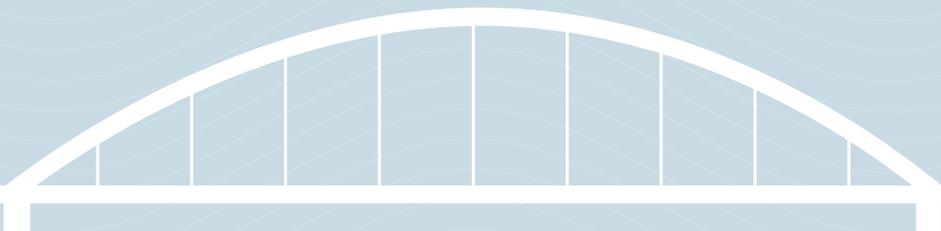


NEWPORT'S DESTINATION FOR CLASS-A OFFICE SPACE



RIVERFRONT

PLACE

300
DAVE
COWENS
DR
NEWPORT, KY 41071



CUSHMAN &
WAKEFIELD



300
DAVE
COWENS
DR



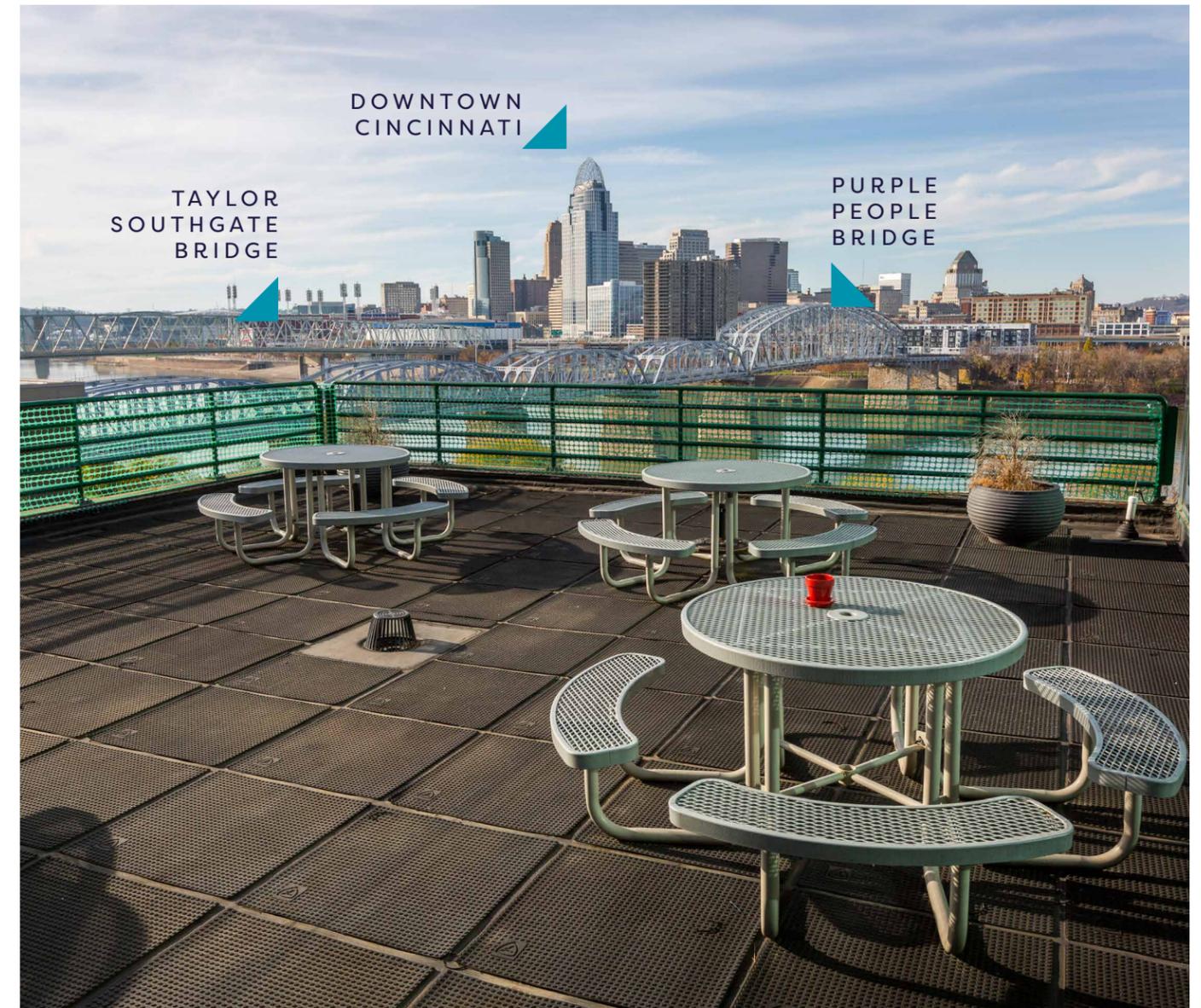
A VIBRANT EXPERIENCE

Sitting on the south bank of the Ohio River with stunning views of the Cincinnati skyline, Riverfront Place offers a modern workplace experience in the heart of the vibrant and energetic district of Newport, Kentucky. This amenity-rich neighborhood puts an exciting outdoor environment just outside your office with walkable access to the pedestrian-only Purple People Bridge and Newport on the Levee, the #1 dining & entertainment destination in Greater Cincinnati/Northern Kentucky.



BUILDING HIGHLIGHTS

- Class A office building
- 180,031 SF across 10 floors
- Outdoor balconies with beautiful views of the Cincinnati skyline
- On-site fitness center
- 24/7 reception & security
- Four-story parking garage and surface parking lots on site
- Adjacent to the exciting Newport on the Levee entertainment complex
