

MONTGOMERY OFFICE SUITES ► **FOR LEASE**



9030 MONTGOMERY ROAD, CINCINNATI, OH 45242



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9030 MONTGOMERY ROAD, CINCINNATI, OH 45242

FOR LEASE 3CRE

THE OFFERING:

3CRE Commercial Real Estate is pleased to present 9030 Montgomery Road, a premier professional and medical office leasing opportunity in Montgomery, Ohio. The property features numerous professional suites available across a wide range of sizes, meticulously designed to accommodate clinical care, patient consultation, or corporate operations. To ensure a seamless transition for incoming tenants, ownership is offering aggressive rent incentives and flexible lease terms. The asset is highly equipped for tenant success, boasting prominent exterior signage opportunities, a professional interior directory, local property management, and convenient surface parking for staff and patient access.

Strategically positioned along Montgomery Road, the property sits directly within one of Cincinnati's most affluent and highly traveled northeast submarkets. This location offers unparalleled accessibility and exceptional visibility among dense residential developments, upscale retail corridors, and major regional healthcare networks. Positioned within a thriving commercial hub, 9030 Montgomery Road provides an ideal, high-exposure footprint for medical practices and professional businesses looking to capture a strong, well-established local consumer base.

PROPERTY HIGHLIGHTS:

- **Suite A:** 3,346 SqFt - \$12.00 Sf/Yr
- **Suite C:** 841 SqFt - \$18.00 Sf/Yr
- **Suite E:** 1,226 SqFt - \$18.00 Sf/Yr
- **Suite G:** 988 SqFt - \$18.00 Sf/Yr
- **Suite H:** 3,007 SqFt - \$12.00 Sf/Yr
- **Lease Structure:** NNN | \$6.75 Sf/Yr + Rental Incentives
- **Parking:** Surface Parking Lot
- **High-Visibility Location:** Positioned along Montgomery Road, a major commercial corridor ensuring high daily traffic and excellent brand exposure.
- Situated adjacent to the new \$150 million mixed-use *Montgomery Quarter* development, offering immediate access to a premier regional draw.



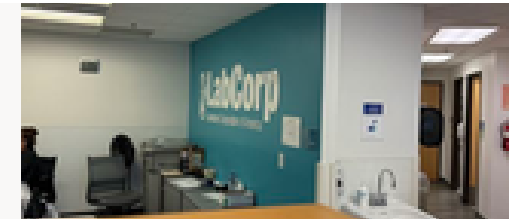
9030 Montgomery Road, Cincinnati, OH 45242

Space	Square Feet	Entrance	Asking Rate	Additional Rent	Lease Structure
Suite A	3,346 SqFt	South	\$12.00	\$6.75	Triple-Net
Suite C	841 SqFt	South	\$18.00	\$6.75	Triple-Net
Suite E	1,226 SqFt	North	\$18.00	\$6.75	Triple-Net
Suite G	988 SqFt	North	\$18.00	\$6.75	Triple-Net
Suite H	3,007 SqFt	North	\$12.00	\$6.75	Triple-Net
Total	9,408 SqFt				

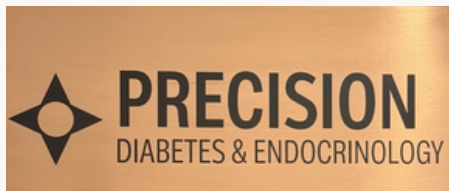
EXISTING TENANTS:



Labcorp is a leading global life sciences and healthcare company that delivers world-class diagnostics, laboratory testing, and drug development services to guide critical patient care decisions. Operating from this location for over 30 years, the brand remains a trusted cornerstone of the community

