



33
EAST 7TH
STREET

THE
DOCTOR'S
BUILDING

the
PFEIFFER
group

selling by design

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Covington Downtown Commercial Historic District (expansion) Kenton Co. Ky 2



33 EAST 7TH STREET

The Doctor's Building, at 33 W 7th Street at the corner of W 7th St & Scott, was built in the late 1920's by the Northcutt brothers, J.D. & E.W. Northcutt.

The 1920 City Directory listed 80 physicians and surgeons in Covington. Of these, only 18 were located between Sixth and Eighth Streets downtown, and the majority of those were in the Coppin Department Store Building (now Hotel Covington). In 1931-32, after the opening of the Doctors' Building, the number of physicians doubled and grew to over 40, with this geographic

concentration continuing into the 1950's and 1960's. To accommodate the growing number of physicians and supporting medical services, such as pharmacies, other buildings were either adapted or constructed for their specific use.

Covington architect, Alfred B. Daily, designed the Doctor's Building in a modified rendition of the Second Renaissance Revival in the late 1920's. These designs are fairly common within the original boundaries of the Downtown Commercial District and represent a period of great commercial growth & development of the area.

FEATURES

- (2 office spaces available at **1,980 SF** each, or up to 3,780 SF on 4th floor
- **\$14.00/SF** Modified Gross
- Open, collaborative space
- Unique historic property
- Great central location in Downtown Covington—close proximity to Hotel Covington, Braxton Brewing Co., Gateway Urban Campus, Mutual Insurance Building, several restaurants, bars and other attractions
- Amazing Downtown Cincinnati views from upper floors
- Numerous walkable hotel/lodging, resources, & bars/restaurants
- Abundant parking available nearby



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AMENITIES

Restaurants/Bars

- Braxton Brewing Co.
- Coppins (Hotel Covington)
- Riverside Korean
- Kung Food Chu's Amerasia
- FIRE at RiverCenter
- Wabi Sabi
- Inspirado
- Covington Chili
- Alto Pizza Kitchen & Bar
- Agave & Rye
- Franks Old Town Cafe
- Blinkers Tavern
- Keystone Bar & Grill
- Smoke Justis