- Walking distance to a host of exciting are dining, retail and entertainment destinations
- Immediate access to I-471
- Great proximity to walking and biking trails
- Quick access to the Purple People Bridge
- Building renovations including lobby and elevator upgrades, coming soon
- Asking \$14.25 /SF Net + \$11.58 /SF OpEx



A WALKER'S PARADISE

0.5 MILES



ENTERTAINMENT

- 1 The Great American Ball Park
- 2 Heritage Bank Center
- 3 Taft Museum of Art
- 4 Proctor and Gamble Pavilion
- 5 Sawyer Aquarium
- 6 Newport Aquarium
- 7 AMC
- 8 Rotolo: Bowling Bocce Eaters
- 9 New Riff Distilling
- 10 World Peace Bell
- 11 Falson Theater

GROCERY

- 1 Kroger

GYMS

- 1 Esporta Fitness
- 2 Bellevue Gym
- 3 NewCov CrossFit
- 4 Performance House
- 5 CrossRiver Fitness

HOTELS

- 1 The Lytle Park Hotel
- 2 Residence Inn by Marriott
- 3 Carneal House Inn
- 4 Hampton Inn & Suites
- 5 Aloft Hotels
- 6 Fairfield Inn & Suites
- 7 Comfort Suites
- 8 Holiday Inn Express
- 9 Getaway Bed & Breakfast

RETAILERS

- 1 Sweet Dreams Candy
- 2 Habitat for Humanity ReStore
- 3 Goodwill
- 4 Big Lots
- 5 Roebling Point Books & Coffee

