

FOR LEASE

SUITE 201 & 207 | DOWNTOWN MONTGOMERY

7800 COOPER RD, MONTGOMERY, OH 45242

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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: \$1,200 (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

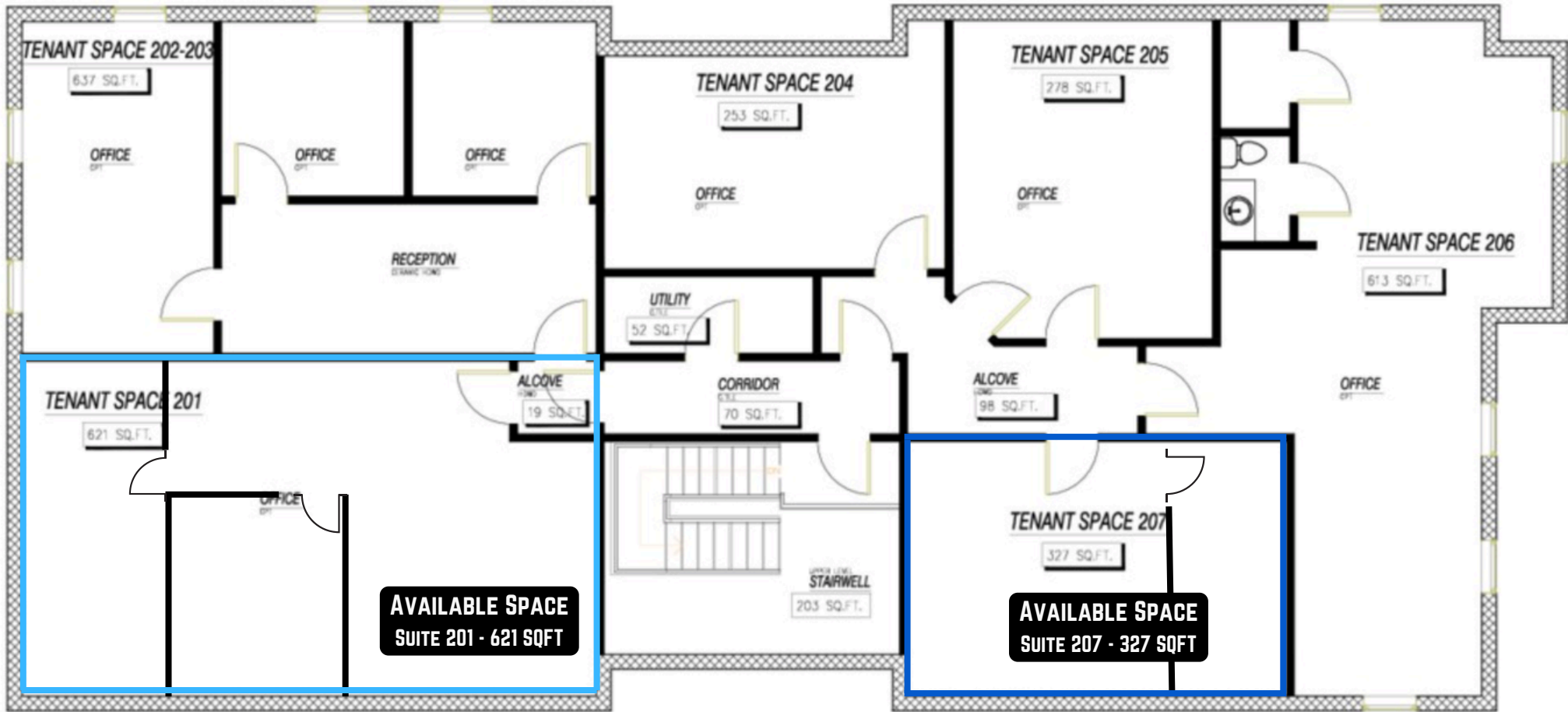
Lease Rate: \$800.00 (Monthly)

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 SECOND LEVEL FLOOR PLAN 1/4" = 1'-0"

SQUARE FEET BREAKDOWN:	
	SQUARE FEET
RSF	2,729
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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