



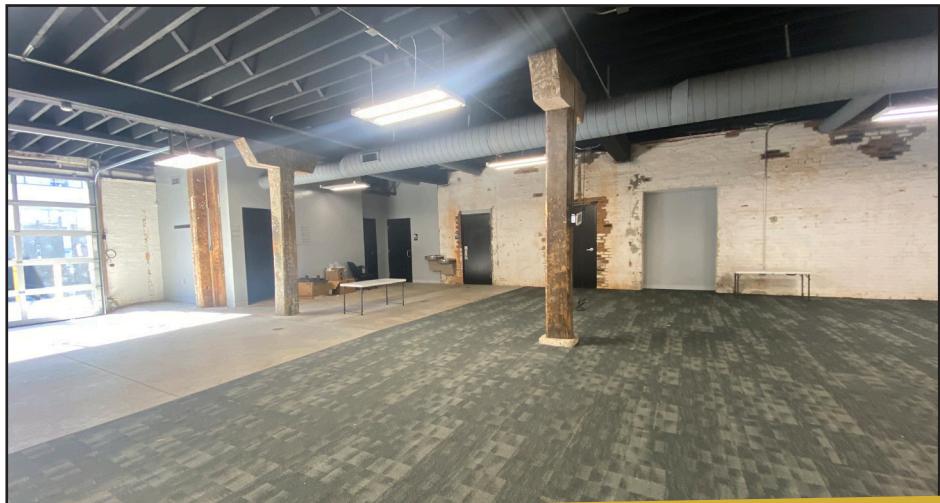
**35 W 8TH STREET, COVINGTON, KENTUCKY 41011**  
**SPACE AVAILABLE FOR LEASE**



#### PROPERTY OVERVIEW

Beautifully renovated office building in downtown Covington. Wide open spaces with loads of character. Centrally located amongst myriad shops and restaurants and five minutes from downtown Cincinnati.

First floor features a glass truck door, exposed ceilings and private restrooms. Second floor features elaborate wooden ceiling beams, glass-walled offices, restrooms with showers and a shared kitchen/lounge area.



Lease Rate:	\$20.00 Full Service Gross
Building Size:	23,358 SF
Available SF:	5,000 SF
Zoning:	DTC - Downtown Core
Market:	Covington
Submarket:	Cincinnati

35 W 8TH ST.  
COVINGTON, KY 41011



FIRST FLOOR AVAILABLE

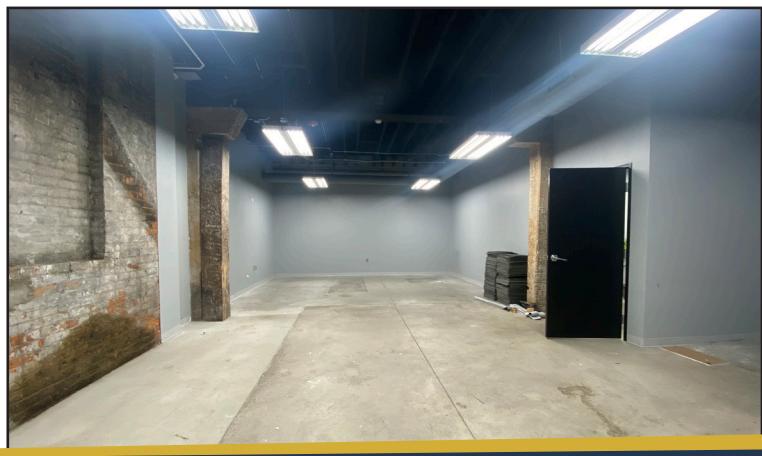
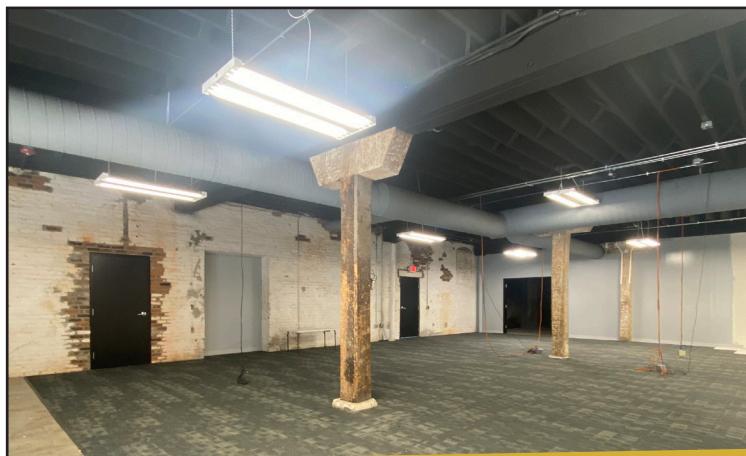
5,000 SF

FIRST FLOOR



NEARBY BUSINESSES

- HOTEL COVINGTON
- LIBBY'S SOUTHERN COMFORT
- BRAXTON BREWERY
- PURRFECT DAY CAFE
- ZAPTATA CANTINA
- MADISON THEATER
- AGAVE & RYE
- AND SO MANY MORE!



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