

FIRST
DISTRICT
COVINGTON KY

525 SCOTT ST.
COVINGTON KY 41011



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PROPERTY BREAKDOWN

- CLASS A OFFICE BUILDING - 71,271 SQFT
- LOCATED IN THE HEART OF COVINGTON'S CENTRAL BUSINESS DISTRICT
- 3/4 MILE FROM I-71/75
- 50 ON-SITE PARKING SPOTS
- ELEGANT CAFE & MODERN FITNESS CENTER INCLUDING A FULL-COURT GYMNASIUM
- LARGE OPEN FLOOR PLANS



FROM ITS ORIGINS AS AN ELEMENTARY SCHOOL IN 1939, FIRST DISTRICT HAS TRANSFORMED INTO 71,271 SQFT OF MODERN OFFICE SPACE. RENOVATED IN 2022 BY VR HOSPITALITY/SALYERS GROUP, IT REFLECTS THE TIMELESS ALLURE SEEN IN THEIR RENOWNED PROJECTS LIKE HOTEL COVINGTON AND NORTH.

LOCATION SUMMARY

IN THE HEART OF COVINGTON'S VIBRANT DOWNTOWN, ACCLAIMED AS A PREMIER RESIDENTIAL HOTSPOT IN 2024, THIS CITY BOASTS AN ENCHANTING URBAN ATMOSPHERE. CONVENIENTLY POSITIONED ACROSS THE OHIO RIVER FROM DOWNTOWN CINCINNATI, IT OFFERS SEAMLESS PEDESTRIAN PATHWAYS TO AN ARRAY OF EXQUISITE DINING OPTIONS, LIVELY ENTERTAINMENT VENUES, AND CAPTIVATING CITY ATTRACTIONS.