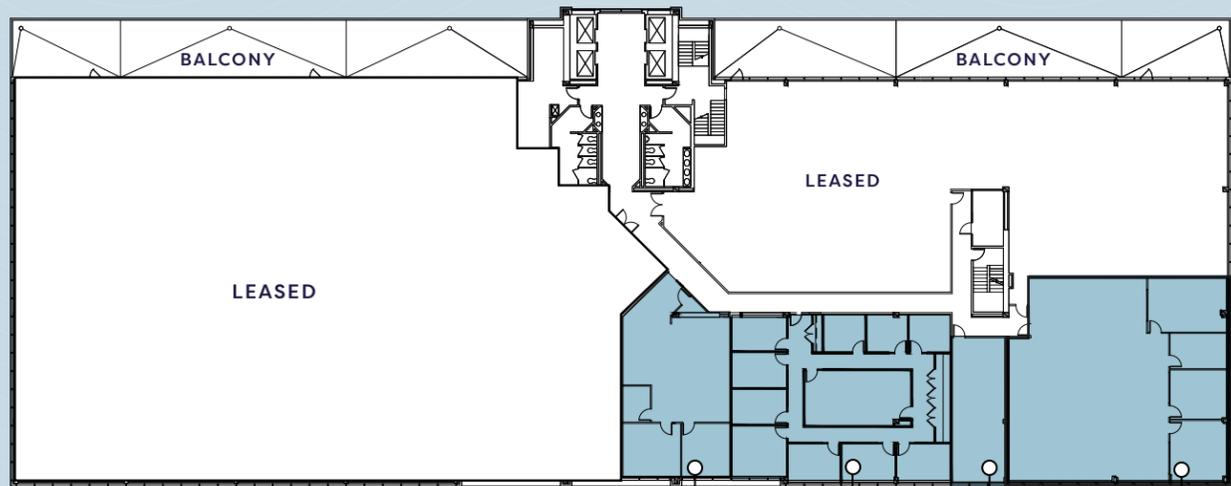
RESTAURANTS

- 1 The Kidd Coffee Co
- 2 Beeline
- 3 Brothers Bar & Grill
- 4 Wooden Cask at the Levee

- 5 The Little Spoon Bakery & Cafe
- 6 Bon Mi Street
- 7 Tom & Chee
- 8 Five Guys
- 9 Brio Italian Grille
- 10 Velocity Esports
- 11 Bourbon House Pizza
- 12 Hofbrauhaus
- 13 Cold Stone Creamery
- 14 Beer Sellar
- 15 Hooters
- 17 Cancun Mexican Bar and Grill
- 18 Chart House
- 19 Enson Harbor
- 20 Buckhead Mountain Grill
- 21 Subway
- 22 Starbucks
- 23 Frisch's Big Boy
- 24 Donatos Pizza
- 25 McDonald's
- 26 Gold Star Chili
- 27 Taco Bell
- 28 Miller's Fill Inn
- 29 Arby's
- 30 Mansion House Tavern
- 31 Prohibition Bourbon Bar
- 32 Pompilios
- 33 Coaches Corner
- 34 Strong's Brick Oven Pizzeria
- 35 Mad Mike's Burgers & Fries
- 36 Press on Monmouth
- 37 Mokka and the Sunset Bar
- 38 Blaze Cigar Lounge
- 39 White Castle
- 40 Amol India
- 41 Newport Pizza Company
- 42 Huddle's Cafe
- 43 Pasquale's
- 44 La Mexicana
- 45 Trailhead Coffee
- 46 Pepper Pod
- 47 JerZeas Pub
- 48 Pensive Distilling Co
- 49 Wooden Cask Brewing Company
- 50 Dixie Chili & Deli
- 51 Lana's Diner
- 52 Flow Future Coffee