Coffee

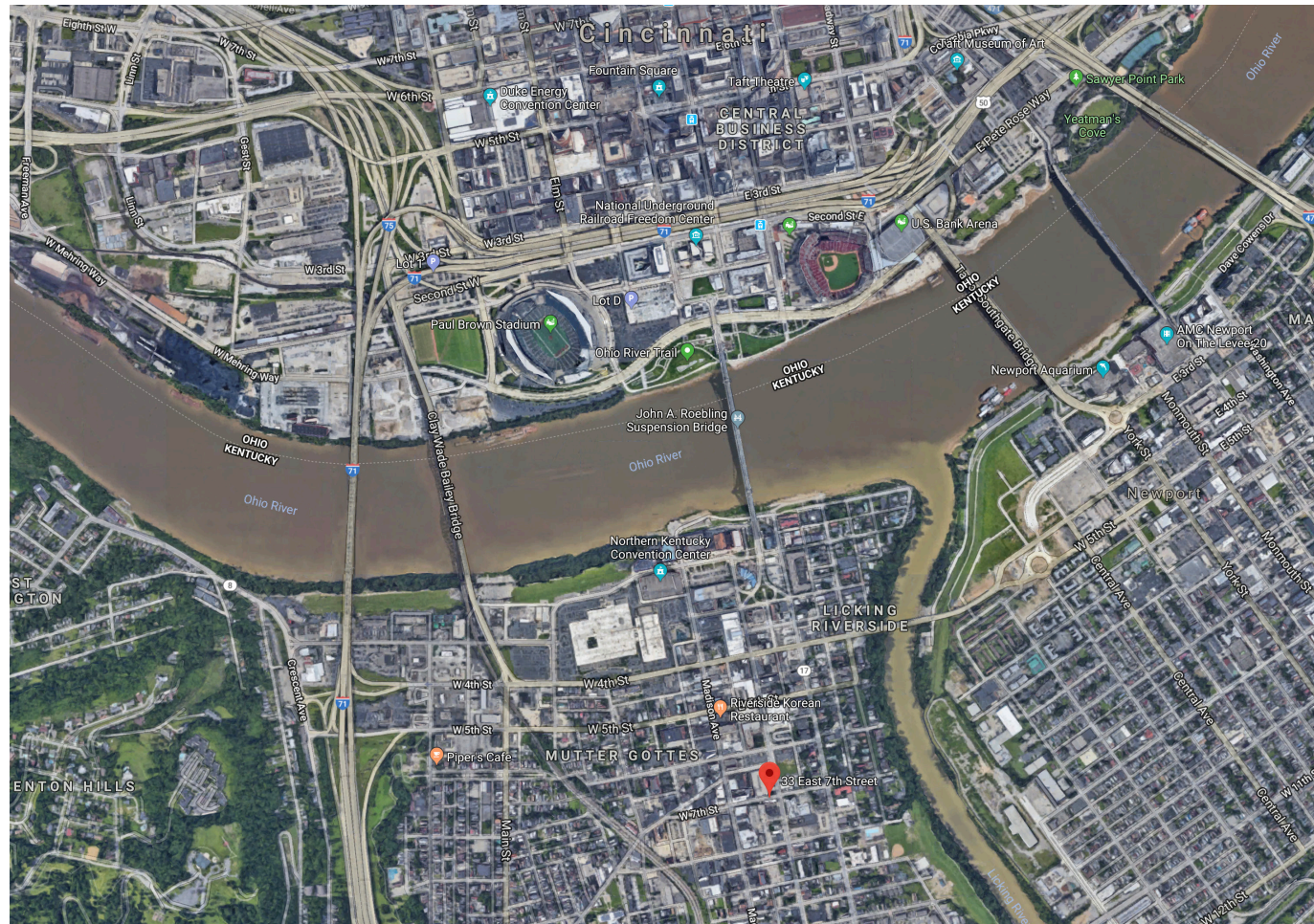
- Left Bank Coffeehouse

Lodging

- Hotel Covington
- Embassy Suites RiverCenter
- Marriott at RiverCenter

Nearby

- Mainstrasse
- RiverCenter
- NKY Convention Center
- US Post Office
- Madison Event Center/Madison Theater