12 MILES
TO CVG
AIRPORT



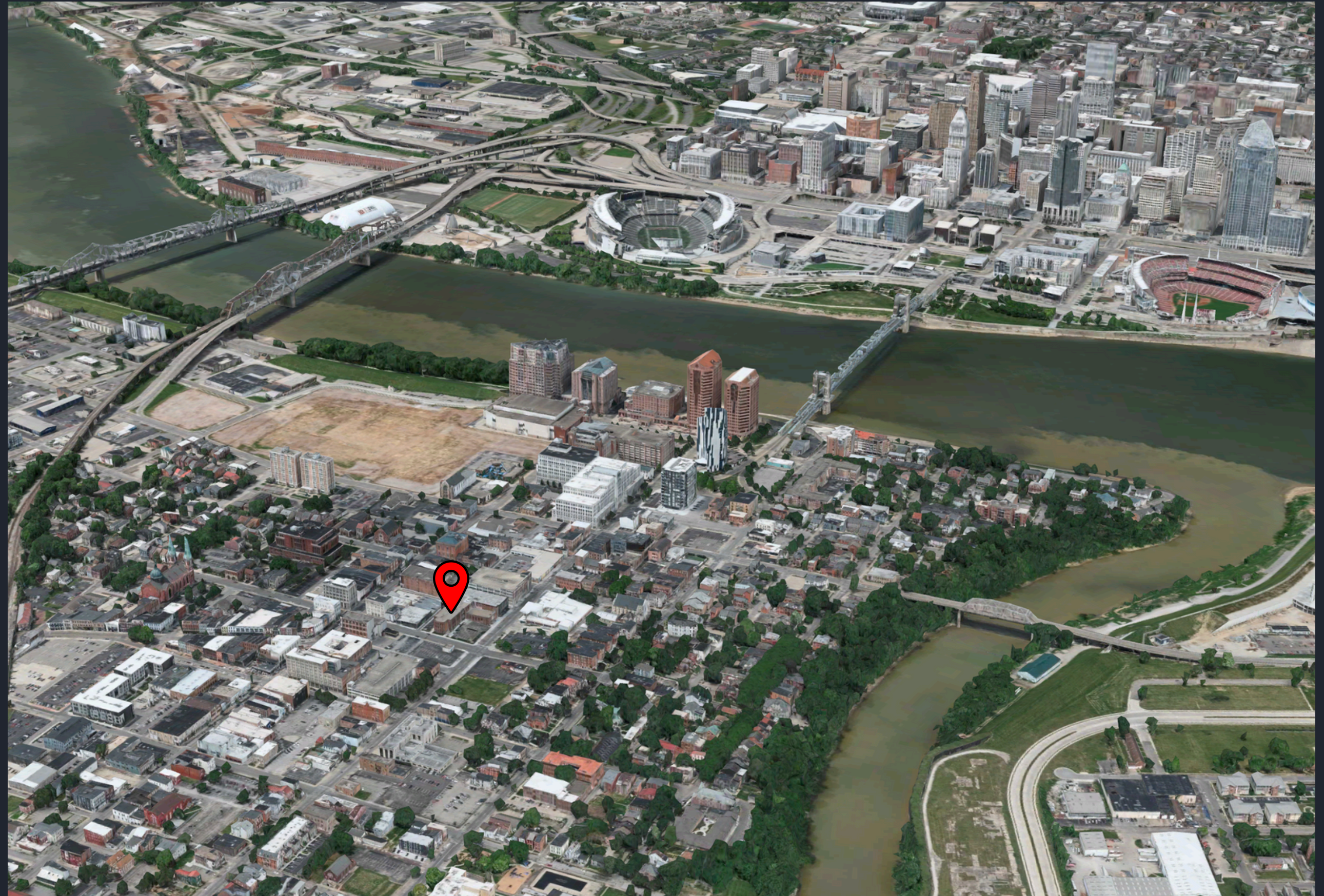
1 MILE
FROM 25+
RESTAURANTS



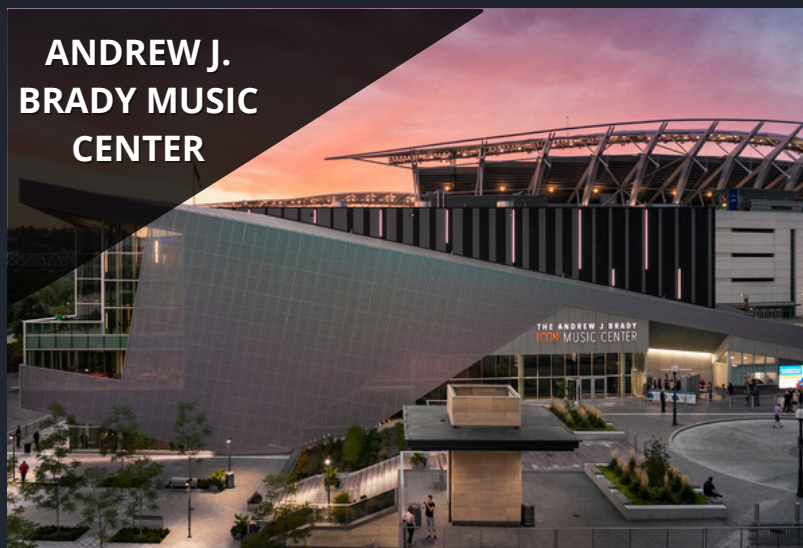
1.5 MILES
FROM ALL
ARENAS/STADIUMS



1 MILE
TO NEWPORT ON
THE LEVEE



NEARBY AMENITIES



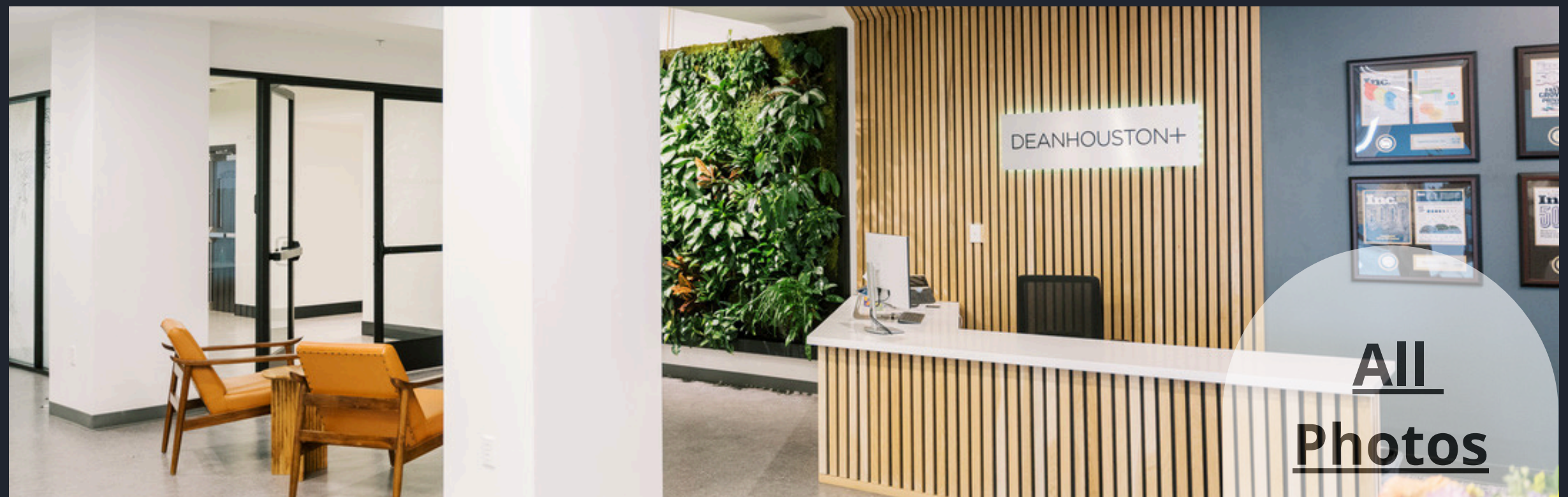
RESTAURANTS

- THE STANDARD COVINGTON
- OTTOS
- BOQUET
- KEALOHA'S KITCHEN
- COCK AND BULL
- GOODFELLAS
- STRASSE HAUS
- FRIDA 602
- ZAZOU
- MACS PIZZA PUB
- GYROS ON MAIN
- JUNIPERS
- CHAKO
- WABI SABI
- TASTE OF BELGIUM
- YARD HOUSE
- RUTHS CHRIS STEAKHOUSE
- OPAL ROOFTOP
- AGAVE & RYE
- DEWEY'S PIZZA
- RIPPLE WINE BAR
- HOTEL COVINGTON
- RICH'S PROPER FOOD & DRINK
- ZAPATA CANTINA
- LIBBY'S SOUTHERN COMFORT

ACTIVITIES

- BENGALS GAME - PAUL BROWN STADIUM
- REDS GAME- GREAT AMERICAN BALL PARK
- NEWPORT ON THE LEVEE - AMC MOVIE THEATER, NEWPORT AQUARIUM, SHOPPING, BARS & RESTAURANTS