RIVER FRONT

FLOORPLANS



AVAILABLE 1,567/RSF AVAILABLE 2,998/RSF AVAILABLE 677/RSF AVAILABLE 3,571/RSF

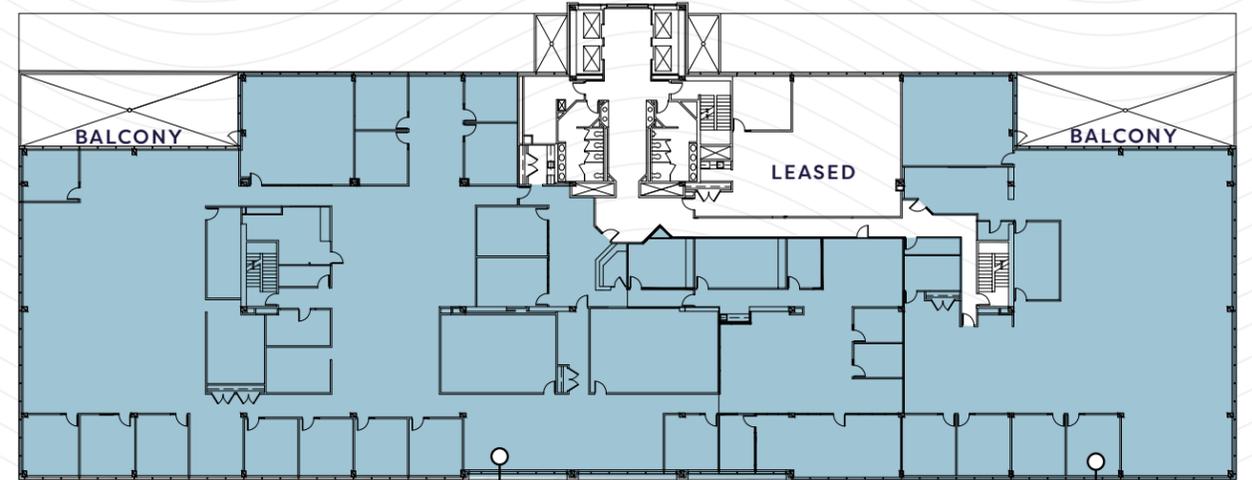
CONTIGUOUS 8,813/RSF

● AVAILABLE

5TH FLOOR

RIVER FRONT

6TH FLOOR



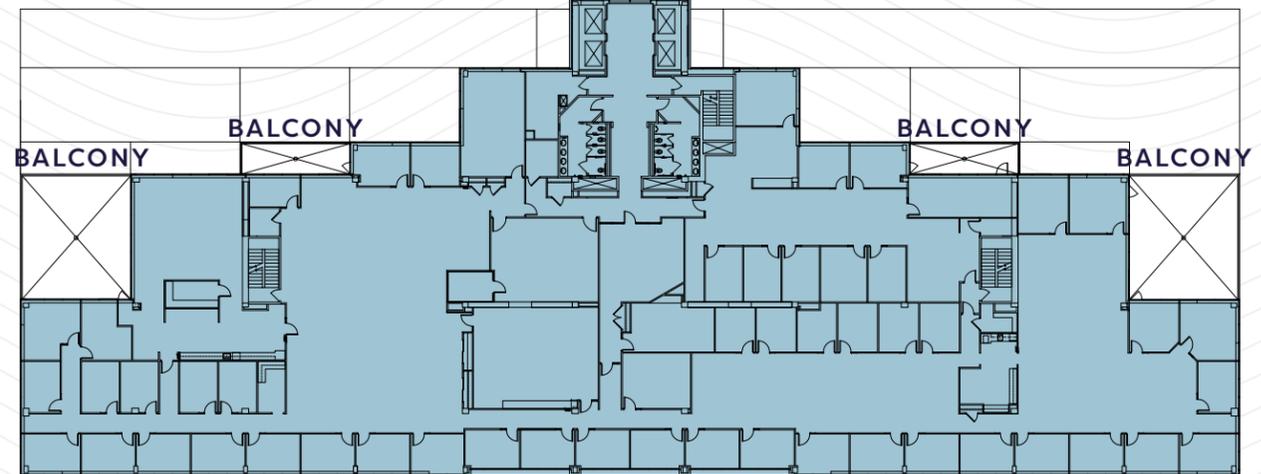
AVAILABLE MARCH 2027 21,930/RSF

AVAILABLE 8,952/RSF

CONTIGUOUS 30,882/RSF

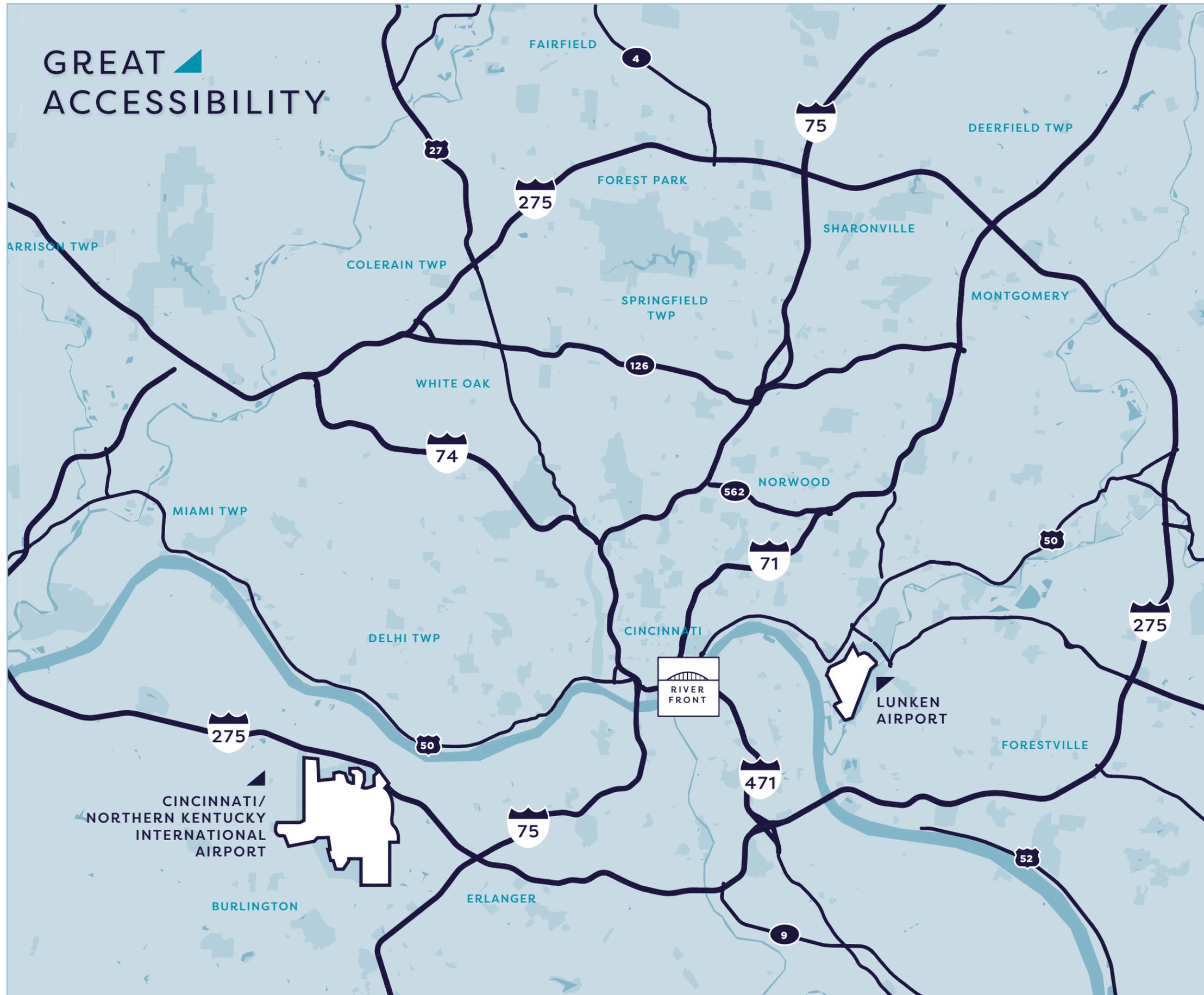
9TH FLOOR

AVAILABLE 31,763/RSF



● AVAILABLE

GREAT ACCESSIBILITY



DRIVE DISTANCES/TIMES TO MAJOR ROUTES

I-471	.....	1 min
I-71:	.....	3 min
I-75:	.....	5 min
I-74:	.....	10 min
I-275:	.....	5 min
US 50:	.....	2 min
US 52:	.....	4 min



FOR MORE
INFORMATION ON
RIVERFRONT PLACE,
CONTACT:

DIGGER DALEY

Senior Director

+1 513 763 3028

digger.daley@cushwake.com