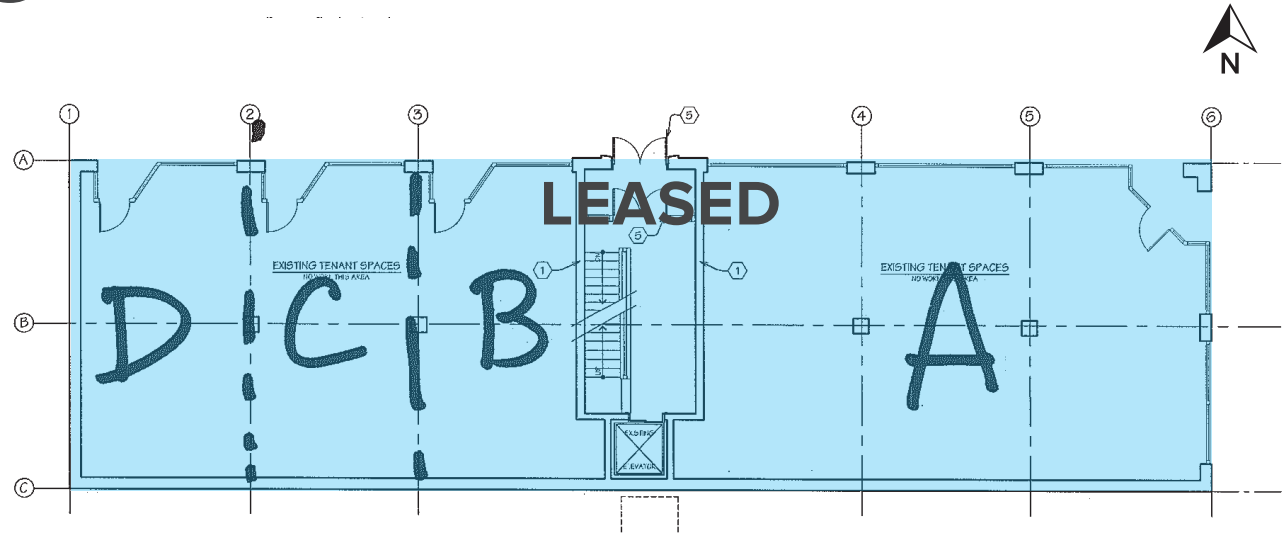


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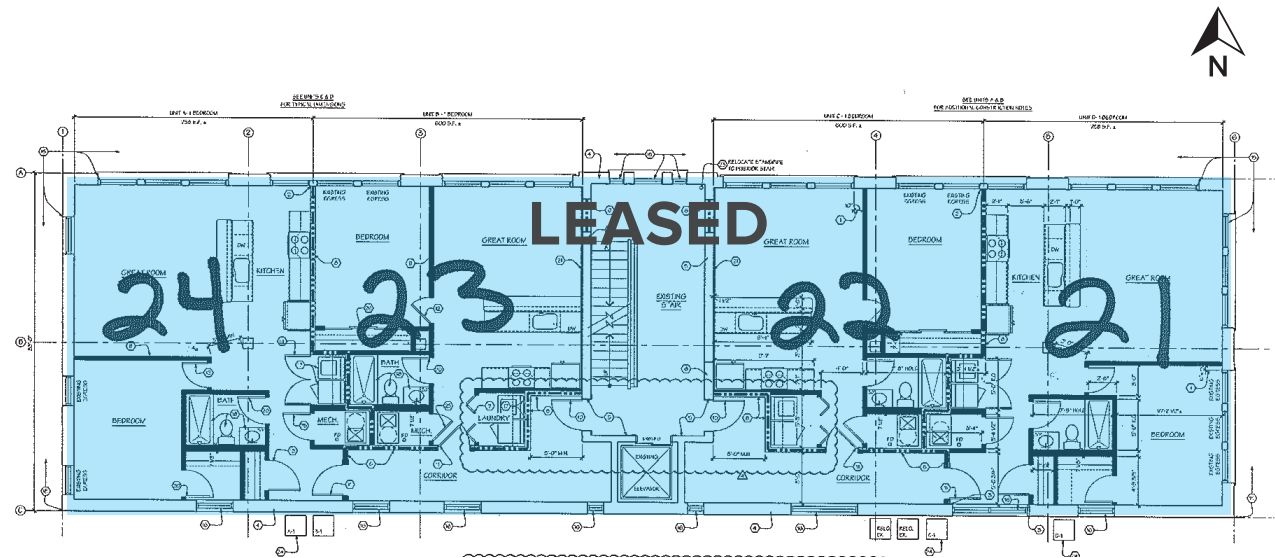