- CONCERTS - ANDREW J BRADY MUSIC CENTER, MEGA CORP PAVILLION, MADISON THEATER
- ICE SKATING - FOUNTAIN SQUARE

PROPERTY PHOTOS



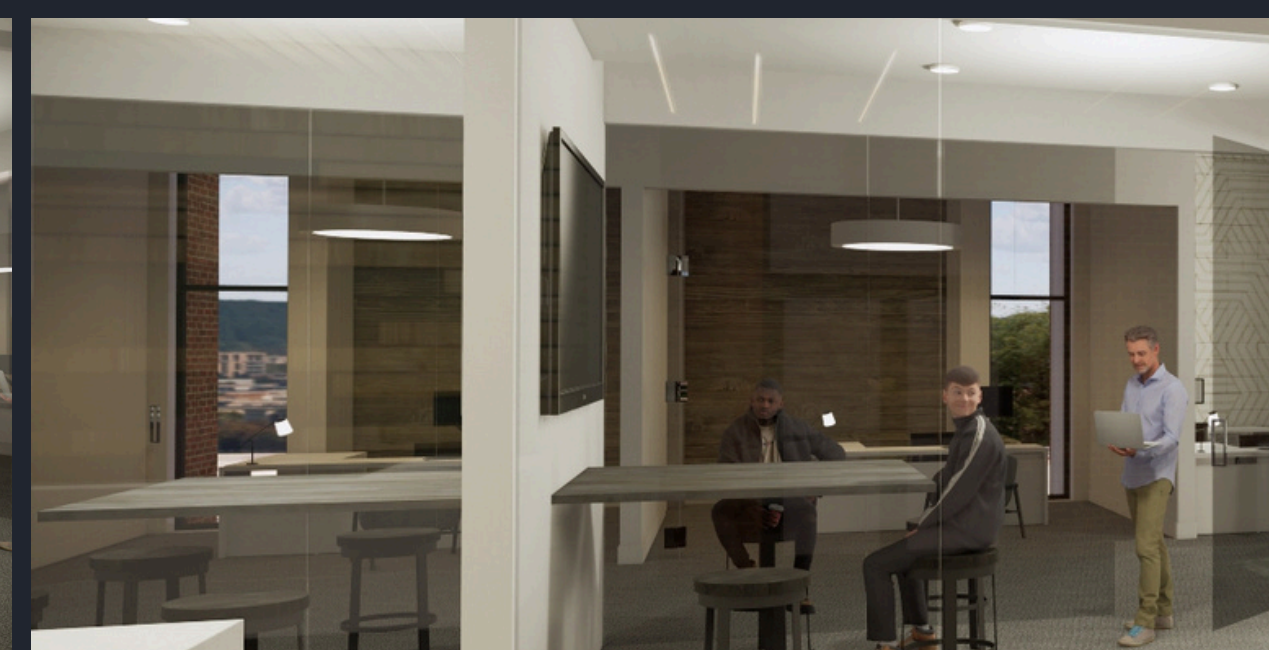
All
Photos



FIRST DISTRICT

COVINGTON KY





COVINGTON'S VIBRANT EVOLUTION, COUPLED WITH EXCITING NEW DEVELOPMENTS, PROMISES AN UNPARALLELED LIFESTYLE EXPERIENCE



[Click here for link](#)

Image: City of Covington

NKU, officials unveil \$150M plan to move law school, medical college

The facility would be funded entirely with a direct appropriation from Kentucky's biennial 2024-2026 budget.

WKRC / Mar 18



[Click here for link](#)

Covington named among Money.com's best places to live in the US

Covington named one of the best places to live in the US by Money.com. Explore its unique style, murals and bourbon scene.

LINK nky / Apr 25



**SPAREN
REALTY**

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