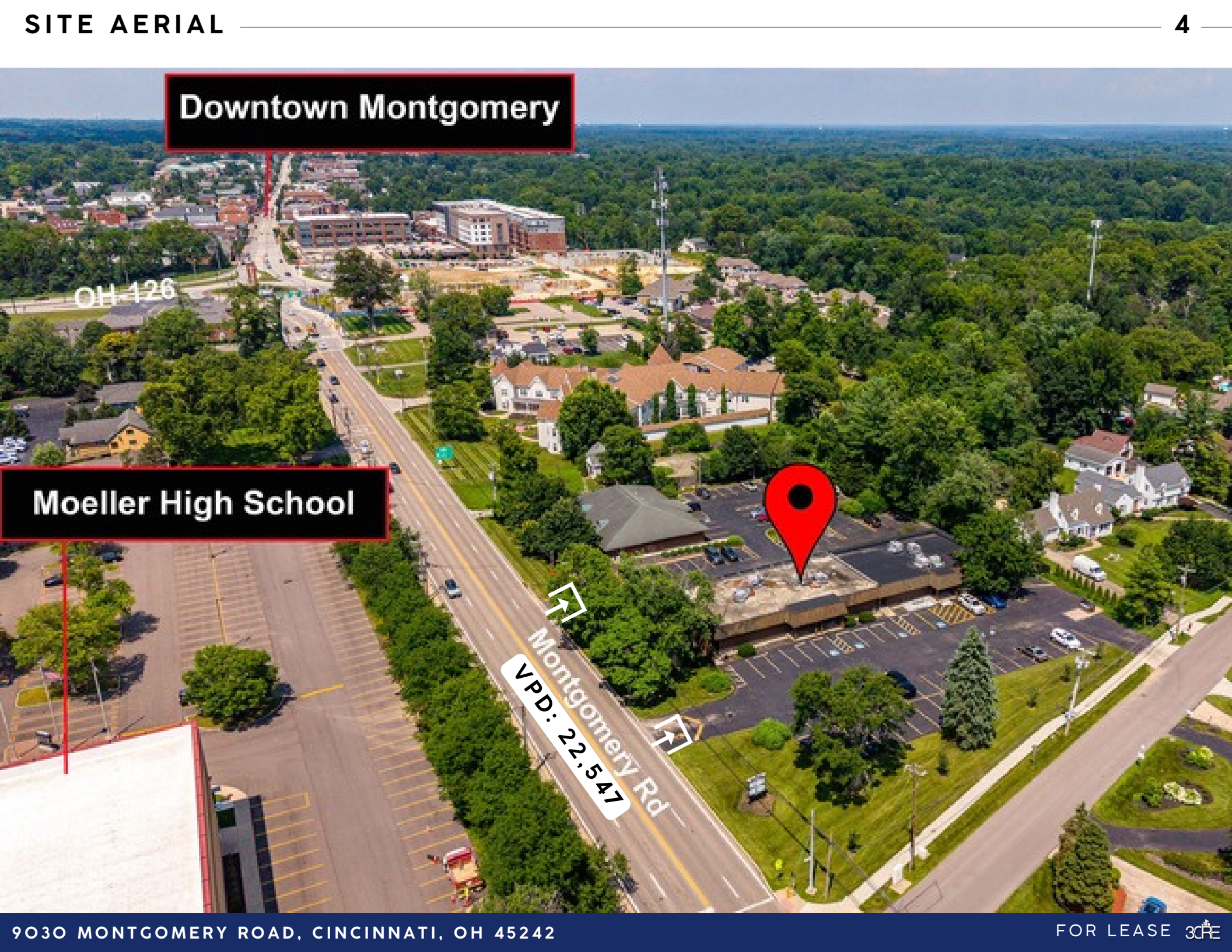


Soleo Health is an innovative leader in simplifying complex care through comprehensive specialty infusion services. Utilizing advanced clinical protocols, a national pharmacy network, and tailored care management, Soleo guides critical treatment decisions to improve clinical outcomes and patient quality of life.



Precision Diabetes and Endocrinology is a leading practice delivering personalized care for complex metabolic and hormonal conditions. Utilizing advanced diagnostics and tailored treatment plans, this trusted community cornerstone guides critical wellness decisions to empower patient health.





Downtown Montgomery

OH-126

Moeller High School

Montgomery Rd
VPD: 22.547



SUITE A 3,346 SqFt

- **Lease Rate:** \$12.00/SF/year + NNN
- **Layout:** Private, built-out office suites with a dedicated reception area and a central common area
- **Buildout:** Previously occupied as a medical office with existing plumbing infrastructure in place, ideal for healthcare or professional users
- **Incentives:** Competitive leasing incentives available
- **Access:** South Entrance, Ground-level entry with two interior entrances