FLOOR PLANS

1
COMMERCIAL

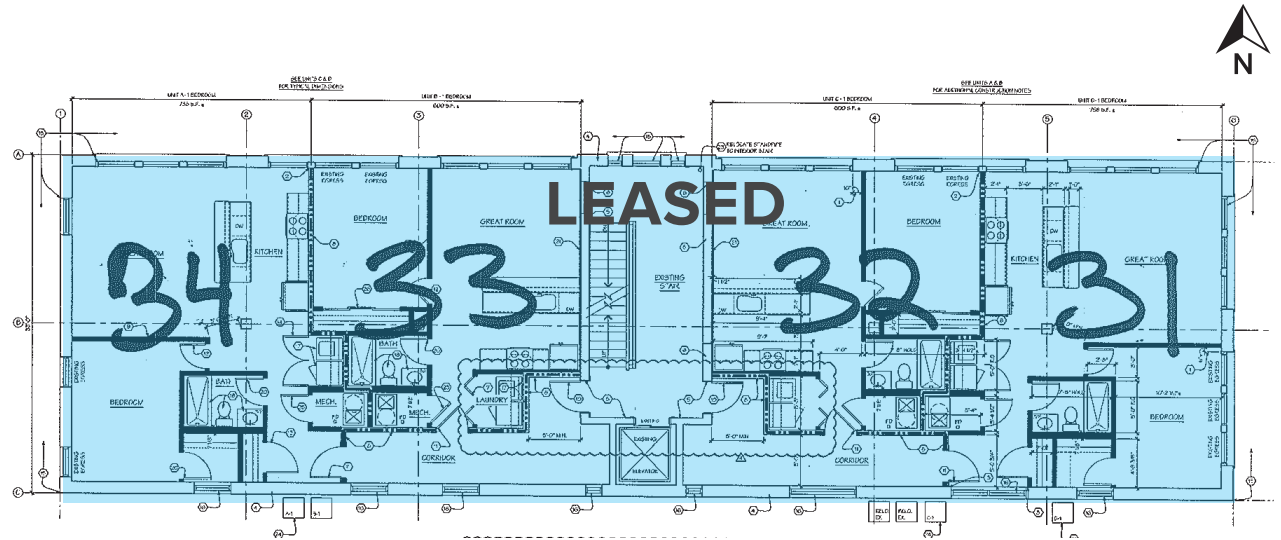


2
APARTMENTS

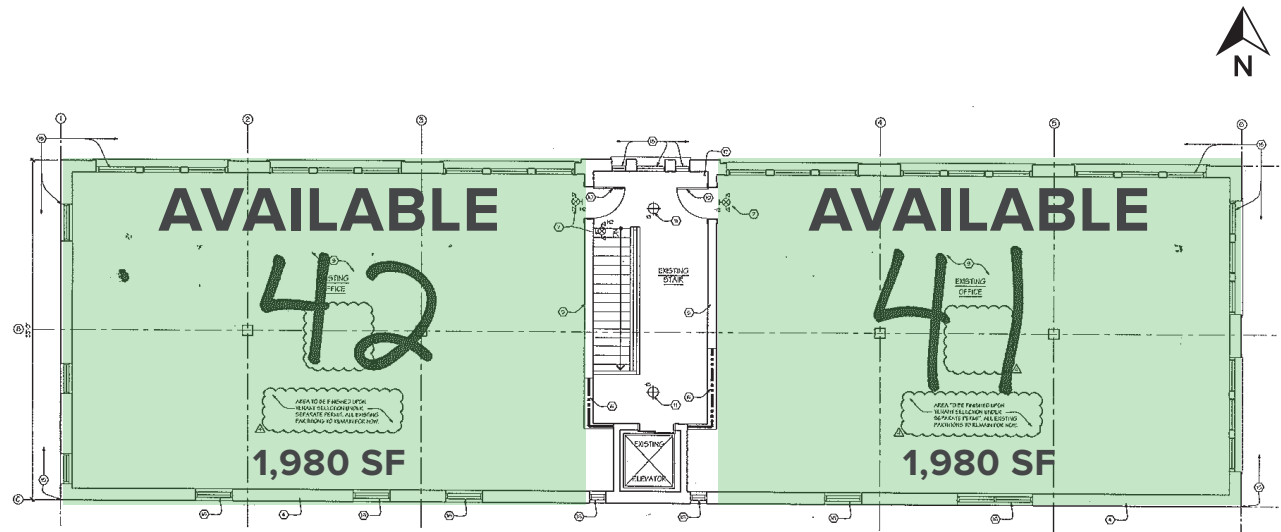


