



FOR LEASE

7665 MONARCH CT., #111
WEST CHESTER, OH 45069

Property Highlights

- Situated in a busy professional/medical corridor
- 2,704 SF (1,352 SF main level + 1,352 SF lower level)
- 8 private offices plus generous open space
- Kitchenette and a restroom on each floor
- Updated with contemporary, modern finishes
- Abundant natural light throughout both levels
- Exterior wall signage opportunity directly by the suite
- Building security features include cameras and after-hours access
- Two HVAC units provide zoned comfort and efficiency
- Ideal Uses: Medical, dental, chiropractic, wellness, behavioral health, counseling

Lease Rate: \$14 SF NNN





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2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	28,730	150,307	496,022
HOUSEHOLDS	10,833	54,847	186,156
HH INCOME	\$124,823	\$147,663	\$127,231

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