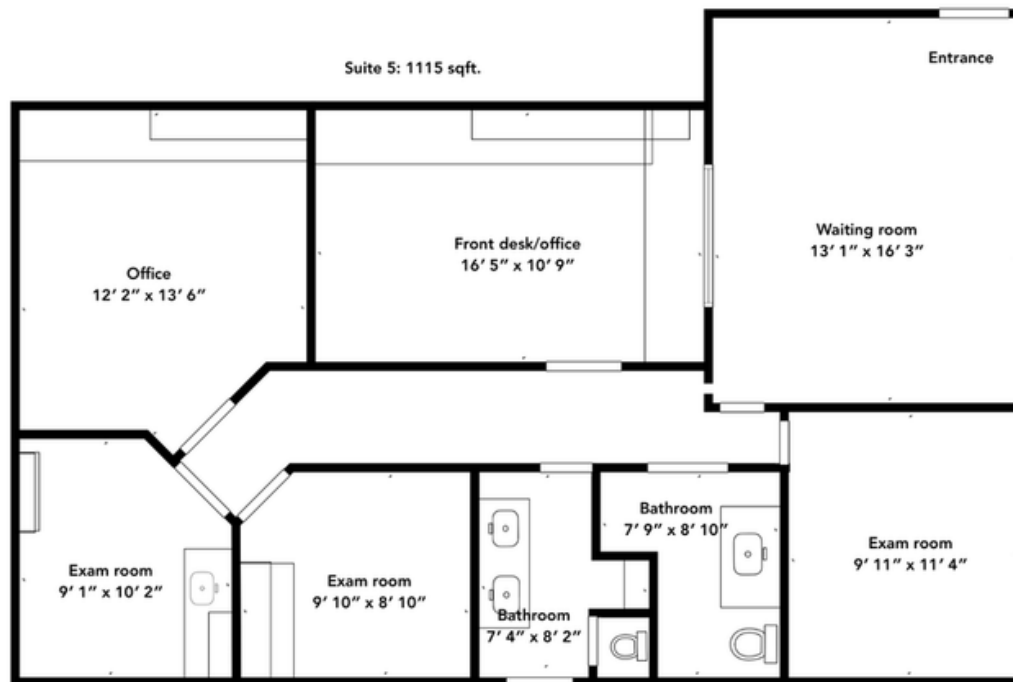
SUITE C 841 SqFt

- **Lease Rate:** \$18.00/SF/year + NNN
- **Layout:** Private, built-out office spaces with a dedicated reception and waiting area
- **Buildout:** Previously occupied by a chiropractic practice, ideal for healthcare, wellness, or professional users
- **Incentives:** Competitive leasing incentives available
- **Access:** South entrance, ground-level entry



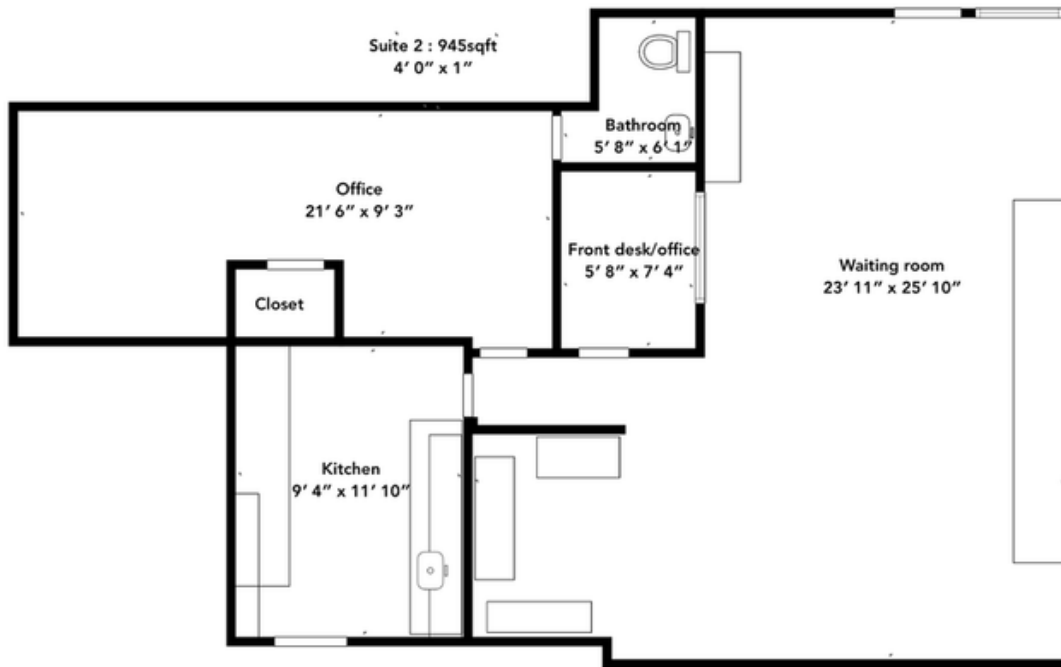
SUITE E 1,226 SqFt

- **Lease Rate:** \$18.00/SF/year + NNN
- **Layout:** Private office spaces with a welcoming reception area
- **Buildout:** Previously occupied as a medical office, ideal for healthcare or professional users, & adjacent to LabCorp
- **Incentives:** Competitive leasing incentives available
- **Access:** North entrance, ground-level entry