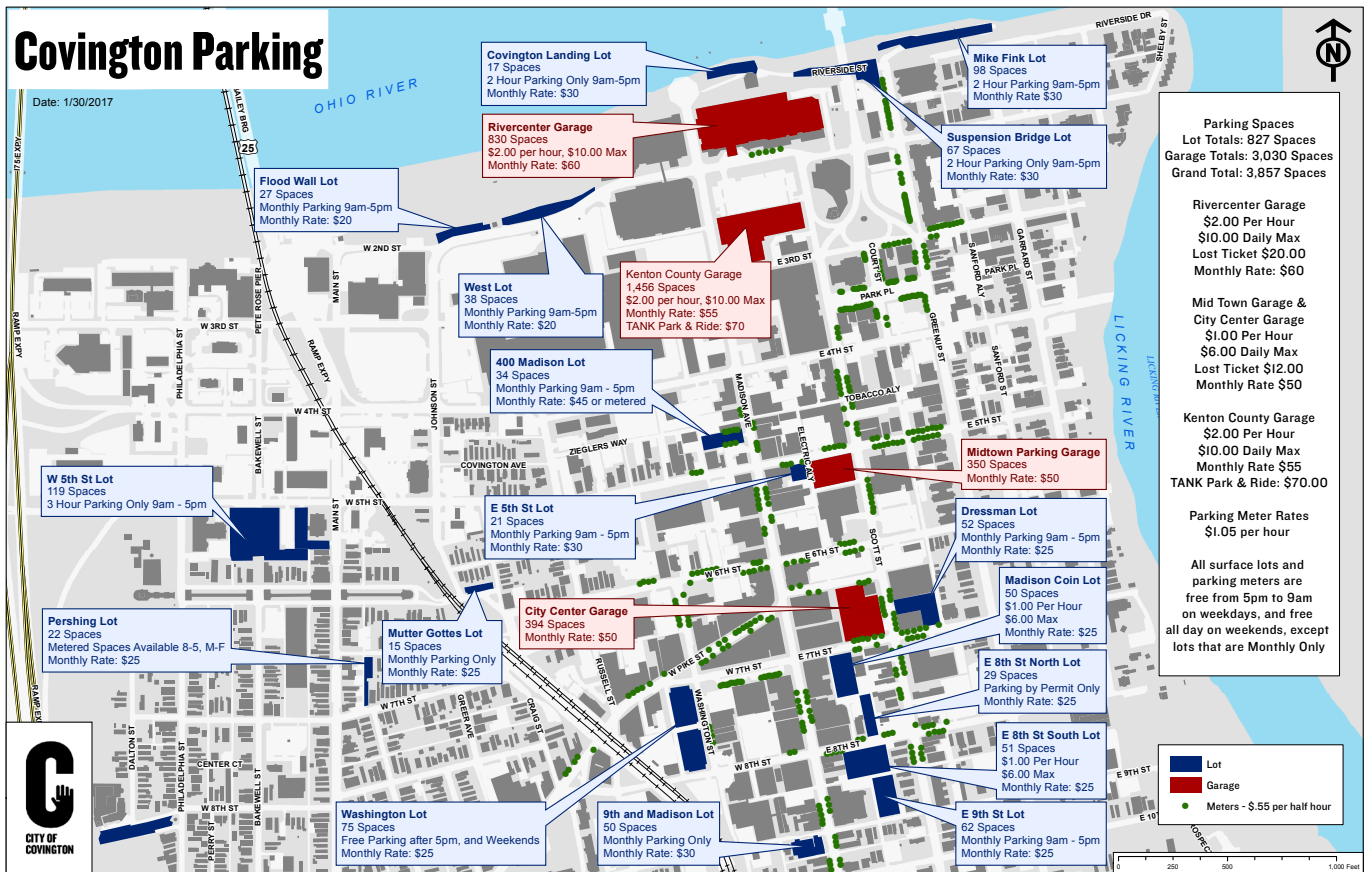
FLOOR PLANS

3
APARTMENTS



4
OFFICE





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