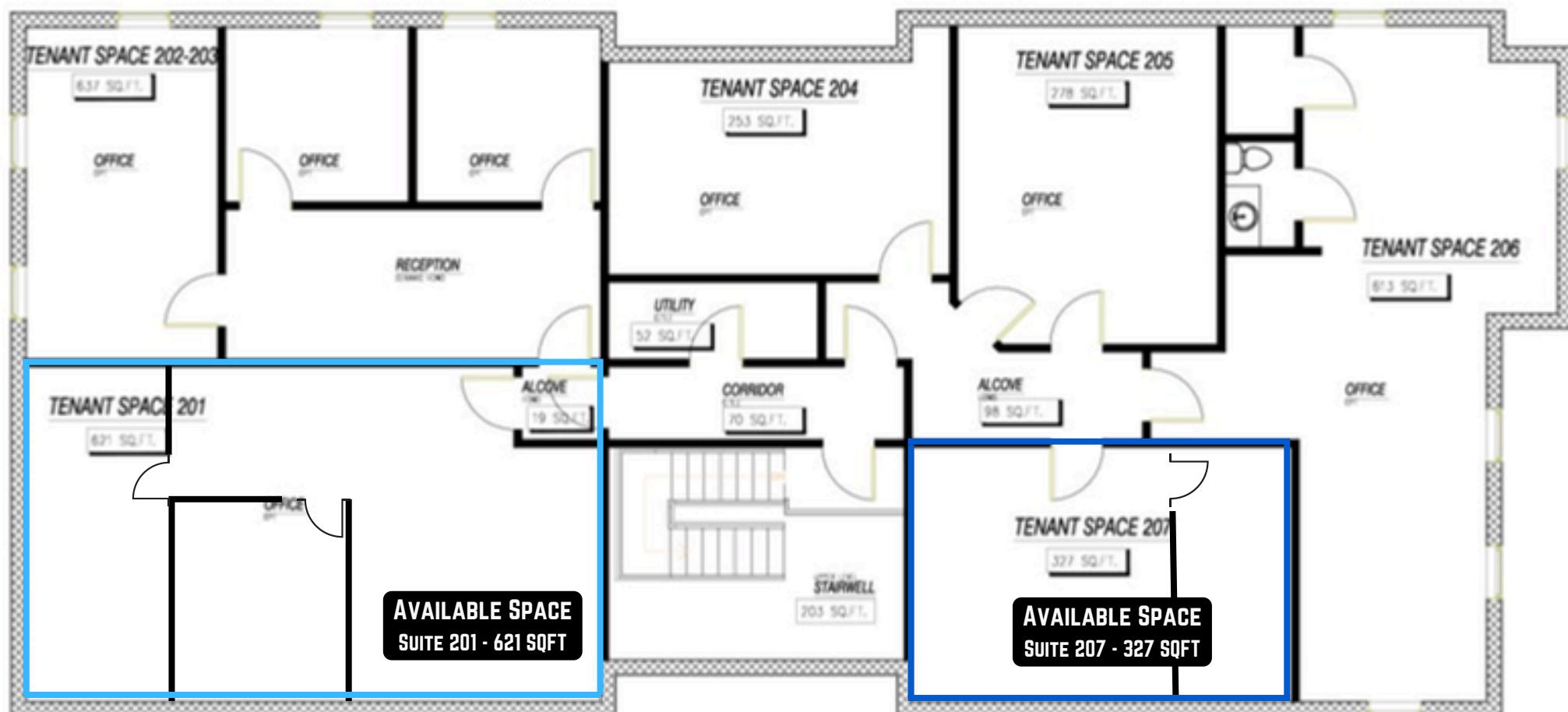
Lease Rate: \$800.00 (Monthly)

Total SqFt: 327 Sq. Ft.

- Available 04/01/2026
- 18-24 Month Lease Term
- Private Office Space
- Open reception area
- Signage Opportunity
- Hardwood Floors throughout
- 24/7 Access
- Close Proximity to Highway
- Steps from Downtown Montgomery
- Ample Parking In front and side of building

FLOOR PLAN

SECOND FLOOR SUITES



03 FLOOR PLAN

SQUARE FEET BREAKDOWN:

	SQUARE FEET
BS	3,729
COMMON	423
TOTAL	3,152



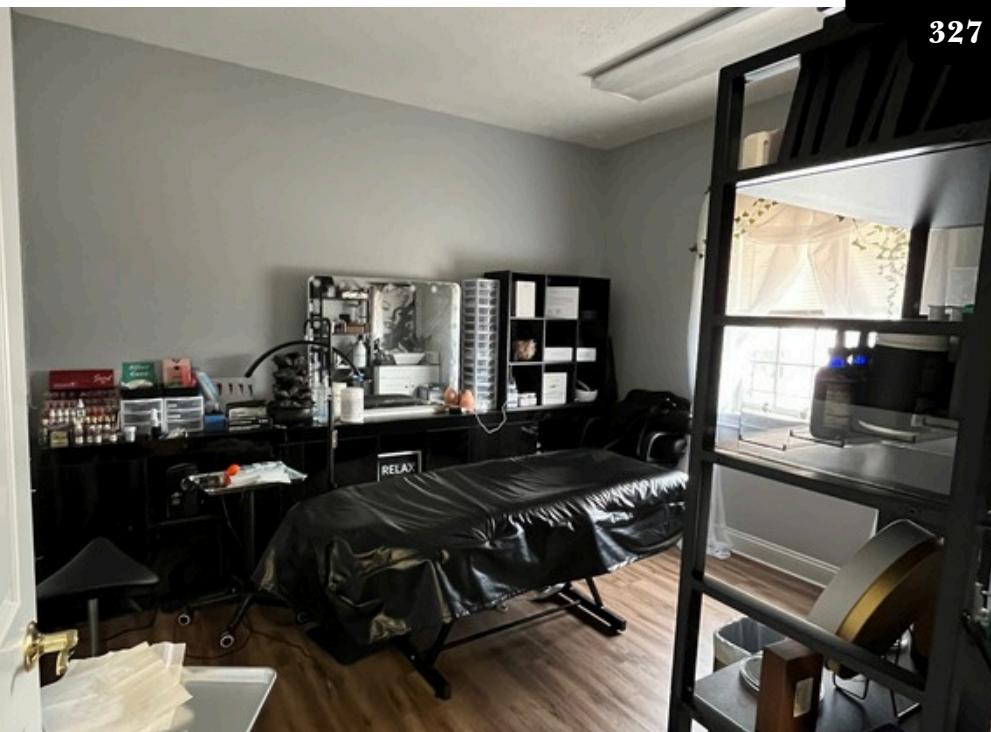
SUITE 201
621 Sq. Ft

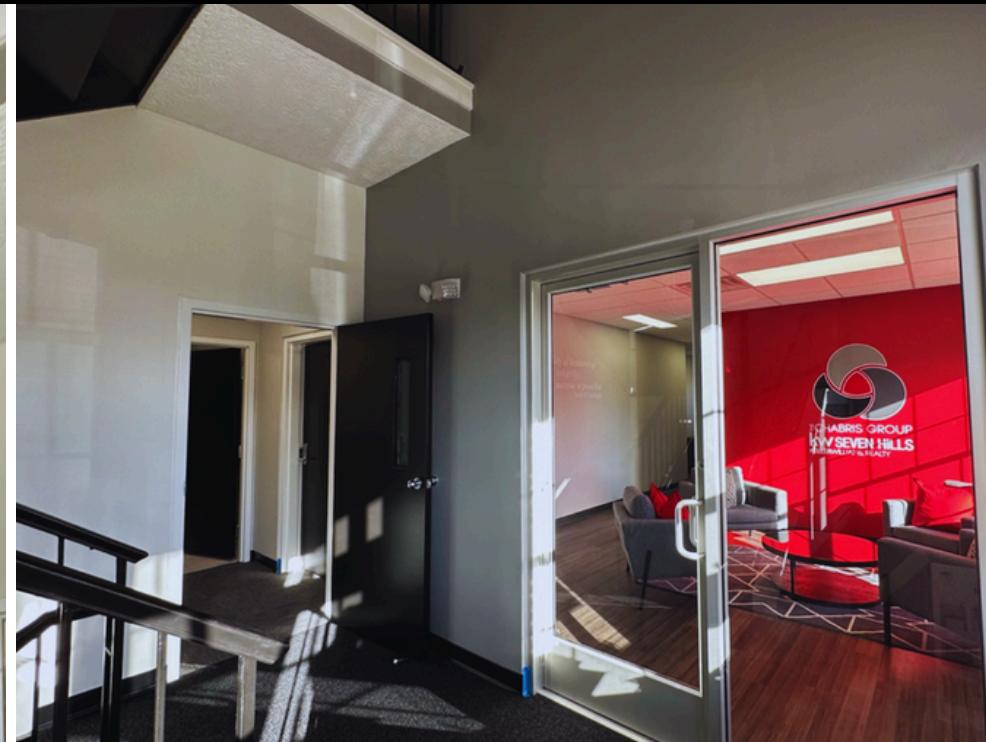




SUITE 207

327 Sq. Ft







1 MILE

3 MILE

5 MILE

POPULATION

28,088

161,977

332,851

**AVERAGE HOUSEHOLD
INCOME**

\$101,506

\$77,965

\$79,644

**NUMBER OF
HOUSEHOLDS**

15,149

73,891

147,183

MEDIAN AGE

35.5

34.2

35.1

**TOTAL
BUSINESSES**

5,379

18,814

25,882

TOTAL EMPLOYEES

131,533

251,221

315,543



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LEARN MORE



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