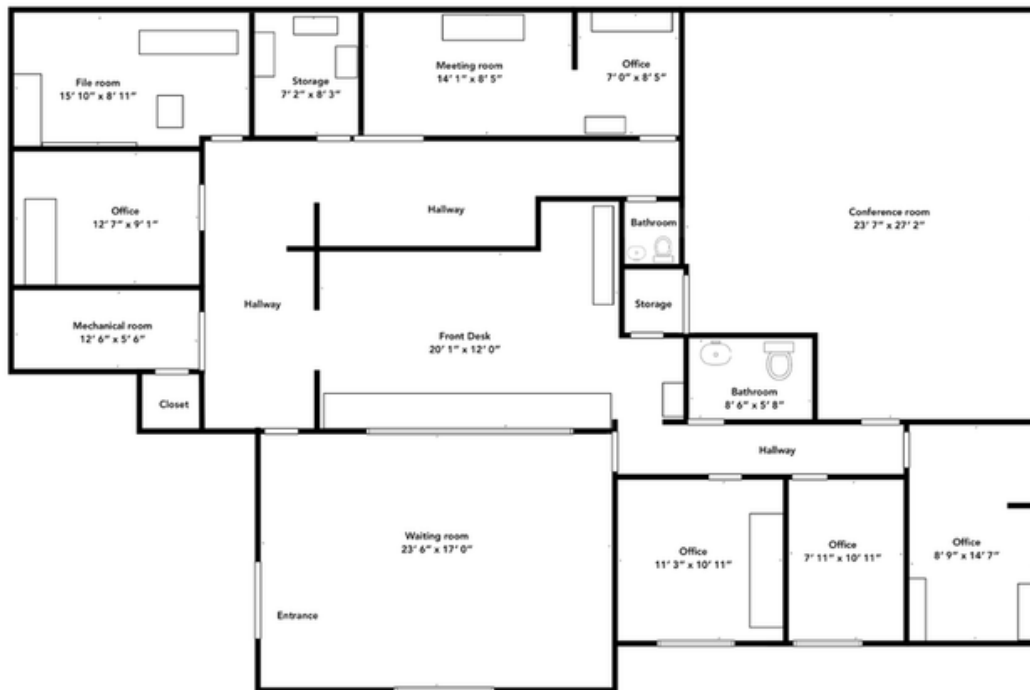
SUITE G 988 SqFt

- **Lease Rate:** \$18.00/SF/year + NNN
- **Layout:** Primarily open-concept layout with private office suites, large open room, and kitchenette.
- **Buildout:** Previously occupied by an eye doctor, ideal for optometry, healthcare, or professional users
- **Incentives:** Competitive leasing incentives available
- **Access:** North entrance, ground-level entry

