

COVINGTON, KY

FOR  
LEASE

632  
RUSSELL  
STREET



CHRIS PFEIFFER  
REALTOR® | ARCHITECT  
(513) 374-6494  
cpfeiffer@comey.com

the  
PFEIFFER  
group

selling by design

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Shepherd  
REALTORS®

## ABOUT THE PROPERTY

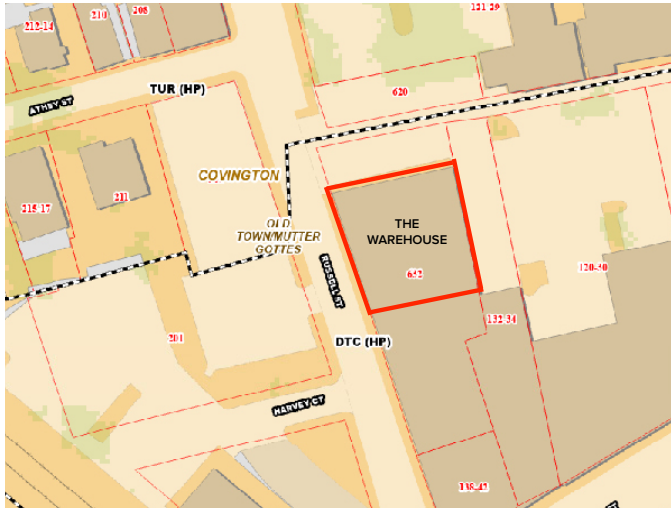


632 Russell Street, formerly Germania Hall, was transformed in 2009 into a modern Class A office building for medical startups. The building features advanced security, a private elevator, and a reception desk for discretion.

Located in Downtown Covington, it is within walking distance to Mainstrasse, Licking Riverside, Downtown Cincinnati, and two blocks from the new IRS site development. This is an exceptional opportunity to bring your business to be a part of all the amazing things happening in Covington.



# ABOUT THE PROPERTY



## Tenant Space details:

- 4,795 square feet
- \$14/SF NNN
- **\$8.21/SF NNN** expenses (taxes, insurance, security, utilities, etc)
- 3 YR minimum lease
- Parking available
- Secured Entry
- High Speed Internet
- Walkable Location





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