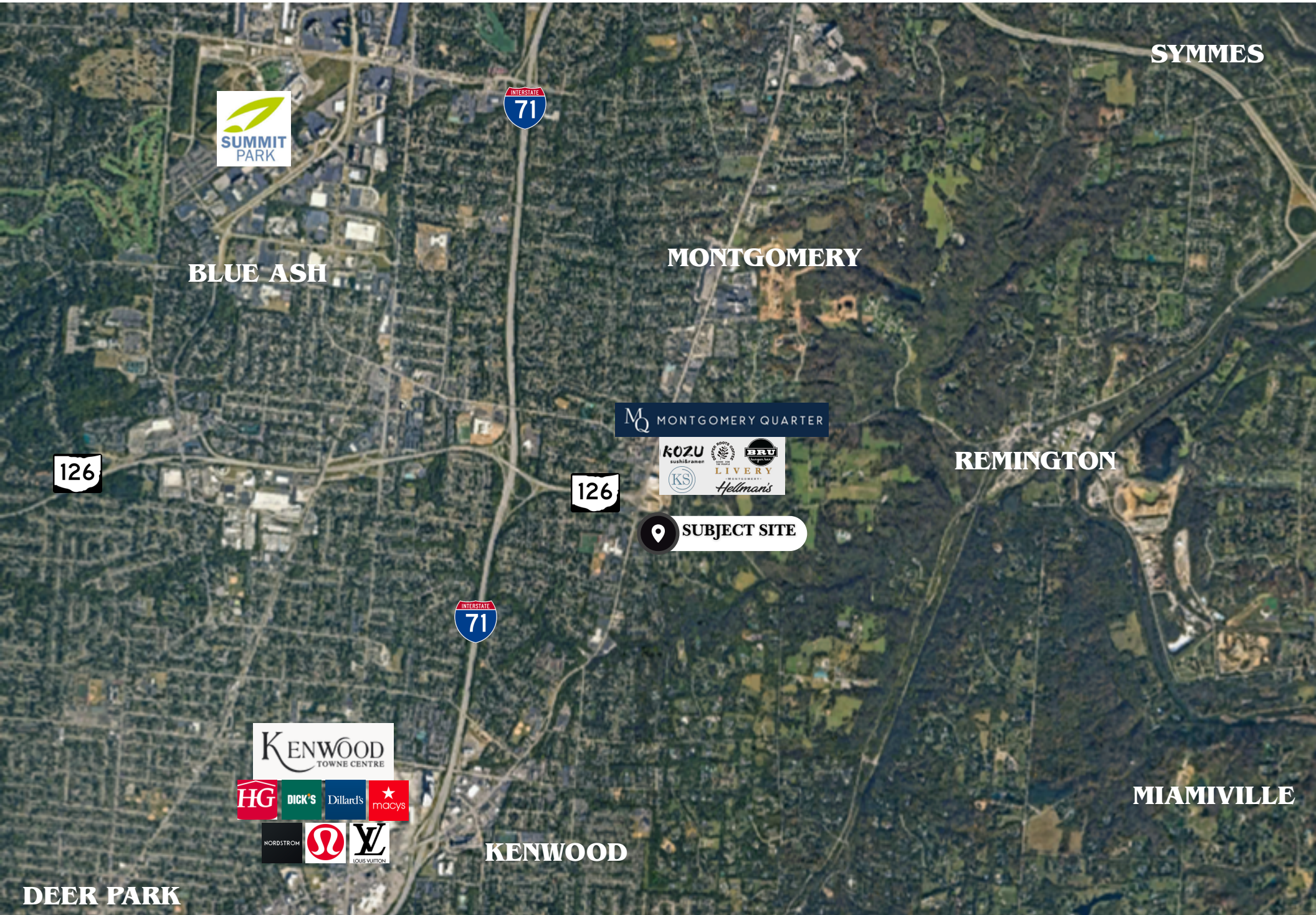


SUITE H 3,007 SqFt

- **Lease Rate:** \$12.00/SF/year + NNN
- **Layout:** Private office and examination rooms with a central waiting area / front desk area
- **Buildout:** Previously occupied as a medical office
- **Incentives:** Competitive leasing incentives available
- **Access:** North entrance, ground-level entry







Organization	Distance from Subject Site
Hospitals	
TriHealth Kenwood (Group Health)	1.1 Miles
The Jewish Hospital (Mercy Health)	1.6 Miles
Mercy Health – Blue Ash Family Medicine	1.6 Miles
TriHealth Bethesda North Hospital	2.4 Miles
UC Health – Blue Ash	2.4 Miles
Cincinnati Rehabilitation Hospital	2.5 Miles
Urgent Care	
AFC Urgent Care – Harper's Point	3.9 Miles
CareFirst Urgent Care – Symmes	3.9 Miles
CareFirst Urgent Care – Loveland	4.0 Miles
Annex / Satellite Locations	
UC Health Montgomery	0.3 Miles
Jewish Hospital – Mercy Health Outpatient Clinic	1.2 Miles
TriHealth Thomas Comprehensive Care Center	2.3 Miles
Bethesda North Outpatient Lab	2.4 Miles

MONTGOMERY, *Ohio*

	1 MILE	3 MILE	5 MILE
POPULATION	5,656	54,737	137,868
AVERAGE HOUSEHOLD INCOME	\$172,256	\$139,795	\$128,707
NUMBER OF HOUSEHOLDS	2,044	22,176	57,145
MEDIAN AGE	45.7	42.5	42.2
TOTAL BUSINESSES	4,600	58,971	119,813
TOTAL EMPLOYEES	584	6,944	12,899

O.25 Miles from the Subject Site





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DISCLAIMER



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